

What's Inside this Guide?

What's Inside this Guide?	1
Housing Application Process Overview	1
Approved Medical Housing Accommodations and Emotional Support Animal Requests	1
Cancellation Fee Information	1
Housing & Meal Plan Rates	2
Portal Screenshots in this Guide	2
Navigating the Housing Application	2
Welcome Page	2
Medical Information & Emergency and Missing Persons Contacts	3
Renters Insurance Option in Housing Application	4
Roommate Matching Questionnaire	5
Tower C 3-Person Housing Option	5
Gender Inclusive Housing Option	5
Housing Contract Acknowledgement	6
Submit Your Application & Next Steps	7

Housing Application Process Overview

Completing the Housing Application is the first phase of the Returning Student Housing Selection Process and unlocks all other phases. **The Returning Student Housing Application closes at 11:59pm EST on March 13, 2026.**

1. Go to the [Living@TU Portal](#) and login with your TU Single Sign-On (SSO) credentials
2. Click the "Housing Application" link from the top menu
3. Find Academic Year 2026-2027 and click "Apply"
4. Complete all required pages and fields:
 - a. Personal Details
 - b. Medical Information for First Responders
 - c. GradGuard Renter's Insurance Option
 - d. Roommate Matching Questionnaire
 - e. Housing Options
 - f. Gender Inclusive Housing Options
 - g. Electronically Sign Housing Contract
 - h. Pay the \$350 Housing Advance Payment



Approved Medical Housing Accommodations and Emotional Support Animal Requests

Students requesting disability-related housing accommodations, including a service animal or an emotional support animal (ESA), **must register and submit appropriate documentation for approval to the Office of Accessibility and Disability Services (ADS)**. Requests for ADS housing accommodations must be based on a documented disability and supported by disability documentation that illustrates clear and substantial barriers to being placed in a standard housing assignment. **Requests are reviewed on an annual basis.** Visit the [ADS Housing Accommodations webpage](#) to review/start the process. **For best consideration in terms of availability, returning students should submit their requests no later than February 25th.**

Cancellation Fee Information

Students should be aware that there is a Fall Pre-Term Cancellation Fee that escalates each month. If students do not believe they will need University Housing, they should not apply or they should cancel by May 15th to avoid being assessed any cancellation fees.

Housing & Meal Plan Rates

Rates are currently pending Towson University and the University System of Maryland Board of Regents approval. TU reserves the right to make changes in tuition, fees, and other charges at any time such changes are deemed necessary by the university and the University System of Maryland Board of Regents. Review *and* become familiar with the [2026-2027 Housing and Meal Plan rates](#). **Students can select or update their meal plans in July (date to be determined) on the [OneCard & Meal Plan Portal](#).**

Portal Screenshots in this Guide

Portal screenshots within this guide only capture one portion of the respective portal pages. These screenshots are only intended to provide visuals of the pages and the process. When students access the portal, they will have access to all the pages' content.

Navigating the Housing Application

	Home Page
	Personal Details
	Medical Information for First Responders
	Emergency Contact & Missing Person Information
	Roommate Matching Questionnaire
	Meningitis Information

The **Application Menu** will help you navigate through the Housing Application:



White Checkmark in a Green Circle: Indicates when you have completed a page/section. You can revisit any complete page/section by clicking on the menu text.



White Checkmark in a Gold Circle: Indicates when you are currently on a page/section that you previously completed.



Solid Gold Circle: Indicates when you are currently on a page/section you that has not yet been completed.



Solid Dark Circle: Indicates a page/section that you still need to visit and complete.

Navigation buttons, such as "Start Application", "Save & Continue", and "Submit Your Application" will help you progress through and ultimately submit your application. See below for examples.

Start Application

Save & Continue

Submit Your Application

Welcome Page

	Welcome
	Personal Details
	Medical Information for First Responders
	Emergency Contact & Missing Person Information
	Meningitis Information
	Roommate Matching Questionnaire
	Housing Options

Welcome to the University Housing Application!

There are several steps you will need to complete to reserve a space in University Housing for the 2025-2026 academic year. We will be asking a few questions, but some of the questions include:

Key application steps include:

- Entering/confirming your personal information
- Completing roommate profile information
- Providing housing preference information
- Signing your housing contract

Once you complete the process, you can come back to this process and adjust your preferences. Please note that the roommate selection process will be open from **March 23rd**, a detailed email about this process will be sent when the process begins.

This process is for University Housing only: If you want to live in Harris Hall or Millennium Hall, please visit their corresponding pages below.

- [Harris Hall and Tubman House](#)
- [Millennium Hall](#)

The **Welcome** page provides a general outline of the application and the items you will need to complete the Housing Application.

The following **Personal Details** page (not pictured) will collect your cell phone number a t-shirt size as well as some very important legal questions that TU is required to ask its residential students.

Medical Information & Emergency and Missing Persons Contacts

Medical Information for First Responders

Current Medications and Known Allergies

Please provide a list of your current medications and any known allergies (e.g., medications, latex, etc.). This information will only be used in case of an emergency and will be provided upon request first responders and **not** for assignment purposes. **Only include allergies or medications that a first responder would need to know in an emergency situation.**

Current Medications

Known Allergies

Emergency Assistance

Check the appropriate box or boxes if you have a medical or physical need for special assistance during the listed emergencies:

- Evacuation
- Power Outage
- Shelter in Place

These series of pages collect student information, Emergency Contact, Medical Information, and Meningitis Information. **Students should be prepared with this information prior to beginning the Housing Application.**



Emergency Contact & Missing Persons Contact Information

Before you can submit your Housing Application & Contract, you will need to enter your **Emergency Contact** and **Missing Persons Contact** information. Both contacts **CAN** be the same individual, but you must enter their info in each contact type.

Students residing on-campus may identify a person the university will contact if the student is reported missing more than 24-hours. Towson University Police will determine, upon investigation, if the student has been missing for 24-hours. TU will contact the person designated if the student is determined to be missing.

For students under the age of 18, Towson University is required to notify a parent or guardian no later than 24-hours after the time a student is determined to be missing. The entire policy statement is available on the [Resident Rules and Regulations webpage](#).

Emergency Contact & Missing Person Information

Emergency Contact Information

Please complete these emergency notification fields as accurately as possible. Any information submitted in this form is confidential and will only be used in the event of an emergency.

In the case of an emergency, please notify:

First and Last Name (Required)

Contact Cell Phone (Required)

Contact Alternate Phone (Required)

Relationship (Required)

Street

Renters Insurance Option in Housing Application

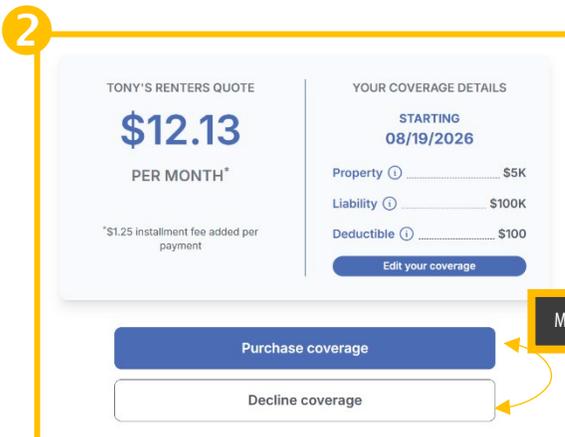
As noted in your housing contract, Towson University does not assume any financial responsibility for the personal property of students. We strongly recommend that all students obtain renters insurance prior to move-in. Here are some scenarios in which renters insurance can help:

-  You leave your laptop in the library unattended as you grab lunch, to later find that it was stolen.
-  You return to the residence halls after class, to find that someone accidentally caused a fire on your floor and the smoke ruined all of your clothes, books and bedding.
-  You lock your bike up, head to class and when you return, your bike is gone.
-  You accidentally hang your clothes on the sprinkler head. Water damage destroys your stuff and the belongings of other residents on your floor.

We have partnered with **GradGuard**, which offers a unique renter's insurance program that has protected over 500,000 students nationwide.

1. After completing your health information, you will be brought to the GradGuard (Renters Insurance) section of the housing application (**image #1 on your right**). Click **"Continue to Next Step"**.
2. You will be redirected to the GradGuard website (**image #2 below**) where you will need to make a decision. If you are interested, you will need to enter your information and **Click "Purchase Coverage"**.
3. If you determine that you're not interested or not ready, **Click the "Decline Coverage" link** at the bottom of the page and you will be prompted with a page for your "Insurance Plans for Next Year". Make the appropriate selection for you and **click "Continue"**
4. Finally, you will be presented with a page (**image #3 below**), confirming your selection. **Click "Continue with Application"** to be redirected back to the Living@TU Portal to continue with your housing application.

2



TONY'S RENTERS QUOTE	YOUR COVERAGE DETAILS
\$12.13 PER MONTH*	STARTING 08/19/2026
<small>*\$1.25 installment fee added per payment</small>	Property ⓘ\$5K
	Liability ⓘ\$100K
	Deductible ⓘ\$100
	Edit your coverage
Purchase coverage	
Decline coverage	

1



What if you had to replace it all tomorrow?



Did you know that Towson University does not cover the cost of your personal belongings being stolen or damaged? Due to this, you are expected to obtain renter's insurance before you move-in.

Towson University has partnered with GradGuard, which offers a unique renter's insurance program that has protected over 500,000 students nationwide. Here are a few scenarios in which renter's insurance can help:

-  You leave your laptop in the library unattended as you grab lunch, to later find that it was stolen.
-  You lock your bike up, head to class and when you return, your bike is gone.
-  You return to the residence halls after the gym, to find that someone accidentally caused a fire on your floor and the smoke ruined all of your clothes, books and bedding.
-  You accidentally hang your clothes on the sprinkler head. Water damage destroys your stuff and the belongings of other residents on your floor.

On the next page, you can learn more and obtain insurance from GradGuard or indicate if you prefer coverage from another provider. GradGuard will share your selection with Towson University for our records.

[Continue To Next Step](#)

3

You have declined renter's insurance from GradGuard

While students are not required to obtain insurance through GradGuard, they are expected to obtain renter's insurance from a provider of their own choosing, prior to move-in.

If you would like to reconsider GradGuard, please visit [GradGuard.com](https://www.gradguard.com) to learn more, explore different coverage options and chat with one of their live agents.

[Save & Continue](#)

Confirmation of your selection. Click **"Continue with Application"** to finish the Housing Application.

Roommate Matching Questionnaire

All students will complete a roommate 'profile' when submitting their housing application. This profile allows us to know more about your personal living habits and take those into account if a returning student misses room selection.

Roommate Matching Questionnaire



This is your Standard Roommate Profile. Use this page to setup your profile types which will be used for matching with a potential roommate.

Room Questionnaire

I am comfortable with overnight guests of all genders:

(Please Select) ▾

I would like to have a close friendship with my roommate (socialize, eat meals, study together) vs. a roommate pair (mutual respect, separate social lives, and interests).

(Please Select) ▾

Helpful Tips for Completing Questionnaire

Complete this and the entire application yourself: Do not have a family member log in and complete it. Only you truly know yourself.

Reflect on each question: Although your first instinct is probably the right answer, take time to think about each question and the long-term effects of each one.

Be honest: You will likely be happier if your answers represent your preferences, not what you perceive your answers "should be." The only "right" answers are those that best reflect you and your needs.

Made a mistake? Don't worry! You'll be able to go back in and edit your responses until App closes.

Tower C 3-Person Housing Option

Tower C 3-Person Room

Students can opt into living in a Tower C 3-person room and receive a **20% reduction in the multiple room rate for a total cost of \$3,469/semester.**

Spaces in Tower C have been made permanently into 3-person rooms for the students interested in this option. **If you would like to be placed in a Tower C 3-person room, you must check the box below.** Any student eligible for University Housing is eligible for a space in a Tower C 3-person room regardless of credit hours earned. This option is on a space available basis.

Click the checkbox to express interest in Tower C 3-Person Room

Tower C 3-Person Housing

Students who are looking for a more **cost-effective** housing option can choose to opt into a **Tower C 3-Person** room and receive **20% reduction** in the multiple room rate for a total cost of **\$3,469 per semester.**

Gender Inclusive Housing Option

Gender Inclusive Housing (GIH) is a voluntary housing option where students can be assigned to live in the same room with any other student regardless of legal sex, gender identity, gender expression, or sexual orientation. **Students can select this housing option and complete the GIH agreement if interested.**

Students can request to live with roommates of their choosing or be paired with other students who have opted in to this housing option. Students who select this housing option can also request to participate in a **Gender Inclusive Community, which will be located in Residence Tower, a 9-month community.**



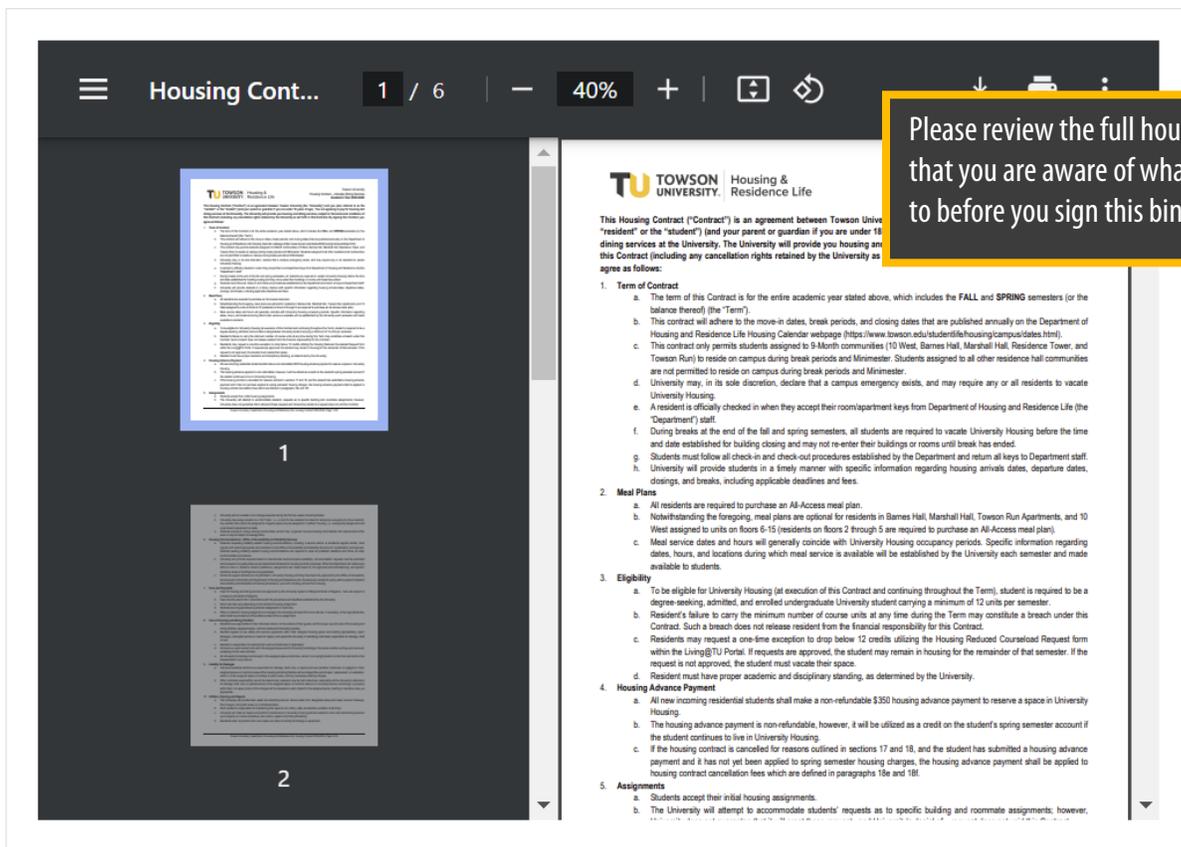
Housing Contract Acknowledgement

Please carefully review the Housing Contract as you are adhering to its terms and conditions. This is a binding document, like a Lease you would sign off campus. By electronically signing and acknowledging, you agree to all terms and conditions of the Housing Contract. A digital copy of the Housing Contract will be emailed to you upon completion of your application. Download the [2026-2027 Housing Contract \(PDF\)](#) for your records.

Housing Contract

Please read your Housing Contract carefully. To complete the contract, you will have to complete the following.

1. Review the Housing Contract.
2. Enter your 7-digit TUID number.
3. **Harris Hall & Tubman House and Millennium Hall are privately owned – DO NOT CONTINUE if you want to live in one of those buildings.**



[Download Housing Contract](#)

By entering my TUID below, I agree to the terms and conditions of this housing contract and understand that I must comply with all contract terms and conditions, and with all university, residence hall, and housing and dining policies.

TUID number

After you have reviewed the contract, you will need to electronically sign it by doing the following:

- Type your TU ID# and click "Save & Continue"

Submit Your Application & Next Steps

Your final step to complete your Housing Application is to click **“Submit Your Application”**. This action ensures your materials are retrieved by the system, takes you to the “Next Steps” page, and results in an email being sent to your Towson University email account.

Submit Your Application

You're almost there!

To officially complete your application, click the **“Submit Your Application”** button below.

Submit Your Application

Next Steps



Helpful Links

- [What to Bring to Campus](#)
- [Housing Website](#)

Congratulations Tony Stark!

You have completed the University Housing Application and the Application Review Process and guaranteed your university housing for the 2025-2026 academic year! Please download a copy of or bookmark the [2026 Housing Contract](#) for your records.

Congratulations! When you reach the “Next Steps” page, your University Housing Application is officially complete. It is **very important** that you review all the information on this page so that you are aware of the next steps in the process.

Towson University (TU) Email Communication

All official communication regarding this application process will be sent to your TU email account. Please check it regularly to remain informed about your application and housing information for the 2025-2026 academic year.