

MRED+U Travel Packet

Updated 10/8/19

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STUDENT TRAVEL POLICY

The MRED+U Program encourages students to participate in conferences and events for educational and professional opportunities. The MRED+U Program and Advisory Board will sponsor select students to attend conferences and events throughout the academic year.

Prior to Booking Travel / Confirming Trip:

- 1. Submit Travel Scholarship Application to mredu@miami.edu.
- 2. If this is a trip outside of the regular recommended events, please provide a description of the event and why you feel it would be valuable to your academic and professional career.
- 3. Discuss and get approval for potential absences with professors.

Prior to departure: 1

- 1. Submit Travel Itinerary Form to mredu@miami.edu (page 4) at least two weeks prior to departure.
- 2. Submit Field Trip Release Form to mredu@miami.edu (page 5) at least two weeks prior to departure.

After Receiving Scholarship Award Letter:

- 1. If you received a travel scholarship from MRED+U, refer to page 6 and 7.
- 2. If you benefit from Federal Financial Aid, you will need to fill out an additional form in order to reimburse your trip. Click on the link to #9-Cost of Attendance Review Form on the Graduate Financial Assistance website, https://grad-prof.miami.edu/resources/.

Packing list: 2

- 1. Business Cards
- 2. Professional Attire
- 3. MRFD+U Shirt

Code of Conduct: 1

At the conference, you will be representing yourself, the MRED+U program, and the University of Miami. You are expected to conduct yourself with the highest standards of professionalism. This is a networking and professional development event. The dress code throughout most conferences is Business Casual, but refer to the conference website for specific information. Be prepared with a suit just in case. You are expected to be on time to all events.

After the conference:

- 1. Follow-up with people you met at the conference. ²
- 2. Submit one paragraph describing your experience. ¹
- 3. If you received a travel scholarship from MRED+U, refer to page 6 "How to submit expenses" and page 7 "Travel Scholarship Policy" and submit the "Expense Reimbursement Form" (page 8) along with required documentation.

¹ REQUIRED for all trips/conferences whether you received a travel scholarship or not.

² These items are RECOMMENDED for all trips/conferences whether you received a travel scholarship or not.

TRAVEL SCHOLARSHIP POLICY

The purpose of this Travel Scholarship Policy is to outline a set of procedures and guidelines for scholarship recipients as notified by the MRED+U office encompassing all academic-related travel in order to maximize control over travel costs.

Topics covered by this policy include procedures and guidelines for requesting authorization for travel information on booking, and obtaining reimbursement.

Air or Rail Expenses

The MRED+U program will pay for air or rail fares to the approved destination. Reimbursement limits to be determined based on location. All participants should book their own travel and save original receipts for reimbursement.

We can only accommodate coach class fares (AMTRAK Acela fares are allowed). If a participant wishes to travel in a higher class of service, MRED+U can only reimburse the cost of the equivalent coach fare.

Airline flights purchased with frequent flyer miles, are non-reimbursable.

If a participant needs to travel to or from different destinations rather than round-trip, or dates different than determined in the Scholarship Acceptance Letter, we will only reimburse the lesser of the cost or the equivalent round-trip fare. In this case, please provide a screenshot of what the flight would have cost had you booked for the pre-determined days and locations.

Airfare receipts must include the full itinerary (airline, flight dates, times, etc.) AND the price paid (proof of payment).

Ground Transportation

MRED+U will reimburse ground transportation to and from the airport, as well as any taxi or public transportation expenses incurred traveling to and from the meeting and associated events. Please save your **receipts** for any taxis or public transit. Credit card statements will not be accepted.

Hotel Accommodations

All hotel arrangements are to be organized by the student. Students are expected to share a room, please coordinate and plan accordingly. You may split the cost in advance, or reimburse one person for the entire fee, but this can get confusing so please take note of the limits and split it appropriately. If you stay additional nights, you will only be reimbursed for the nights determined in the Scholarship Acceptance Letter.

Hotel receipts must include all hotel charges and proof of payment.

Meals

No meal expenses are incurred or reimbursed by the MRED+U Program.

Reimbursement Procedures & Accounting Requirements

The Scholarship Acceptance Letter will detail the maximum amount to be reimbursed at the end of the trip. You will only be reimbursed for actual expenses (if you don't reach the maximum amount, you will not be given the difference).

Please send your flight and hotel details to the MRED+U email (mredu@umiami.edu) upon reservation.

Please submit all reimbursement requests within 30 days after the event. All requests should be accompanied by original receipts for all items. University of Miami's Accounting Department may request additional information on expenses that lack proper documentation.

UM/MREDU cannot pay for entertainment, recreational fees or spa services, clothing, special equipment, or other items not listed.

EXPENSE REIMBURSEMENT POLICY

This page applies only to scholarship recipients who received prior notification from MRED+U Program Office.

The MRED+U Program and Advisory Board will sponsor select students to attend conferences and events throughout the academic year at rates specified in the Scholarship Award email. All scholarship recipients are expected to submit one paragraph describing your experience along with your Expense Reimbursement Package. This will be used on the MRED+U website, social media and provided to board members. Please refer to the Travel Policy for details on reimbursable items. Expense Reimbursement Package due 30 days after your return. Reimbursements will be paid according to the account information in CaneLink -- either Direct Deposit or mailed to the address listed. Payments will be processed up to 6 weeks after submitting the forms.

The Total Scholarship Amount to be awarded to selected students is provided in the Scholarship Award email from the MRED+U Program Office. It is expected that hotel rooms are shared with at least 2 adults and rides are shared when possible.

If you spend more in one area, you can pull that from a different area as long as you do not go over the Total Scholarship Amount.

How to submit expenses:

- 1. Fill out and sign the attached Expense Reimbursement Form (page 8)
- 2. Scan itemized hotel receipt (see sample page 16). Hotel receipt must include all charges, and zero balance or proof of payment.
- 3. Scan airfare receipt and itinerary (see sample on page 10-13). Airfare receipt must include itinerary, amount paid and proof of payment.
 - a. Please see Travel Policy regarding flights on dates or destinations outside of the pre-approved. Discuss with MRED+U Office prior to booking if you any questions about this.
- 4. Label receipts if necessary (i.e. "Taxi from Airport to Hotel"; "Screenshot of flight price for approved days"). See sample on page 14-15 of Travel Packet.
- 5. Package forms and receipts into one PDF document.
- 6. Email package to mredu@miami.edu

Important Note: If you have received a funding from any other source to subsidize this trip, you are not eligible for this scholarship. We have a set Travel Scholarship budget for the Academic Year. Using funds inappropriately will lead to diminished funds for future travel opportunities.

TRAVEL SCHOLARSHIP APPLICATION

SUBMITTED 2 WEEKS PRIOR TO EVENT

Name		
Cell Phone		
Flight Information		
To (destination city)		
Departure Airport		
Departure Airline	Departure Flight Number	
Arrival Time		
If traveling from somewhere ot	ther than Miami:	
Return To Miami		
	Donastiva Flight Niveshor	
	Departure Flight Number	
If traveling to somewhere othe	r than Miami:	
Lodging Information		
Hotel Name		
Address		
Roommates		

TRAVEL ITINERARY FORM

SUBMITTED 2 WEEKS PRIOR TO EVENT

Name	
Cell Phone	
Flight Information	
To (destination city)	
Departure Date	
Departure Airport	
Departure Airline Depa	rture Flight Number
Arrival Time	
If traveling from somewhere other than Miam	
Return To Miami	
Departure Date	
Departure Airport	
Departure Airline Depa	rture Flight Number
Arrival Time	
If traveling to somewhere other than Miami:	
Lodging Information	
Hotel Name	
Address	
Roommates	

FIELD TRIP RELEASE FORM

SUBMITTED 2 WEEKS PRIOR TO EVENT

more detail in the attached such activity, do hereby agr do hereby release and hold Employees, and participant assigns, personal represent claims, judgments, actions death, which	document, I, in full recognee to assume all risks a harmless the University of from and against any attaives, heirs and next of causes of action as a nibed event and during the formal of Miami, of persons are risty of Miami does not, or lodging establishment dunderstand this release	that will take place on//20gnition and appreciation of the dangers and hazal and responsibilities surrounding my participation in y of Miami, its Trustees, Officers, Directors, Facult and all liabilities to the undersigned, his/her depend for any and all damages, expenses (including result of any loss or injury to the person or properne of participant) may sustain or suffer during or a transportation to and from such event whether cauciting on its behalf or otherwise. In any manner, serve as principal, agent, or partner which may provide services or accommodations see and voluntarily sign this document and participals.	rds involved in this event and ty and ndents, g attorney fees) erty, including arising out of used by her of any travel to the ate in this trip.
Please print legibly (block	(letters) and sign you	r name. Illegible forms will be rejected and ret	:urnea.
//20 DATE		PARTICIPANT/STUDENT PRINTED NAME	
		PARTICIPANT/STUDENT SIGNATURE	
I have read and understand	l this release and I volur	ntarily allow my son/daughter to participate in this	event.
//20 DATE	PARENT OF	R GUARDIAN OF PARTICIPANT UNDER 18 YEA	ARS OF AGE
CONSENT TO ADMISSION	AND TREATMENT		
In the event of injury to the I hereby authorize the Universet treatment as may be deemed.	undersigned, born on_ ersity of Miami or represed necessary to my heal		ergency medical
successors, assigns, and p	personal representative n any and all claims ar	s deemed necessary. I, on my behalf, and on beles, hereby release the University of Miami, its transiting from my admission to such facility or from	ustees, officers,
Persons to contact in the ev	ent of as emergency ar	re listed below.	
//20 DATE		PARTICIPANT/STUDENT PRINTED NAME	
		PARTICIPANT/STUDENT SIGNATURE	
In the event of an emergeno	cy, please contact:		
NAME	ADDRESS	TELEPHONE	_
NAME	ADDRESS	TELEPHONE	_

RM Doc. Updated 05/10/11 FIELD TRIP FORM

EXPENSE REIMBURSEMENT FORM

Please see Travel Scholarship Policy and Expense Reimbursement Policy for detailed information on how to submit this form. Attach itemized receipts showing proof of payment, labeled (see Travel Packet for details). Expense Reimbursement Form and receipts due 30 days after your return. Reimbursements will be paid according to the account information in CaneLink -- either Direct Deposit or mailed to the address listed. Payments will be processed up to 6 weeks after submitting the forms. Email form and all receipts to mredu@miami.edu. DON'T FORGET TO SIGN!

Name		<u>Ema</u>	aıl
Phone		EM	PL ID
Trip Location / Cor	nference Name		
<u>Experience Statem</u>	ETTL (REQUIRED. Statements may	be posted to social media, website and sub	omitted to the MRED+U Advisory Board.)
DATES	AMOUNT	TYPE	EXPLANATION
		Airfare	Roundtrip coach fair from Miami to
		Lodging	Hotel Name # Nights Shared with
		Ground Transportation	To/From Hotel/Airport/Conference Center
Total			Total amount requested to be reimbursed.
Miami Travel Policy	ı. I attest I have not re	ceived funding from any oth	shown above in accordance with University of ner source for the purpose shown above.
Traveler's Signature	<u> </u>	Dat	e



Expense Reimbursement Form

Please help us process your expense reimbursement requests by completing this form. Attach ORIGINAL receipts taped to bond paper and labeled. Email form and all receipts to mredu@miami.edu. Submit physical form and original receipts to Natalie Bixby. DONT FORGET TO SIGNI

Name	NatalieBixby		Enail	nbixby@miami.edu
Address	1223 Dickinson Drive		Phone	305 284 4420
City, State 7ip t	City, State Zip Coral Gables, Fl 33146	C	*	C01-23-4567
Purpose of Trip				
	Travel expenses for	Travel expenses for MRED-U student to attend ULI Fa	A seting Mey Tog in Chicago	ng in Chicago, IL on November 6-8. 2013
Dates	Amount	Туре	3	Explanation
11/0-3/2013	\$405.00	Aufare	round 7 p coach ay	rie nom Lhicago to Miami
11/6-8/2013	3 \$28.55	Transportation	To/From Airps: /Hom	/Home/Hotel
11/5 8/2013	3 \$694.92	Lodqing	Hard Rock Hotel, 3 niq	Hard Rock Hotel, 3 nights, shared with MRED I U student [name]
10/1/2013	\$305,00	Odies	Conference Registration	
	_	_		
ř	Total 1,463,42			

Lapprove this expenditure as a valid business expense for the purpose shown in accordance with University and Sponsored Agency approval.

1223 Dickinson Drive, Coral Gables, Florida 33146 | 305.284.4420 1. 305.284.426 | mredupmlamLedu

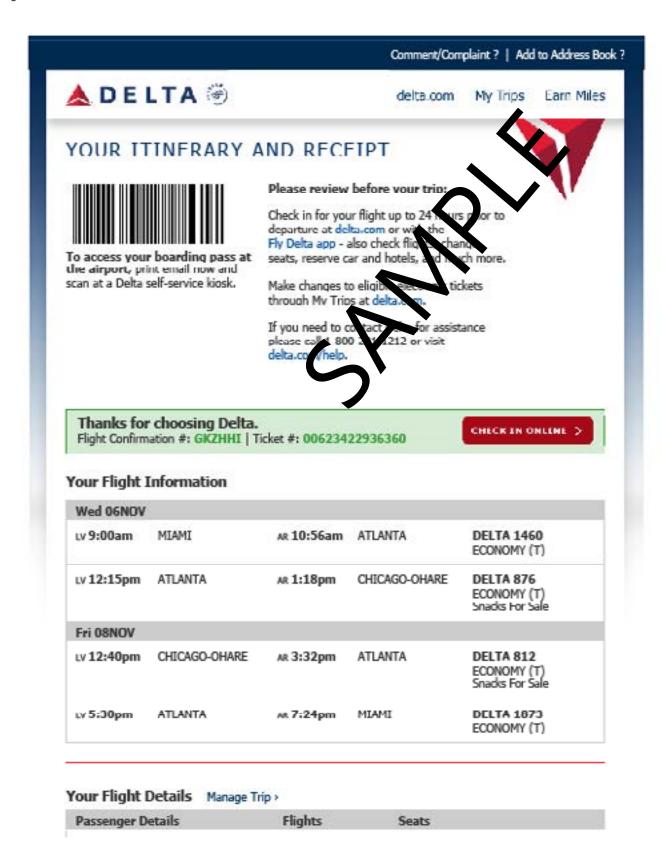
Sent:

From: Delta Air Lines < DeltaAirLines@e.delta.com>

Friday, October 11, 2013 10:52 AM

Tcc Bixby, Natalie

Subject: NATALIE B MIAMI 06NOV13



NATALIE BIXBY SkyMikes #******625	DELTA 1460	27A
SkyMiles #******625	DELTA 87G	100
nyrues a 625	DELTA 812	21A
	DELIA 18/3	22E

^{***}Visit delta.com or use the Fly Delta app to view, select or change your seat

Receipt Information

Billing Details

Passenger: Payment Method: Ticket Number: NATALIE BIXBY AX**********4000 00623422936360

FARE: 336.74 USD Taxes/Carrier-imposed Fees: 68.86

Ticket Amount: 405.60 USD

This ticket is non-refundable unless issued at a fully refundable fare. Some fares may not allow changes. If allowed, any change to your itinerary may require payment of a change fee and increase fare. Failure to appear for any flight without notice to Delta will result in cancellation of your maining esservation.

Note: When using certain vouchers to purchase tickets, remaining credits may not be it funded Additional charges and/or credits may apply and are displayed in the septions below

Details - Taxes/Carrier-imposed Fees

Total: 68.86

Itemized: 10.00 AY 18.00 XF 15.60 ZP 25.26

Fare Details

MIA DL X/ATL DL CHI168.37TA07A0NA DL X/ATL DL MIA168.37TA07A0NA USD336.74END ZP MIAATLORDATL XF MIA4.5ATL4.5ORD4.5ATL4.5

Ticketing Details

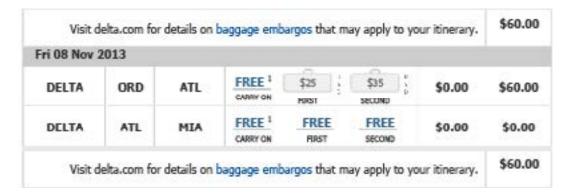
Passenger: Ticket #: Place of Issue: Issue Date: Expiration Date:

NATALIE BIXBY 00623422936360 LAXWEB 110CT13 110CT14

Baggage Fees

Thank you for being a valued customer. The fees below are based on your original ticket purchase Information. If you qualify for free or discounted checked baggage, this will be taken into account when you check in.

Airline Rule Applied Wed 06 Nov	nii dan d aan	Destination		Bagg	age			Tax	Total
DELTA	MIA	ATL	FREE 1 CARRY ON	\$25 RIAST	i	\$35 58COND	1 1	\$0.00	\$60.00
DELTA	ATL	ORD	FREE 1 CARRY ON	FRE		FREE		\$0.00	\$0.00



1:On Delta-operated flights, you may carry on one bag and a small personal item free of charge. Carry-on allowances may differ and fees may apply for flights operated by carriers other than Delta. Contact the operating carrier for detailed carry-on limitations and charges.

BusinessElite/First/Business Class weight allowance reverts to 50 lbs for all checked bags beyond the regular free allowance. Travelers to/from Key West, Florida are limited to one checked bag.

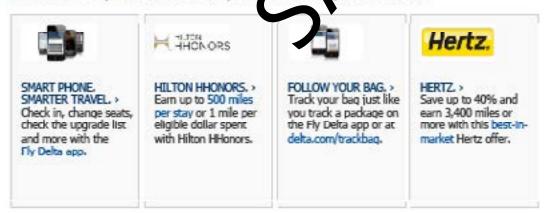
At the time of check in with Delta for Delta-marketed and Delta-operated flight(s) (including Delta connection), St. Miles Medallion(h) members. SkyTeam Elite & Elite Plus. Alaska MVP & MVP Gold and active US Military personnel as mobile for fee waivers and other benefits. For more details, visit delta.com/baggage.

At the time of check in with Delta for Delta marketed and Delta operated flight(s) (including Delta connection), Basic Cardmembers with a Gold, Platinum, or Reserve Delta SkyMiles Credit Card from American Force, are explicitly the first bag fee waiver. Waiver is only for normal bag fee, if any, for the first checked bag that is not a envelope or over the under Delta's applicable rules as set forth in Delta's contract of carriage. See delta.com/firstbagfree for links det is.

A standard checked bag with Delta may be up to 50 lbs and 62 linear inches (per pieces Additions Sees apply for oversize, overweight, and/or additional pieces of checked baggage. Please review Delta's baggage or Selines or details. Weight and size restrictions may vary when checking baggage on carriers other than Delta. Contract the operating carrier for detailed checked baggage allowances. You must be checked in at the gate by the applicable checken deadlines or your reservation may be cancelled. Please review Delta's check-in requirement guidelines for on this. See the requirements vary by airline, so if your ticket includes travel on other airlines, please check with the operating can be on your ticket.

Do you have comments about our service? Please email us to share them.

Questions regarding your upcoming flight? Please contact us at the foliow ...
Delta 1-800-221-1212 | Air France 1-800-237-2747 | Aitalia 1-800-223-57 V | KLM 1-800-618-0104



Terms & Conditions

Conditions of Carriage

Air transportation on Delta and the Delta Connection* carriers is subject to Delta's conditions of carriage. They include terms governing for example:

- Limits on our liability for personal injury or death of passengers, and for loss, damage of delay of goods and baggage.
- Claim restrictions including time periods within which you must file a claim or bring action against us.
- Our right to change terms of the contract.
- Check-in requirements and other rules established when we may refuse carriage.
- Our rights and limits of our liability for delay of failure to perform service, including schedule change,

substitution of alternative air carriers or aircraft, and rerouting.

Our policy on overbooking flights, and your rights if we deny you boarding due to an oversold flight.

These terms are incorporated by reference into our contract with you. You may view these conditions of carriage on delta.com, or by requesting a copy from Delta.

You have received this email because you elected to receive your Electronic Ticket receipt sent to you via email. If you would like to take advantage of other Delta email programs featuring special fares, promotions, information and flight updates, please visit: delta.com/emailprograms or delta.com/notifications.

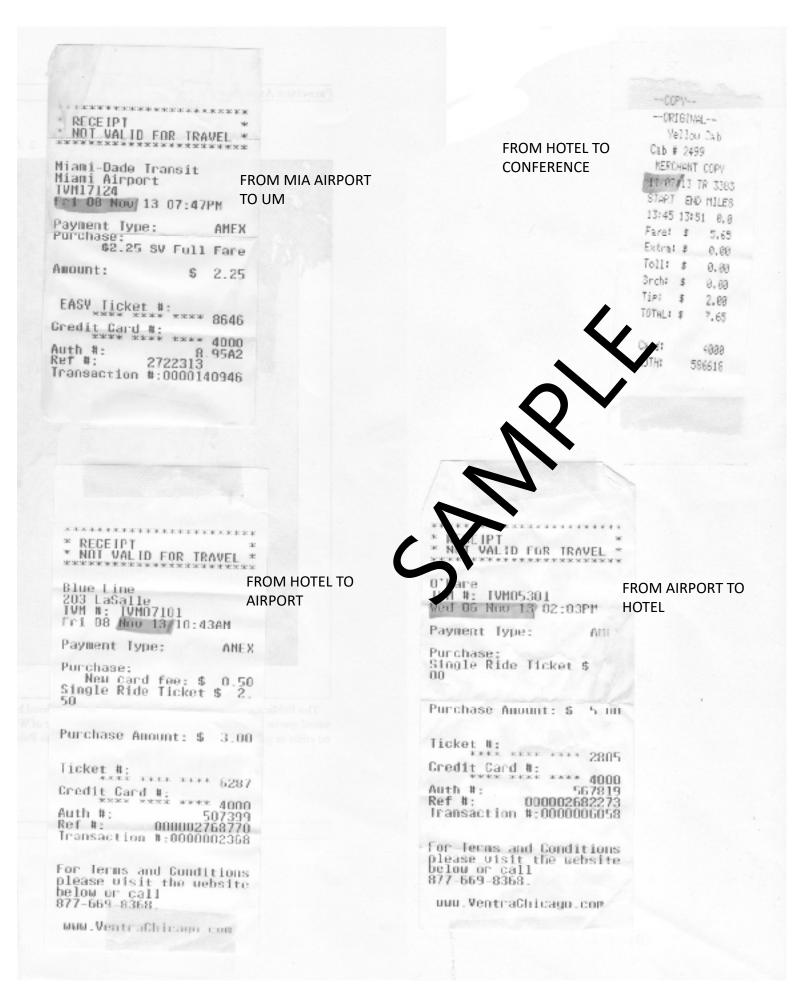
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Fram: Sent: To: Subject: Haild kichirago bi ling@hailorab chm≥ Thursday, November 07, 2013 5:17 FM Bixby, Natalis Haild taxi recept



Hithere thanks for paying with Hail.

You took a tax from 159 West Dife Street Shift (c), 2 60601, USA to 169 West Life Street, Chicago, N. 5, 354, USA with Abraha Kibri Thu 7 New J. 618 PM

You paid us rç Hailb ≩IIDS nas pain charged to your American Express card of Ving 4.5.7.

 Mctm Forc
 \$8.05

 Tip
 \$3.00

 Total
 \$11.05

Why to the Mailtonow and get two tap access to chouse he of this in Chicago, with simple card payment's Seventoad now at www.hailboad.com

FROM HOTEL TO GROUP DINNER

Thankal

Hailo Eilline

Heast note this is a receipt for the transaction between you and Abraha K. Heast visit our <u>help center</u> if you head help conto contact us.

Ref. CHI1450428-62832691767 Limai: d: CHI-P2



Ms. Natalie Dixby 1223 Dickinson Drive Coral Gables FL 33146 United States

INFORMATION INVOICE

Membership No. :
A/R Number :
Group Code :
Company Name :

Room No. : 2702
Arrival : 11 05 13
Departure : 11-08-13
Page No. : 1 of 1
Folio No. : 5/2/43
Conf. No. : 2819706

Cashier No. : 55

Thank You For Staying With Us

11-12-13

Date	Text		Charges	Credits
11-05-13	Room Rate		199.00	
11-05-13	Room State Tax	X	23.68	
11-05-13	Room City Tax		8.96	
11-06-13	Room Rate		199.00	
11-06-13	Room State Tax	· V	23.68	
11-06-13	Room City Tax		8.96	
11-07-13	Room Rate		199.00	
11 07 13	Room State Tax	\sim	23 68	
11-07-13	Room City Tax		8.96	
11-08-13	American Express XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			694.92
		Total	694.92	694.92
	•	Balance		0.00

Hard Rock Hotal Chicago 230 North Michigan Avenue, Chicago II, 60601 T. 312 345 1000 F. 312 345 1012 www.hardrockhotelchicago.com



Fall Meeting Registration

1 message

ULI Custemer Service coustomersevice@uii.org>

To: Notatio Bioby <abirby@miami.edu>

Tue, Out 1, 2018 at 6:37 PM



Dear Ms. Natalie Bixby,

I hank you for registering for the 2013 ULI Fall Meeting. We look forward a seeing you in Chicago on November 5th to 8th. Please review your registration information carefully and E-mail changes to fallreg@uli.org.

REGISTRANT INFORMATION

Full Name: Ms. Natalie Bixby

COMPANY NAME: University of Miams school of Architecture

ADDRESS1: 1223 Dickinson Drive

ADDRESS2:

City/State: Coral Gables / FL

Badge Name: Natalie

Customer Oty Item Sub-Total Discount Paid Balance

Member

Ms Natalie Rixby 1.00 Registration \$305.00 \$305.00

(Discounted Price)

Meeting Location:

McCormick Place 2301 S Lakeshore Dr. Chicago, IL 60616

MEETING HOTELS

Like last year, we are using a dedicated housing system that will provide you with easier access to our reserved hotels. Please click here to visit ULI's dedicated hotel reservation site.

Once you have completed your reservation, you will receive a separate email from our housing

managament company confirming your hotal reservation.

Please he sware of anems, where someone mile or laxes you, preleading to be an "official ULT lodging coordinator." It is important to note that ULT does not solicit "special offer" lodging reservations via telephone or fee. BUTs official housing partner is Experient, Inc. All lodging reservations are to be made directly through our official housing partner via the link in your confirmation small.

We suggest you do not provide could card information to anyone other than our afficial housing partner. If you have questions about any unauthorized solicitation, please contact (if i Customer Service at falling@ull.org or call 800-482-7888 (or +847-862-8888)) calling from outside the United States).

AIRPORT GROUND TRANSPORTATION:

Text Services

Tooks are a convenient way to get to and from O'Hare International Airport. New are tool stands at the lower level outs from (outside of baggage dains) at each terminal. Please make sure to use the designated text stands to ensure you have a licensed text drive. Further way based on fruitio conditions, but an everage tare from O'Hare International Argord to downsown Chinego is \$35-\$45.

Shared ride service is available at the taxt stand for the stand with to share a ride and pay a flat rate to certain destinations if multiple parties are available by the kip. Shared ride tures from O'Hare International Aigust include downtown (\$22 per parties), McCormick Place (\$22 per person), and Midway International Aigust (\$35). The end

The CTA Blue Une "L"

Blue Line train service operates via stevaled and subwey from CHare (on the northwest side of Chicago) to downtown, and then opiniouss through the west side of the city to Cak Park and Forest Park. The normal travel time opinion the Line from CHare to downtown, is 40-40 minutes. Blue Line trains run 24 hours a day, seven days a week; and all limins lessing the CHare station go incough downtown.

For more details aback the Chicago Transit website www.transitationego.com

Go Airport Express

Go Airport Express offers daily, door-to-door service to/from O'Hare International Airport and most ofly and suburban religible stocks. They begin operations during the early morning hours and depart approximately every 10 to 10 minutes from each terminal. Shuffes pick up outside the beggage chim areas in the innorment have of the lower level medways of the Domestic and International Terminats. Advanced notice is strongly urged.

To contact Go Airport Express, cell 1-585-254-3525 or visit their website www.airporteopress.com

Omega Airport Shuttle

Omega Alguri Shutte ofters hourly service between O'Here and Midway International Airports from the marring until lide evening. Allow at least 1 hour for investime between O'Here and Midway International Airports. Exact times and locations are available on the Omega website. Prokup is located at the Bus / Shuttle Center at door number 4.

To contact Omega Airport Shuttle out 773-784-6686 for their latest information or visit their website.

MEETING CANCELLATIONS AND REFUNDS

All retund requests must be received in writing. E-mail ULI at failing@uil.org, or fax request to +410-626-7146.

If a written request is received by Coteler 11, 2013, there will be a full refund of the registration fee, minus a \$200 processing fee; If the request is received interest Coteler 11 and Coteler 18, 2013, there will be a 80% refund of the registration fee.

No registration for refunds will be leaved for requests received at ULI after Cotolor 16, 2013.

Verbal requests for retunds will not be excepted; all requests to grituits must be made in writing with an explanation as to why the refund is being requested. Regarditions can be transferred to enother member of your organization; a \$100 processing for will apply a a registration is transferred from a ULI member to another ULI member, the number less will apply. If a registration is transferred from a ULI member to a nonnember, the number less will apply. Takeled events will be retunded 190% for written requests received it less five days prior to the event. After that, tickets are not retunded to. We cannot apply your existence fees to another ULI event.

CLIESTIONS?

E-mail ULI Customer Service at taling and one Boo-321-5011 (or +410-626-7506) if nating from outside the United States).

For Fall Meeting updates, visit Annual Many.

ULF-the Urban Land Institute 1925 Thomas Jefferson St., H.W. Suite 500 West Washington, D.C. 20007-5201 Hanage My Email: my.ull.org Unsubscribe: Do Not Disburb

The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.