

(Agreement_4)

Question 1: Are there payments needed for tenancy agreement to be deemed accepted?

Answer : Yes, if the tenant has elected to pay by way of "Instalments" (as detailed in Schedule 1) rather than by a "Single Payment" they must pay the Advanced License Fee Payment to Accept this Agreement. The relevant payment must be paid otherwise the Agreement will not actually be completed and the contract between the parties will not be formed.

Question 2: At what time must the tenant vacate the property?

Answer : The tenant must vacate the accommodation and remove all your personal possessions from it by 10:00am on the last day of the Period of Residence.

Question 3: Can either party make any alterations to this agreement?

Answer : No, except for any changes as a result of government legislation.

Question 4: Is the agreement deemed as a license or tenancy?

Answer : This Agreement is a licence and not a tenancy. This means that the tenant has a personal right to occupy the Room during the Period of Residence but do not have exclusive possession of the Room.

Question 5: What are the landlord's insurance obligations under this agreement?

Answer : During the Period of residence, the landlord will insure the Hall against fire and other risks which they reasonably consider necessary. Additionally, during the Period of residence the landlord will insure the tenant's personal belongings up to a limit of £10,000 (ten thousand pounds) but the tenant will be responsible for administering any claims that arise.

Question 6: Why and when must the tenant complete the inventory record?

Answer :The tenant complete the Inventory and record any discrepancies on the Building Maintenance System or system as outlined in your arrival information as soon as possible and in any event within 48 hours of taking occupation of the Accommodation. Paper inventories need to be returned to your Hall administration office. If the tenant does not do so, the landlord shall assume that the Inventory is correct.

Question 7: Who are allowed to occupy the property?

Answer :The tenant and their family members if applicable are the only people authorised to occupy the Accommodation.

Question 8: What is arrangement set by the landlord for the tenant to move rooms?

Answer : The tenant agrees not to move to another room within the Hall or to any other accommodation provided by us without first submitting a request to transfer form to the Accommodation Office and that request being approved. If the landlord permits the tenant to move, all the terms and conditions of this Agreement will be transferred to the new Accommodation.

Question 9: On what standard does the landlord want the room to be kept in?

Answer : The landlord expects the tenant to keep the accommodation in a clean and tidy condition at all times and to place any rubbish and recyclable materials in designated areas in the Hall.

Question 10: Are pets allowed in the property and if not are there any exceptions?

Answer : The tenant must not keep any animal, bird, reptile, insect or fish at the Accommodation or in the Hall. However, if the tenant

wishes to bring an assistance animal you must have first undertaken the agreed process to do so and agree to the code of conduct for assistance animals in the Accommodation. If the tenant has not followed this process, we will ask you to remove your assistance animal.

Question 11: What must the tenant do when the period of residence ceases?

Answer : The tenant must return all keys and swipe cards to the Hall Administration Office. If keys or swipe cards are not returned the landlord will have to either fit new locks or replace the key or swipe card and we will charge you for the reasonable cost of this. Moreover, the tenant must leave the Accommodation in a clean and tidy condition and to leave it and all items listed in the Inventory in the same condition as at the start of the Period of Residence, fair wear and tear excepted.

Question 12: What happens to any belongings left after the period of residence ends?

Answer : If the tenant leaves any rubbish in the Accommodation, they agree that the landlord can dispose of this. If any of the tenant's personal belongings are left in the Accommodation, the landlord will notify you of this and give you a reasonable period of time to collect them. If the tenant does not collect your belongings within that reasonable period, you agree that we can dispose of those belongings. The landlord will not be responsible for any damage to belongings or missing items which you leave behind in the Accommodation or Communal Areas when the tenant vacates the Accommodation, or where the tenant uses third parties to collect their belongings on their behalf from the Accommodation.

Question 13: How can the tenant terminate their agreement before they occupy the property?

Answer : The tenant may terminate this Agreement if they: -
a. have not yet taken up occupation of the Accommodation; and

b. notify the Accommodation Office in writing of your wish to terminate this Agreement.

If the tenant terminates this Agreement under this Clause the landlord will refund the Advanced License Fee Payment and any License Fee that you have already paid.

Question 14: Can the landlord prematurely end the agreement?

Answer : Yes, the landlord may suspend this Agreement if they believe that (acting reasonably and in the best interests of you and our wider study body) it is necessary because of any legislation and / or guidance issued by the UK Government.

Question 15: What law governs this contract?

Answer : This Agreement is governed by English law and international students should be aware that this may differ from their home country.