



MZUMBE UNIVERSITY

Mzumbe University Academic Records Management System (MU-ARMS)

ACCOMMODATION AGREEMENT BETWEEN MZUMBE UNIVERSITY AND TENANT STUDENT

WHEREAS

- i. In this Deed unless the context otherwise require
 - a. "owner" means and includes any person for time being exercising the duties of the DVC (A&f) at MU and includes a person appointed by DVC (A&f) to act on that behalf
 - b. "tenant" means any student duly admitted to MU who has entered into a valid agreement with the owner for the purpose of this lease
 - c. "student" means any person admitted to MU or one of its Campus Colleges as candidate for a degree, diploma, certificate or other award of MU who has subscribed to this agreement;
 - d. "Student residence" means and includes all hostels of residence, any dwelling house or building designed or modified as hostel or residence for purpose of students' residence.
 - e. "Residence regulation" means and includes provision of the University Students By - Laws relating to student residence or any other regulations promulgated for the purpose of governing students residence in University Hostel and property contained therein or attached thereto;
 - f. "The University" means Mzumbe University.

NOW THEREFORE THESE PRESENTS WITNESSETH AS FOLLOWS;

1. This agreement may be terminated by tenant by notice of not less than ten working days and the accommodation fee paid is non refundable.
2. The tenant shall observe and comply with all rules and regulations governing students' residence and accommodation specified in the existing Students By-Laws, and all those agreements specified herein and other rules and regulations as may be promulgated by the University from time to time for the purpose of students' residence.

3. The tenant hereby agrees to occupy the allocated accommodation and covenant with the owner as hereunder :-
- a. To pay rent for the whole semester once and promptly at the beginning of each semester
 - b. To keep the room and properties in good conditions
 - c. To leave the room clean at the end of each semester.
 - d. To use communal places of the halls of residence properly.
 - e. To allow the University workforce access to the room so that repairs and other activities can be carried out.
 - f. To allow university staff or its assignees access to the room in order to carry out inspections.
 - g. To pay to the university the cost of repair of any part(s) of the building that has been damaged by him/her while under his/her care.
 - h. Not allowed to sublet any part of building to a person who is not a student of this University without written permission of the University.
 - i. Not allowed to live with an unauthorized student(s)/ Outside visitor in the room (Subletting).
 - j. Not allowed to do anything which may be or become or cause a nuisance, annoyance, inconvenience or disturbance or cause loss to other residents in the same or other blocks or other halls of residence or to residents of other University buildings in nearby areas.
 - k. Not allowed to keep pets in the halls of residence .
 - l. Not allowed to install an outside TV aerial or satellite dish.
 - m. Not to bring in the halls of residence TV, refrigerators, freezers, cooking appliances printers and photocopiers.
 - n. Not allowed to cook in the halls of residence
 - o. Not allowed to have students/visitors of opposite sex in the halls of residence beyond 12.00 midnight
 - p. It is not allowed to litter the halls of residence environment that is rooms, walls and its surrounding.
 - q. Not allowed to conduct or assist any other person to conduct business in the halls of residence or any other activity that is not specified in the use of halls of residence.
 - r. Not allowed to bring outside furniture/mattress or transfer furniture from one room to another
4. In case of breach of 5 (e),(f),(h),(i),(l),(m),(n),(o), (q) or (r) the tenant shall pay the fine of Tshs. 50,000/= for each offence committed and will be evicted from the room instantly.
5. The tenant hereby agrees to pay a fine of Tshs. 20,000/= for breach in any of the following 5(c),(d),(j), (k) or (p)

6. That if any clause is breached in this agreement the University will have the right to terminate tenancy without notice and without refunding the tenant as long as:-
 - i. The Tenant has broken or has not performed any obligation of this lease agreement.
 - ii. The tenant ceases to be a registered student at the Mzumbe University.
7. Signing out for short vacation(s) does not mean ceasing students' tenancy. This accommodation agreement lasts for one semester. Once signed, it cannot be revoked.
8. That the tenant shall observe and comply with all rules and regulations governing students' residence and accommodation as specified in the students By-Laws, all those covenants specified herein and other rules and regulations as may be promulgated by the University from time to time for purposes of students residence.
9. Students are not allowed to change the rooms allocated to them without the prior permission of the Halls Superintendent or any other officer of the University acting on that behalf.