

# Terms and Conditions

Please read these terms carefully before using **studystay**.

This Terms of Service Agreement (the "Agreement") is entered into by and between **studystay LLC** ("studystay," "Company," "we," "us," or "our"), and any user of the **studystay** platform ("User," "you," or "your"). This Agreement governs your use of the **studystay** online platform, including our website, application, and related services (collectively, the "Platform"). By accessing or using the Platform, you agree to the terms set forth below and any changes made hereafter.

## **Recitals**

WHEREAS, **studystay** provides a verified, college student-focused subleasing marketplace platform for connecting student renters ("Sublessees" or "Temporary Tenants") and student tenants seeking to sublease their rooms ("Hosts" or "Sublessors");

WHEREAS, **studystay** facilitates, but is not a party to, sublease agreements between Hosts and Sublessees and provides administrative services such as identity verification, deposit escrow, document execution, and payment processing;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

## **1. Eligibility**

- You must be at least 18 years old to use studystay's services. By using our platform, you warrant that you meet this age requirement and have the legal capacity to enter into these terms.
- You represent and warrant that all information provided to the Platform is truthful, accurate, and complete, and you agree to update it promptly if changes occur.

## **2. Account Creation and Verification**

- Users must register an account to access certain features. studystay may require verification through government-issued identification, a .edu email address, and housing documentation.
- You are responsible for maintaining the confidentiality of your login credentials and for all activity conducted through your account.

## **3. Platform Limited Liability**

- **studystay** does not accept responsibility as a landlord, property manager, or real estate broker.
- **studystay** in no way owns or controls the premises listed on its Platform.
- The Platform acts solely as a neutral marketplace for matching users, administering payments, digital agreements, and deposit holdings.
- You use the Platform at your own risk. **studystay** disclaims liability for conditions of listed spaces, actions of Hosts, damages, theft, injuries, and technical issues.

## **4. Sublease Agreements**

- All Sublessees and Hosts must enter into a digital Sublease Agreement provided by the Platform.
- **studystay** uses a SOC 2-compliant, GDPR-ready digital signature service to execute such agreements, which are legally binding.

- The sublease relationship is solely between Host and Temporary Tenant. [studystay](#) is not a party to the agreement and does not mediate disputes beyond administrative support.

## **5. Fees, Deposits, and Payments**

- All payments must go through [studystay's](#) systems for any agreements made on the Platform.
- Temporary Tenants pay rent and service deposits via the Platform. Hosts will receive payouts through the Platform.
- Any transactions completed off of the Platform are strictly prohibited and may lead to account termination.
- A deposit may be held in escrow and returned once the sublease term has been completed, minus any authorized deductions.
- Processing fees may be passed to users.
- Interest accrued on deposits may be retained by [studystay](#).

## **6. Responsible User Conduct**

- Do not falsify your identity or any provided documents.
- Do not circumvent our payment processing system or the [studystay](#) platform.
- Treat all users with courtesy and respect. Harassment, hate speech, or any form of discriminatory behavior will not be tolerated and can result in termination of access to our platform.

## **7. Indemnification**

- You agree to indemnify [studystay](#) and its employees for damages arising from:
  - Breach of these Terms and Conditions,
  - Violation of law (applicable state, local, and/or federal law),
  - Misuse of the Platform.

## **8. Contact Us**

- If you have any questions about these terms, please contact us at our support page.

# **Privacy Policy**

At [studystay](#), your privacy is important to us. This Privacy Policy explains how we collect, use, and protect your personal information when you use our platform.

## **1. Information We Collect**

When you use [studystay](#), we may collect personal information such as your name, email address, and other data that you provide. This information is collected when you create an account, interact with the platform, or use specific services.

## **2. Usage Data and Cookies**

We collect information about how you use [studystay](#), including your preferences and interactions with the platform. We may use cookies and similar technologies to track your activity and improve your experience. You can manage your cookie preferences in your browser settings.

## **3. Use of Personal Data**

We may use your data for marketing purposes, including sending you promotional materials, product updates, and special offers. We may also analyze your usage data to improve our platform and to conduct market research.

## **4. Sharing Your Information**

We do not sell your personal information with third parties. However, we may share your data with trusted partners for the purpose of providing services, such as payment processing and customer support. These partners are required to protect your information in accordance with this Privacy Policy.

## **5. Data Security**

We implement industry-standard security measures to protect your personal data from unauthorized access. However, no method of electronic transmission or storage is 100% secure, and we cannot guarantee the absolute security of your data.

## **6. Your Rights and Choices**

You have the right to access, update, or delete your personal information at any time. You can also request to restrict the processing of your data or withdraw your consent. If you wish to exercise these rights, please contact us at our support page.

## **7. Contact Us**

If you have any questions or concerns about this Privacy Policy, please contact us at [support page](#).

## Sublessor and Buyer Agreement

This agreement outlines the responsibilities and expectations between the Seller (“Sublessor” or “Host”) and Buyer (“Temporary Tenant” or “Sublessee”) in a sublease arrangement facilitated through the studystay platform. By entering into a sublease through the Platform, both parties agree to the terms outlined below.

The Buyer agrees to the following:

- Platform Use & Payment
  - Agree to the studystay Terms & Conditions and Privacy Policy.
  - Pay the agreed-upon amount in full through the studystay Platform.
  - Provide the Seller with timely updates about arrival, delays, or relevant changes.
- Property Conduct
  - Maintain the space in the condition it was provided, with no damage beyond normal wear and tear.
  - Return the space in the condition it was provided, with personal items removed.
- Security Deposit (if applicable)
  - Pay any disclosed security deposit upfront.
  - Accept that the Seller may retain a reasonable part of the deposit (no more than \_\_\_%) to cover damages or violations, pending proper documentation.
- Communication & Documentation
  - Use written communication (via the Platform or personal communication) for important matters.
  - Take photos/videos of the unit at move-in and move-out to document condition.
- Platform Role
  - Acknowledge that studystay is not a party to the sublease and will only intervene in disputes per its Platform policies.

The Seller agrees to the following:

- Legal & Lease Compliance
  - Agree to the studystay Terms & Conditions and Privacy Policy.
  - Confirm that they have the legal right to sublet, including written landlord or property manager approval, if required.
  - Accept full responsibility for any lease violations or legal consequences from the sublease.
- Property Condition
  - Provide a clean, safe, and functional unit at the start of the sublease.
  - Ensure the Buyer receives keys, entry instructions, and relevant unit information in advance of move-in.
- Communication & Documentation
  - Maintain written communication for all critical matters.
  - Take photos/videos of the unit prior to move-in and upon Temporary Tenant move-out to document condition.

- Platform Role
  - Acknowledge that studystay is not a party to the sublease and will only intervene in disputes per its platform policies.

By using the studystay platform and confirming a sublease arrangement, the Buyer and Seller agree to abide by the responsibilities and mutual terms outlined in this agreement.

Buyer Electronic Signature \_\_\_\_\_  
 Seller Electronic Signature \_\_\_\_\_

## FAQs

### General Questions

What is subletting?

- Subletting refers to the process of renting out a room or apartment to someone else temporarily while still being responsible for the lease

How does the subleasing process work on this platform?

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Is subletting legal for my lease? Do I need permission from my landlord to sublet my place?

- To find this information, contact your landlord or look at your signed lease agreement. In most cases, tenants need to notify their landlords of their intentions to sublet.

For Sublessors/Hosts (People Listing)

How do I list my sublease on the site?

- To post a sublet, you must be signed-in with a student email. Follow the posting process and enter all information accurately.

What information do I need to provide for my listing?

Can I set my own rent price and lease term?

How do I handle the security deposit?

What happens if the sublessee damages my property?

How do I communicate safely with potential sublessees?

Can I remove or edit my listing after posting?

Are there any fees for listing a sublease?

For Sublessees (People Renting)

How do I find a sublease on this site?

How do I contact the sublessor?

What should I look for before signing a sublease agreement?

Can I negotiate rent or lease terms with the sublessor?

What happens if I want to move out early?

How do I protect myself from scams or fraud?

Are background or credit checks required?

Payments and Security

How is payment handled on this platform?

Does the site hold rent payments in escrow?

What if a payment dispute arises?

Are my personal and payment details safe?

Technical and Account Questions

How do I create an account?

What if I forget my password?

How do I delete my account or deactivate a listing?

Legal and Safety

Does the platform provide lease agreements or templates?

What should I do if I have a dispute with the other party?

How can I report suspicious activity or fraudulent listings?

## About Us

**studystay** was born out of a simple yet frustrating reality: subleasing as a college student is a headache. From confusing listings and scattered communication to the constant risk of scams, finding or offering a sublease shouldn't be this difficult.

That's what Mahati and Ryan, students at the University of Virginia, set out to change. After hearing their friends and classmates vent about the hassle of subleasing, they realized the problem wasn't just common, it was systemic. They decided to tackle this issue by building

**studystay**: a platform designed specifically to make subleasing safe, simple, and student-friendly.

Since launching, **studystay** has gained real momentum. Mahati and Ryan are part of UVA Darden's 2025 iLab cohort, where they're refining their startup under the guidance of experienced entrepreneurs. The platform also earned 2nd place at the HooHacks Ideathon and is recognized as a VentureForward Fellow by the UVA School of Engineering.

**studystay** is already helping students find reliable subleases. This is just the beginning of a long journey and commitment to creating a better subleasing experience for students.

Pictures: