

## SHARED FLAT: SPECIFIC TERMS AND CONDITIONS

The rental contract is drawn up directly between the tenant and the owner of the property when the tenant moves in. The usual terms and conditions are as follows:

- 1- The minimum rental period for requested accommodation is **3 months**; except for students whose course and/or university stay will last less than this amount of time and don't need to register at the address of the flat. Students must stay in the assigned accommodation the minimum period indicated in the application form.
- 2- On the day of your arrival, you must provide a photocopy of your ID card/passport. Any changes made to your date or time of arrival should be communicated directly to the owner.
- 3- The flat will be clean and tidy when you arrive, and should be left that way when you depart.
- 4- Rent is charged monthly. You must pay the full month's rent if you arrive between the 1st and the 14th of the month (inclusive) and 50% if you arrive between the 15th and the end of the month. Equally, students must pay the full month if they leave their accommodation between the 15th and the end of the month.
- 5 If you decide to extend your stay in the allocated flat, you must send an email to the accommodation service requesting your new dates. Once our accommodation service accepts the change, you can inform the owner.
- 6- You must pay the rent during the first five days of the month, and you will be given a receipt.
- 7- You are responsible for paying the electricity, water and gas bills not included in the rental price. These expenses will be divided equally between all the tenants living in the property; the property owner will present a photocopy of the bill and payment must be made within 10 days.
- 8- You will be provided with a set of keys to the property.
- 9- It is forbidden to throw parties or make excessive noise between midnight and 8:00 a.m. If students do not respect this rule and disturb neighbours, the landlord could ask you to leave the apartment
- 10- If you have any problems regarding your accommodation during your stay, they should be reported immediately to the Accommodation Service. Our service will try to help and inform you of possible solutions.
- 11- The owner may provide you with a spare gas cylinder as well as the one(s) already installed. Then, any maintenance and additional costs must be paid by the tenant(s).
- 12- If any of the equipment in the flat breaks down or is faulty, you must contact the owner and follow his/her instructions. The owner is liable for any expenses related to the general upkeep of the property as well as any minor repairs caused by ordinary wear and tear; the tenants must pay for any damage they cause.

**13-** The owner must inform you of any visits scheduled for repairs or inspections (for example, the gas supply). You should not allow anyone to enter the flat if you have not received prior warning.

**14-** Friends and relatives of the tenant are not permitted to stay at the property. In the event that one of the tenants asks the owner for exceptional consent for a guest to stay overnight in the apartment, the owner will only be able (if he so desires) to give his consent if he has the explicit and written permission of all the other tenants. Without the permission of the landlord and the other tenants, the agreement would be interrupted. In the event that the student has a guest without having obtained permission, he/she may be asked to leave the accommodation. In any case, with or without the permission of the rest of the tenants, the accommodation service does not contemplate the accommodation of friends or relatives, so if this situation occurs, the accommodation service "cannot be held responsible for any incident that may happen"

**15-** If you are a smoker, you should check with the owner about the specific rules of the apartment. Under no circumstances are you allowed to smoke in common areas where it may disturb other students

**16-** Remember that taking drugs is strictly forbidden. Should a student take drugs, disciplinary measures may be taken even leading to expulsion from the accommodation.

**17-** In order to refund the deposit, the student must have paid all the rental payments and expenses. To proceed with the refund the student must send an email to the accommodation service informing of the exact date of departure from the flat. The owner must also send an email confirming that the student has no outstanding payments and that the property has been left in a satisfactory condition.

***The accommodation service cannot be held responsible for any disagreements or disputes between the tenant and owner which are not included in these rules.***

I read and accepted this conditions

Date: .....

**Signed:** \_\_\_\_\_