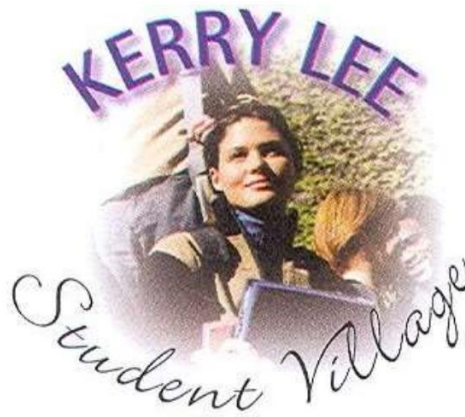


KERRY LEE STUDENT VILLAGE – LETTING AGREEMENT

1st September 2022 to 19th May 2023



LETTING AGREEMENT

□ **DWELLING NO**_____

RULES & CODE OF CONDUCT

- ▮ Standard clean is €25. Charged to all students at the end of the year which is deducted from deposit. If there is excessive cleaning required, the charge will vary.
- ▮ Please make management aware of damages in writing. If there are damages and if management are not aware of who caused the damage, each tenant will be held responsible for the damage and the appropriate amount will be deducted from their deposit.
- ▮ No combustible, explosive or illegal substances are to be kept in any of the houses or rooms therein.
- ▮ Drugs or other illicit substances are strictly prohibited. Anyone found in breach of this regulation will be served with an eviction notice without exception.
- ▮ Any tampering /misuse of any fire equipment located in the houses, including fire extinguishers, fire blankets and smoke alarms will result in a fine of €100
- ▮ Staining or soiling of any mattress will be charged for cleaning as follows: Single bed: €25. Double bed: €30
- ▮ Bed mattresses and bases that are badly damaged are charged out at the current price of replacing that item.
- ▮ Mattress covers are €25 per cover.
- ▮ Bulbs in kitchen and reading lamps are to be replaced by tenants if they are not working.
- ▮ The washing machine/dryer must only be half full to allow clothes to circulate and be washed.
- ▮ Keep filter of tumble dryer clean at all time
- ▮ If any cutlery or Delph is missing or broken it will be charged at the market price.
- ▮ Stickers or any other items that are glued or fixed to a wall, door or any piece of furniture, a charge at an hourly rate for painting plus materials will apply at €25 per hour plus cost of the materials.
- ▮ No houses are to use deep fat fryer. If a house is found to be using one, each tenant will be charged €40.
- ▮ All breakages of furniture and or electrical goods will be charged at the market price.
- ▮ Any breakages that do occur must be reported to the office before 12 noon in writing. This is to allow time for tradesmen to rectify the repair(s). We then leave a note and notify the students in the house by text message to their mobile phones as to what time the tradesman will be arriving. One of Kerry Lee's staff will always be present.
- ▮ Houses will be checked during the year. Tenants will be notified in writing at least 10 days before inspection. During this inspection, the cooker, microwaves, dishwasher, filter in washing machine and kitchen floor will be cleaned. Any excess cleaning necessary will be charged at €5 per student, to cover the extra cost. This is a health and safety issue.
- ▮ All bedrooms/ ensuites must be kept aired daily. If ventilation and windows are not left open when showering and where fungal growth appears, an excess cleaning and painting charge for removing the fungus will apply.
- ▮ Heaters in bedrooms, hall and kitchen areas are not to be used for drying clothes. Clothes should not be placed on heaters as this creates a fire hazard.
- ▮ Bicycles must not be stored in the houses or bedrooms. They are to be kept in the shed where a key will be provided if required.

- Visitors are not allowed to stay in the accommodation between the hours of 23.00 and 10.00am the following day. Visitors are not allowed to remain overnight without prior consent from the office. Visitors must be checked in during office hours of the previous day. A charge may apply. The tenant is responsible for guests who have not signed in. a fee of €80 per guest will be levied on the relevant student. Only students named on the lease are entitled to stay in Kerry-Lee Accommodation.
- There is no smoking allowed in any rooms of the houses at Kerry-Lee.
- Kerry-Lee will not be responsible for any loss/damage to any personal effects or belongings how so ever caused. In addition Kerry-Lee will take no responsibility for loss or damage to any items brought onto the premises. Personal effects or belongings are left in the accommodation/room at the tenant's sole risk and must be insured at all times.
- I accept that the return of my deposit may take 3 – 4 weeks after I have vacated the premises to finalise ESB final readings.
- Kerry-Lee does not accommodate students who are taking courses incorporating work placements.
- All keys to be returned to management at the end of the academic year. If keys are not returned the charge will be €20 for replacements.
- The management of Kerry-Lee take no responsibility for ESB . Once ESB is paid for at the start of the term this payment cannot be interfered with until the end of the academic year. Any shortfall in the amount lodged to cover the ESB payments may be requested from the students or may be deducted from their deposit at the end of the academic year.
- The management of Kerry-Lee reserve the right to enter any house in which a rooms is vacant and a prospective student wishes to view. Students already residing in the house will be given a reasonable amount of prior notice (where possible).
- **The contract is a fixed term contract and any monies paid during the first, second or third term are non refundable.**
- Management reserves the right to terminate the agreement if of any reason they wish to do so. Nothing in this agreement will constitute a Landlord/Tenant relationship within the meaning of the Landlord and Tenant Acts or otherwise.

I hereby agree that I have read and understood the rules / code of conduct of Kerry-Lee Student Village, Oakpark, Tralee and I agree to abide by them.

Signed _____

Print Name _____

Parent/Guardian Signature _____ Date _____

Tenants Name: _____ Tenants Address: _____

Tenants Phone: _____

Tenants PPSN: _____

The Term

The term is the whole academic year. From the 1st day of September 2022 to the 19th day of May 2023. This is a fixed term contract and any monies given in during the first, second or third term is not refundable.

Payment Type

Option 1

Option 2

The Letting

The landlord lets and the tenant take exclusive use of;

Bedroom Number: _____

Of House Number: _____

Together with a right of access and use of the communal areas within the dwelling. Please see list of content included in dwelling attached.

Signed (Tenant): _____

Date: _____

Witness: _____

Date: _____

Signed (Management): _____

Date: _____

Witness: _____

Date: _____