

Chubb Property Ltd - Student Accommodation Licence to Reside

Part A

1. Housing License Agreement

Between

Chubb Property Limited ,52 Middle Abbey Street, Dublin 1.

And - Student Information (Please print)

Students Name: _____

Home Address: _____

Home Telephone Number: _____

Student Mobile Number: _____

1. Details of accommodation and period of Residence:

Premises: _____

Address: _____

Room Type: _____

Licence Fee per Term: Fall term _____ Spring Term: _____

Fall term (September to December 31st) spring term (January to end of May)

Deposit: _____

First Term payment payable on or prior to arrival and second term payment paid on 5th of December.

Please note no refund of fees will be made should student depart or leave midterm. Please see note Utilities 2.1 with regard to deposit deductions.

Declaration and Undertaking:

I confirm that I have received a copy of this license Agreement. I have read the schedule and confirm that I understand and accept the conditions of this license Agreement. Please note that we can only deal with person who signed this form.

Signed: The Student: _____

Chubb Property: _____

Dated: _____

If the student is under 18 years of age- Parent or guardian must complete below;

Signed: _____ **Date:** _____

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Part B

Fees:

1.1 Accommodation may be reserved by submitting a deposit of €1000 – This fee can be paid by Cheque, credit card, bank transfer or our Online credit card facility

1.2 The licence fee is set out in Part A.

Payment by Credit Card: online payment facility – www.chubbproperty.com

Cheque or bank draft to be made out to: Chubb Property Limited
52 Middle Abbey Street
Dublin 1

(please allow 7 working days for cheque to clear prior to arrival)

1.3 The student will receive written notification confirming the fees for the full term which are payable in full prior to arrival.

1.4 Written notification will be sent out in November reminding the student of the fees due on or prior to 5th of December. The student will pay the fees as outlined and accepts if fees are not paid on time they will incur a late fee and or a revocation of the licence agreement.

1.5 If payment is made by Bank transfer, all foreign exchange banking and 3rd party charges (normally approx % of fees) resulting will be the responsibility of the student and not Chubb Property.

1.6 Each application must be approved. Any submitted application and booking deposit is an intention to reside until it has been reviewed and approved. You will receive an email confirmation if your application has been successful and at which time the remainder of the deposit will be due. I agree to abide by the licence to reside.

Utilities

2.1 For Student in Individual only: The utility charge will be €22 and in addition Electricity and Heat will be charged at cost and deducted from your deposit at the end of your stay. ChubbProperty.ie also reserve the right to request additional funds should the heat and electric charges exceed deposit. See Utilities above for details.

2.2 JB's Student Campus- Household bills including taxes amount to **€25** per student per week – this will be deducted from deposits.

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2.3 In the event that any Apartment/House is consistently showing high heat/electricity usage. We will inform students and we will also require an additional payment of deposit to adequately cover said usage. Once a resident is informed that an additional payment is required, every week that this is left outstanding, a fee of €20 will be levied on top of this payment.

2.4 Information is available and can be requested by the students at any stage regarding up to date utility usage.

Cancellations:

3.1 Should you wish to cancel prior to paying the remainder of the accommodation fess, please note the deposit is non refundable.

3.2 Any student that cancels prior to checking in and has already paid the requested fees in full (deposit and accommodation fees) please note the deposit is non refundable.

3.3 Anyone that takes up an offer of residence and subsequently leaves will not be refunded the deposit. The balance of the accommodation fees will be refunded if/when the room is relet to another student and will be effective form the date new replacement moves in. Chubb Properties however cannot guarantee that rooms vacated mid term will be filled.

Rights- Chubb Property

4.1 Chubb Property has the right to access the premises on reasonable notice to inspect, maintain and repair the apartment and contents.

4.2 Chubb Property will maintain to a reasonable standard and carry out repairs as necessary. However if said items have been physically damaged through misuse or abuse the student will be responsible for the costs of repair or replacement.

4.2 Chubb Property have the right to access the apartment without notice in the cases of emergency i.e. Breach of regulations or if it is suspected that a criminal offence has taken place.

4.3 Chubb Property reserves the right to transfer student to alternative apartment during the term for any operational or disciplinary reasons.

4.4 Any student that is in a twin room must be aware that Chubb Property can refill a space should it become vacated.

4.5 Chubb Property reserves the right to vary the services provided under this Agreement at Student Housing discretion.

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4.6 Chubb Property operates a normal usage policy on heating and electricity and if student(s) exceed this fare usage a utility bill will be issued to resident(s) for the excess. Any non-payments may result in further fines or review of student licence.

4.7 Chubb Property reserves the right to terminate the Licence Agreement on reasonable notice in circumstances where the student is in breach of the Licence Agreement.

4.8 Chubb Property reserves the right to terminate the Licence without notice in any emergency situation which requires the apartment or residence to be cleared of students.

Fire Safety

5.1 It is a criminal offence to tamper with or remove any fire safety equipment and any person or persons found in breach of this will be automatically fined €400. If we are unable to identify person or persons involved, this fine will be issued to the entire apartment or to the residents of the entire building.

If you notice anyone tampering with equipment please let us know immediately.

5.2 Please ensure you familiarize yourself with all the emergency exits and fire regulations.

5.3 If fire alarm does go off please treat this as real and evacuate the building immediately. Close all doors behind you do not lock doors and assemble at your nearest fire assembly point, also call our emergency number. If for any reason your apartment has activated alarm by burning something and there is no fire please also call our emergency number immediately to advise so the required safety checks can be completed.

5.4 Use of candles, incense, electric heaters and deep fat fryers are prohibited and will be removed if found in an apartment.

General Safety

6.1 All apartments are NO SMOKING; This policy prohibits the smoking of tobacco or any other substances in the residence. All resident(s) are responsible for enforcing this and as such anyone found in breach of this can report to the residence manager. This rule also applies to visitors or guests and will be enforced.

6.2 Please do not open your apartment door to someone you do not know. Even when in the apartment ensure your front door is locked.

6.3 On leaving the apartments please ensure all doors and windows are securely closed and locked. On entering and leaving through main doors it's each resident's responsibility to ensure doors close securely behind them and do not allow anyone access to the building that are not a resident.

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6.4 Not to act in a way which will or may result in the insurance on the property or building of which the property is a part being void or voidable, or in the premium for it being increased, nor to allow anyone else to do so.

6.5 Not to use the property or any part of it nor to allow anyone else to do so for activities which are dangerous, offensive, noxious, noisome, illegal or which are or may become a nuisance or annoyance to Student Housing or the owner or occupier of any neighbouring property.

6.6 To keep the hall, passages and staircases leading to the property free from obstruction.

6.7 Not to hang or allow to be hung from any window any clothes or other articles for drying out clothes or any other purpose or expose same therein and not to exhibit any signboard poster or exhibit advertising matter or any flag or banner outside the property or in the windows or doors signs thereof.

6.8 To make use of rubbish bins and not to place any dirt or refuse in or about the premises but only in said bags in the designated storage areas.

6.9 BBQ's are not permitted and anyone found using BBQ on the balcony or anywhere within close proximity to the apartment will automatically have the BBQ removed.

6.10 Balconies- Please sit on the balcony using a chair or alternatively sit on the ground. Please do not lean or sit on the balcony edge/rail or surrounding wall. Anyone found scaling or attempting to climb walls to access balconies could face a massive fine or possible review of their licence to reside.

6.11 If someone loses their keys please report to Student Housing immediately. A replacement set can be issued at a cost of €30. You may also incur costs for replacing lock and the re issue and distribution of keys to other residents in the apartment.

Responsibilities of Student

7.1 Students are responsible for their own TV licence.

7.2 Student must not part with possession of the Premises or sublet them.

7.3 Insurance cover for personal belongings is not covered in the license agreement. So each resident is responsible for insurance cover for their own personal possessions.

7.4 Unless previously agreed, not to keep any pets in the property

7.5 The student must not allow loss of damage, save for normal wear and tear to the apartment and its contents. Wasted bulbs during the duration of student(s) stay must be replaced by the student(s). In the event of loss or damage the student will forfeit all or part of the deposit and will have to pay for

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any further costs of repairs. This will include the cost of additional cleaning. This also applies to anyone visiting, each student is responsible for the actions and behaviour of any of their guests.

7.6 The student must maintain the premises and common parts in a clean and tidy manner.

7.7 There is a no noise policy from 12 midnight to 7am and any excessive noise must be kept to a minimum at all times as you are living in a residential area. Students are not allowed onto balconies from 10pm to 7am each night.

7.8 A student may have a guest stay overnight occasionally, however students must receive written permission from Chubb Property and their fellow flat mates for this purpose. An administration fee may be charged for this permission. Guests are not allowed to stay on a continual basis or for prolonged periods of time. Other visitors must vacate the apartment at 12 midnight and please be advised that parties are not allowed. Please also note that Residents are responsible for the actions and behaviour of any guests or visitors in their apartments. Residents must not allow visitors to be in possession of their keys, any resident found in breach of this will be subject to fines.

7.9 At the end of term each student must remove all personal possessions from the premises failing which Chubb Property will dispose of them and a charge will be levied in respects of any costs incurred.

7.10 Student must also ensure that the apartment has been fully cleaned. Any additional costs of cleaning an apartment once an apartment has been vacated will deducted from the deposit.

7.11 Each student must return keys on departure failing to do so will incur additional costs.