

# Accommodation Contract Summary

## **This is a summary of the accommodation contract you will need to sign.**

*Whereby the landlord is Newman University and the tenant the student.*

## **Period**

Committed for the full contract period including Christmas and Easter vacation periods. Cancellation of the contract is only applicable if the student suspends or withdraws from their course.

## **Rent**

Split into three payments which are processed as detailed in the full contract. A payment plan to be set up for the three instalments is required prior to arrival, date to be specified. Exchange students who are only in accommodation for one semester will make arrangements for payment with the finance office.

## **Inventories**

A bedroom and kitchen inventory (and bathroom and/or lounge inventory where applicable) is included in the accommodation contract and is signed prior to moving into accommodation. The student has a copy of the inventory and is required to notify the Accommodation Manager within 14 days of moving in if there is any discrepancy. A bathroom and a bathroom and lounge inventory are included for the en-suite bedrooms and new halls/self-contained flats respectively.

The student agrees to pay the cost of replacing or making good any losses or breakages during tenancy and to leave the fittings, furniture and furnishings in good condition at the termination of the agreement.

## **Access**

The student agrees to allow access to relevant staff in order to carry out periodic inspections and to view the premises with new tenants at reasonable hours of the daytime. The student has the right to be present at the inspection of the room. The student agrees to allow access without notice to maintenance, window cleaners, Accommodation Manager, Hall Tutors and fire safety staff as required.

## **Deposit**

A deposit of £250.00 is required prior to arrival. This deposit can be utilised by the landlord with regards to any breach or default by the student. It may be used towards the cost of replacing any lost or damaged keys or towards the cost of making good damage or other expenses payable by the student.

## **General Requirements**

The student shall keep the premises in a clean and proper condition, follow the Kitchen Code of Conduct, not deface or damage the property, not keep pets on the premises, not allow the premises to be used for alcohol and substance misuse, notify of absence for a period of 10 days or more and be aware of fire evacuation procedures.

## **Regulations**

The student and any guests are subject to the authority of the Hall Tutor/Security Guard and the Accommodation Manager whilst on the premises.

## **Nuisance**

The student agrees that no disturbance or inconvenience will be caused to other students, staff or neighbouring premises at any time.

## **Use of Premises**

The student agrees that the premises will only be occupied by him / her whilst pursuing a full-time course at Newman University.

## **Cancellation/Termination**

Cancellation of the contract is only considered if the student suspends or withdraws from their course. If the student moves out for any other reason without consent, the student will remain responsible for the rent until the date of termination.

## **Decoration and Cleaning**

No decoration or alterations will be made by the student without the consent in writing of the landlord. The student shall keep the interior of the premises clean and tidy throughout the tenancy period.

## Display

The student shall not display any advertisement notice or sign or hang or allow to be hung any clothes or other articles from the premises or in the communal areas.

## Receiving Aerials

The student shall not install any wireless, aerial or television aerial without the written consent of the landlord.

## Noise

The student shall keep noise at a level that does not interfere with the study, sleep or comfort of the occupants of neighbouring properties. The student shall not make or allow any loud noise at any time.

## Repairs

The landlord agrees to use its best endeavours to repair the premises and to keep in repair and proper working order the installations and equipment provided. The landlord shall not be liable for any damage caused by students' or their guests.

## Reporting of Repairs

The student must report any repairs to [estates@newman.ac.uk](mailto:estates@newman.ac.uk).

## Damage

It is agreed that if the premises were rendered unfit for use by fire or other risk covered by the landlord's insurance policy, an appropriate portion of the rent shall be refunded whilst the premises are unfit for use. This will not apply if the damage is caused by the student or a guest. If the premises are rendered unfit for use, the landlord or the student have the right to terminate the agreement.

## Moving Out

On the expiry of the agreement or on its earlier termination the student will vacate the premises.

## Relocation/Terminating the Contract for Breach

The landlord (at its discretion) may terminate the agreement if the student has failed to pay the rent in accordance with this agreement. The landlord may also terminate the agreement or require the student to move to similar alternative accommodation where the student or their guests have persistently breached the terms of the agreement, has committed a serious breach or the landlord reasonably suspects they have done so. Other Reasons for the University Relocating or Terminating the Contract: The landlord (at its discretion) may terminate the agreement and/or require the student to move to similar alternative accommodation where the landlord reasonably considers, because of the student's behaviour that it is necessary to move the student to protect their wellbeing or the wellbeing of others or to prevent damage to the premises. The landlord may also terminate the agreement if the tenant ceases to be

a student of the University. The landlord (at its discretion) may need to relocate a student to alternative accommodation for estates works and efficient and effective running of the accommodation.

## Effect of Relocation

If the landlord relocates the student to alternative accommodation, all the terms and conditions of the accommodation contract are transferable to the new premises unless the rent payable is less than the rent payable under the agreement and the amount will be amended accordingly. If the rate of the new property is more than in the original agreement the student will not be required to pay the extra amount.

## Guarantee

Any guarantee given by the landlord to allocate accommodation to the student shall cease to have effect if the agreement is terminated for any reason.

## Complaints Procedure

If the student wishes to raise a complaint regarding the condition of the premises or any other issue regarding accommodation this should be done in accordance with the complaints procedure, available on the intranet, SharePoint.

