

SEVEN NORTH MALL STUDENT ACCOMMODATION COMPLEX.

LETTING AGREEMENT FOR ACADEMIC YEAR 2010/11.

When you enter into a tenancy agreement, you are making a legally binding commitment. It is important to read any document carefully before you sign it and consider the nature of the commitments you are making. If you are unsure, seek further advice.

Agreement dated the day of 2010 whereby it is agreed as follows:

THIS IS A TENANCY AGREEMENT BETWEEN

THE TENANT

Tenant's Address

and

THE LANDLORD

Landlord's Name: Neil Hegarty.

Address of premises let: Seven North Mall

Apartment number:

Type of room let:

Date of commencement of Tenancy/Move in date: 03/09/2010.

TERMS OF TENANCY: ACADEMIC YEAR 2010/11:

From: 03/09/2010 TO 03/06/2011.

RENT AND DEPOSIT DETAILS

Rent: € ____ .00 for full academic year 2010/11. Payment for accommodation is expected in one installment by the _____ .

Payment in two installments attracts a **€25.00 penalty per installment** due to increased administrative costs. If paying in two installments the payment dates are as follows:

Rent Payment Dates:

1st Installment: Friday 6th August 2010. € ____ .00

2nd Installment: Friday 3th December 2010. € ____ .00

Please note there is a late payment fee of €50.00 per installment.

Payment by: (please circle)

CASH - CHEQUE - CREDIT TRANSFER - BANK DRAFT

Landlord's bank and account number:

Bank of Ireland, 32 South Mall, Cork City.

Account Name: N. Hegarty, T/A Seven North Mall.

Account Number Sort Code: 90 27 68

Account Number: 34965337.

IBAN NO: IE83 BOFI 9027 6834 965337. OR BIC/SWIFT CODE: BOFI IE2D.

Please make cheques/drafts payable to: **Seven North Mall.**

Security Deposit due: €300.00 **Will have been paid at time of booking.**

Note: This deposit will be refunded to the student after the Apartment has been vacated in accordance with the termination date. This refund is subject to the Apartment being left in a clean and tidy condition, less any charges for damages and provided that all outstanding amounts have been paid. All keys must be surrendered. Deposit/ Utilities refunds will be forwarded within 21 days of termination date subject to satisfactory inspection by

management. Students will forfeit the entire deposit if the key is not surrendered. Deposit refunds will be made by cheque only, and will be made payable in the name of the tenant.

2.

Utilities Deposit due: €450.00. Date to be Paid: _____

Note: This deposit pays for electricity/gas supply, TV license, refuse. If there is a balance left over at the end of the year, this will be refunded.

TERMS OF TENANCY

The LANDLORD will let and the TENANT will take the premises described in page one together with the furniture, fittings, and appliances set out in the inventory which will be supplied upon moving in for the term at the rent agreed and on the following terms:

PAYMENTS

The TENANT agrees to pay the LANDLORD the deposits and rent in advance as set out above.

RENT

The TENANT agrees to pay the Rent at the time and in the manner set out in page two (2).

USE OF THE PREMISES

The LANDLORD will make sure that:

- on the day on which it is agreed that the tenant will move in, the premises are vacant;
- the Tenant has quiet and peaceful enjoyment of the premises;
- the Landlord can here after, only enter the premises with the permission of the tenant.

The TENANT will not:

- use the premises or allow them to be used for any illegal purpose;
- do anything on the premises or permit anyone else entering the premises with the tenant's permission (i.e. a visitor/guest) to do anything on the premises, which causes a nuisance (i.e. persistent and excessive noise which disturbs neighbors);
- assign, part with, or sub-let, the premises without first obtaining the Landlord's written consent.

- The student agrees that under no circumstances will he/she at any time during the term hold or allow to be held any party, event or entertainment in the Apartment.

3.

REPAIRS AND CLEANLINESS

The LANDLORD will

- make sure that the premises are in a reasonably clean and habitable condition at the beginning of the tenancy agreement;
- maintain the premises in good repair.
- The TENANT:
- will not smoke within any apartment (6a,7,7a,7b) of the complex;
- will keep the premises in a reasonably clean and tidy condition;
- will not allow litter to accumulate in the common areas of the premises;
- will take care to avoid damage to the premises and any fixtures and fittings;
- will give notice to the Landlord of any damage to the premises as soon as the tenant becomes aware of the damage;
- upon receipt of reasonable notice, will allow the landlord or his agent to enter the premises to inspect the state of repair of the premises or the carry out repairs;
- Agrees to accept the terms and conditions as supplied by the landlord.

Signature of Landlord/Agent: _____

Name of Witness: _____

Signature of Witness: _____

Address of Witness: _____

Signature of Tenant(s): 1. _____

Name of Witness: _____

Signature of Witness: _____

Address of Witness: _____

Cleaning Charges for 2010/11 are as follows:

Apartment Cleaning €100 per person

Bedroom Cleaning €40 per person

Rubbish Removal €10 per bag

Carpet Cleaning €60 per bedroom/€20.00 per carpet tile.

Carpet Cleaning € 50 per hallway

Kitchen / Living Room Painting €180 per living room

Bedroom Painting €100

En-suite painting €90