

**SEVEN NORTH MALL STUDENT ACCOMMODATION COMPLEX.
LETTING AGREEMENT FOR ACADEMIC YEAR 2011/12.**

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 2011 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: 05/09/2011.

TERMS OF TENANCY: ACADEMIC YEAR 2011/12.

From: 05/09/2011 to 04/06/2012.

RENT AND DEPOSIT DETAILS

Rent: € ____ .00 for full academic year 2012. The payment schedule is in one or three installments. If paying in one installment the payment date is ____ August 2012. If paying in three installments the payment dates are:

Rent Payment Dates:

1 st Installment:	Tuesday 30 th August 2011. (1 st Years)	€ ____ .00
1 st Installment:	Friday 5 th August 2011. (All others)	€ ____ .00
2 nd Installment:	Friday 18 th November 2011.	€ ____ .00
3 rd Installment:	Friday 17 th February 2012.	€ ____ .00

Payment by: (please circle)

Cash Cheque Credit Transfer Bank Draft.

Bank payment details will be supplied if the payment method of choice is Credit Transfer.

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

Security Deposit due: €250.00 **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.

Energy Deposit (elect/gas) due: €400.00. Date to be Paid: ____ August 2011.

Note: This deposit pays for electricity/gas supply. 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.

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 house/ 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: _____

Terms & Conditions for 2011/12

The landlord and his/her agent shall be allowed access to the Apartment during emergencies or when he/she deems it necessary. The Apartment will be inspected on a monthly basis with prior notice. In particular, the student shall permit the landlord and his/her agent at all reasonable times to enter the Apartment and the room and examine the state of repair and condition thereof and to take an inventory of the furniture and effects. During such inspection the student shall if requested, vacate the Apartment to facilitate the carrying out of such inspection. Following such inspection the landlord and his/her agent may give notice to the student requiring the student to put the apartment into a proper state of cleanliness and/or repair and condition within 24 hours of the giving of such notice. If, following a further inspection at the expiration of the said period of 24 hours the Apartment has not been made good to the satisfaction of the landlord and his/her agent, the landlord and his/her agent shall be entitled to retain contract cleaners to make good all want of cleanliness and/or repair and in that event the student shall pay on demand to the landlord and his/her agent the costs, including VAT of such contract cleaners on the basis of the costs set out above.

Cleaning Charges for 2010/11 are as follows:

Apartment Cleaning: €100.00 per person Apartment Cleaning

Bedroom Cleaning: €40 per person

En-suite: €20.00 per person

Rubbish Removal: €10 per bag

Carpet Cleaning: €60 per bedroom

Carpet Cleaning: €80 per living room

Carpet Cleaning: €50 per hallway

Kitchen / Living Room Painting: €180 per living room

Apartment Corridor Painting: €100

Bedroom Painting: €100

En-suite painting: €90

Ripped/damaged couches: €100 per person

Sofa Cleaning: €100 per sofa

Chair Cleaning: €35 per chair