RENTAL AGREEMENT / TERMS & CONDITIONS

Please acknowledge below which property you will be renting a room from.

81-82 Marlborough Street,  []

Dublin 1.

46 Westland Row,

Dublin 2.                              []

Name and Home address of Resident…………………………………………

Mobile:……………………..

Email:………………………

Start date:……………

Depart date :…………

Rate per week /month…………        Room type:…………

Deposit Amount:

Term of stay:

1st September through to 31st May  []

Please tick if Summer accommodation []

Rental payment for academic year  1st Sep - 31st May. Payments/bank transfer  to be made in 3 instalments (see dates below).

1st September

24th November

25th  February

1st September

Summer accommodation must be paid in full on or before arrival date.

HOUSE RULES

Due to cover-19. No Guests are allowed on the premises

PARTIES AND EXCESSIVE NOISE

Be forewarned: The Management  will vigorously enforce all Lease provisions with regard to excessive noise and parties. You are bound  to be responsible for the behaviour and to respect the rights of other residents at Dublin Student Rooms.

After 10:00pm is considered quiet time.

Likewise, if you find that you are disturbed or bothered by the behaviour of other residents, and you have failed in your attempts to remedy the situation, please contact management and/or the police to allow us to address the situation. All complaints made to management will be held confidentially.

To keep the main entrance to the complex closed and locked at all times. Strangers should never be admitted. Suspicious activity should be reported immediately to :- Store Street  Garda Station – 0035316668000 or  Pearse street Garda station – 0035316669000.

ILLEGAL USE OF PREMISES

All residents agree not to engage in or permit unlawful activities. This includes under age drinking and illegal drug related activities in the rooms, hallways, common areas or grounds. It is prohibited to display notices, signboards and place cards of any kind on or in a window on the exterior of the building so as to be visible from outside. It is prohibited to erect satellite dishes / antennas

ALCOHOLIC BEVERAGES ON THE GROUNDS

Alcoholic beverages shall not be consumed  in the hallways, or in the common areas .

GARBAGE AND RECYCLING

All waste must be disposed of properly in the dumpster located conveniently in the rear yard. All glass must be cleared and left out in the basket for recycling. If bins are full please remove them to rear yard and replace with new bags provided.

LITTERING

Residents and guests shall not litter the common areas or grounds of the complex. Please keep all Common Areas clean and clear of  bicycles, prams or other objects in the entrance halls, staircases or  landings. Under no circumstances are bicycles to be wheeled through the Common Areas.  Such items may be considered abandoned and disposed of by the management.

ROOMS

Residents shall not store garbage on their rooms. Residents shall not hang laundry outside. For safety reasons, please do not hang or place plants directly on top of window cills. All rooms must be kept neat and clean. No laundry rails/lines allowed on landings. Use rear yard to hang washing only.

No BBQ`s allowed

No smoking within building (do not smoke at front door)

If you are not a resident at this property then you should not be on the premises.

The accommodation is for Dublin Student room`s residents only and no other. All day guests/visitors should be off the premises before 9pm.

No overnight guests allowed unless previously agreed with management, cost per person per night  €30 . If this condition is breached the management reserve the right to terminate your accommodation contract and seek full payment.

These rules must be in place as it is too difficult to manage the property and it is also a matter of  health and safety…Due to cover-19. No Guests are allowed on the premises

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Please comply with all of the above as it is for your own comfort and safety. Failure to comply and you are in breach of your agreement with Dublin Student Rooms. You will be asked to leave the accommodation and no payments will be refunded.

Important Notice / Kitchen Hygiene

Help keep the kitchen clean.

Please consider each other.

Do not leave the kitchen untidy after you use it.

Clean all items directly after you use them.

Do not leave items dirty for others to clean after you, ( continued offenders will be told to leave the accommodation without a deposit refund ).

You must CLEAN and DRY all the items you use and put them back from where you got them immediately, so as others may use them.

Put drying cloths back on stainless steel table.

There are cleaning products in the kitchen, please use them.

Be sure to put all unused food into the waste bins provided.

Do not leave old food in fridges or cabinets.

There are black plastic bin liners provided. If the waste bin is full please remove it and put it in the bin shed in the back garden.

Be sure to turn off all electrical appliances after use.

All glass waste must be washed and clean for recycling.

IF THE ABOVE PROCEDURE IS NOT FOLLOWED,THE KITCHEN FACILITIES WILL BE LOCKED, AND NO LONGER PROVIDED FOR YOUR USE.

Please note all  common areas of the buildings are covered with CCTV cameras and all necessary steps will be taken to identify any residents not adhering to the House Rules.

Please do not put items or pictures on the walls of your room. This is not allowed and those who do so will have to pay for the redecoration of the room. This will be deducted from your deposit.

RENTAL PAYMENTS

Academic year rentals 1st September /31st May to be paid by 3 instalments ,

Rents are payable :

1st September, 24th November and  23rd February.

Summer term  rents are to be paid in full on or before arrival.

DEPOSITS

A security deposit is payable by all residents. The deposit will be the same amount as your four weekly rent. Security deposits cannot be used as final payment.

Below please see a list of extra fees/charges if applicable. Note, there will be an extra fee charged for cleaning the kitchen, only if the residents allow the kitchen to become unclean or untidy. This clause is in place so as to make sure everyone keeps the kitchen clean for the next person to use.

Electrical heaters must not be on when rooms are unoccupied.

Replacement key charge €40.

Extra cleaning fees will be charged only if students ignore kitchen conditions and general guidelines.

Outside normal office hours/service €50 - €75 (if available)

No final cleaning fee will be charged if you leave the room the way you received it.

BOOKING DEPOSIT / CANCELLATION  FEES

A fee of €200 is non-refundable if cancelling a booking.

Booking cancelled with 12 weeks notice ......Deposit refunded less €200 booking fee.

Booking cancelled with 8 weeks notice ......75% deposit refunded less €200 booking fee.

Booking cancelled with 4 weeks notice.......50% deposit refunded less €200 booking fee.

Less than 4 weeks notice will result in total loss of full deposit .

Full Deposits are non refundable if agreements are broken.

An extra charge will apply to rents that are not paid on due dates, (deducted from security deposits)

KEY COLLECTION ARRANGEMENTS

Please provide us with plenty of notification of your arrival date and time. If you are arriving late we cannot guarantee that the accommodation will be available to you on that day. Please email/contact us 7 - 14 days before arrival.

Residents Signature

[info@dublinstudentrooms.com](mailto:info@dublinstudentrooms.com)

Chicko  00353862501690 Carmela 00353866066190  Fiona 00353868704271

Dublin student rooms, 81 Marlborough street,Dublin 1/ 46 Westland row,Dublin 2