

EXCHANGE ACCOMMODATION
Academic year 2011-2012 - Terms and Conditions

When you apply for a living unit in the University Halls of Residence, you agree to these terms:

1. Rental period

- 1.1 The minimum rental period is 3 months, the maximum rental period is 12 months.
- 1.2 It is only possible to rent
 - ° from the 1st or the 16th day of the month (except February: from the 1st or from the 15th),
 - ° until the 15th or until the last day of the month (except February: until the 14th or until the last day of the month).
- 1.3 Check in is not possible during weekends, except for weekends in February, July, August and September. In September, check in is only possible from the 19th.¹

2. Rental fees room

Rent: 383 EUR/month; deposit for room: 150 EUR; deposit for key and badge: 35 EUR.

3. Rental payment

- 3.1 The rent is due from the start of the reserved period.
- 3.2 The costs for the consumption of water, electricity and heating, provision of bed linen, cleaning of the common spaces, repair service, use of telephone and internet are included in the monthly rent.
- 3.3 The monthly invoice will be sent to the living unit. The tenant can make the amount payable to the Housing Department at any post office or any bank (when opening an account) in Ghent. Payments have to be made by bank installments and cannot be done beforehand.
- 3.4 Both deposits must be paid together with the first month's rent, within 10 days after signing your rental contract. Rent must be paid monthly, before the 5th of each month.
- 3.5 Both deposits will be reimbursed if all contractual obligations have been fulfilled and the room is left in conformity with the inventory of fixtures drawn up when the tenant took possession of the room. The reimbursement of both deposits will be made after termination of the tenancy agreement, unless the tenant has obtained an extension of the Agreement.

4. Use of the living unit

- 4.1 The tenant is not allowed to put the living unit at the disposal of third parties or to sublet it.
- 4.2 All units are single rooms. It is strictly forbidden to occupy the unit with more than one person.
- 4.3 The tenant must maintain the unit, including its furnishings, in a good and hygienic condition.
- 4.4 Animals are not permitted in the Residences except for guiding dogs of tenants with a functional restriction.

5. Social behaviour and sanctions

- 5.1 From 11 pm onwards, complete silence has to be observed in the whole building. During official examination periods, silence has to be observed in the daytime as well.
- 5.2 In case of theft, disturbance of the peace (including cases of alcohol or drug abuse) or misuse of the fire and security installations, the tenants can be sanctioned by the Rector of Ghent University. The sanction can be: a warning, cancellation of the tenancy agreement or contemporary / permanent expulsion.

6. Modifications and cancellations

In case of cancellation of reservation or in case you wish to change the period for which you made a reservation, please inform us at least one month before the start of the reserved period. Requests for changing the starting date, will not be accepted after this time and the rent will be due as from the original reserved date.

¹ With reservation, in case to none-completion within the stipulated time.