



Bohermore

Licence to Reside Agreement / Conditions of Occupancy

Swuite ISA (Bohermore) Ltd

Tel: 01 5413713 Email: info@swuite.com

Name: _____

Room Number: _____

Conditions of my Offer of Accommodation

All residents should read and understand the terms contained in this document before accepting any offer of Accommodation. In accepting the offer of residency, you agreed to abide by the Conditions of Occupancy.

To accept an offer of residency you will need to:

- Read and sign this document to show you accept the terms of this licence agreement
- Pay the first instalment of occupancy fees before the start date of your occupancy or the payment in full. Non-payment of fees will result in you not being allowed to move into your room and will result in your room becoming reopen for application.



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1. Definitions in this agreement:

'Accommodation' means the apartment allocated within the residence.

'Complex' shall for the purpose of this agreement include where appropriate (but not by way of exception) the Accommodation, and those portions of the Residence not hereby licenced together with the appurtenances thereto.

'Deposit' means the money paid by the Licensee in order to confirm their application for accommodation. The Licensor shall be entitled to deduct from the Deposit any monies owed by the Licensee due to damages caused by the Licensee within the Premises, Accommodation or Complex. At the end of the Occupancy Period any sum, including but not limited to the Deposit, held by the Licensor less the sum due in respect of the final account received and / or any other outstanding account shall be refunded to the Licensee ('the Balance') subject as hereinbefore appears. Suite Residencies cancellation and refund policies apply to all deposits paid. All policies can be found at www.swuite.com/bohermore

'Fines' means any fine imposed by Swuite ISA (Bohermore) Ltd on the Licensee due to breaches of this agreement.

'Licence Fee' means the Licence Fee as set out on the offer of accommodation and completed by the Licensee.

'Licence to Reside' means this licence and all terms incorporated within this agreement.

'Occupancy Period' means the Occupancy Period as set out in the Swuite Residencies Booking Forms as selected by the Licensee.

'Licensee' means the student identified by name and student number in the Swuite Bohermore Booking Forms on www.swuite.com/bohermore.

'Premises' means the apartment offered and includes the use in common areas and appurtenant thereto in the Complex at Swuite Bohermore.

'Booking Form' means the booking process the Licensee completes on www.swuite.com/bohermore.

'Swuite Bohermore management team' means the management in charge of Swuite Bohermore.

'Guarantor' – students need to name a guarantor when they make their booking if they select to pay by instalments. This person will need to agree to be their guarantor and sign the 'Licence to Reside'. A guarantor is someone over the age of 18 who takes joint financial responsibility for the residency and is liable to pay their fees if they are, for any reason, unable to pay an amount owed to Swuite ISA (Bohermore) Ltd. We have the right to pursue this person for recovery of outstanding monies so it is important the guarantor understands their liability.

1.1 Headings appearing in this agreement are for reference only, they do not affect its construction or interpretation.



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2. Licence to Reside

2.1 In consideration of the Licence Charge and the Fine / Damage Deposit as specified in the booking form, which is to be paid by or on behalf of the Licensee to the Licensor, The Licensor hereby agrees to licence and permit the Licensee to reside in the Accommodation and Premises specified, for the period specified on the Swuite Bohermore booking form subject to the covenants and conditions to be performed and observed by the Licensee during the Residency Period as specified in this Licence to Reside and its Schedule attached hereto. This agreement shall constitute a mere licence only revocable at the will of The Licensor and its sole discretion.

2.2 It is a condition of this Licence to Reside that the Licensee shall be

- a) A fully paid up registered student of a university / college in Galway
- b) Shall not be suspended or excluded from the university / college campus, property, facilities or courses of activities.

In the event of the Licensee not being a fully paid up registered student or being so excluded or suspended, then Swuite ISA (Bohermore) Ltd may revoke this agreement forthwith with immediate effect.

3. Accommodation Allocated

The accommodation is described in the 'email offer'. Where there is a common or shared space, occupants have joint responsibility for these areas.

4. Cancellation of accommodation (before commencement of licence period)

Should You cancel your booking within 24 hours of making a booking You will be refunded your Deposit in full.

Should You cancel your booking after 24 hours of booking but prior to the commencement of your Period of Residence You will be refunded your Deposit less an administrative charge of €50.

Students who do not officially cancel their booking will forfeit their entire deposit and the student will be held liable for any accommodations fees incurred, as the room cannot be given to another student while it is still held for the first student.

An official cancellation must be made by emailing info@swuite.com (cancellations by phone will not be accepted). A receipt of cancellation will be provided as confirmation via return email. If you do not receive a receipt please contact us immediately by telephone +353 (0)1 5413713 to ensure successful cancellation of your booking.

Please see our full cancellation policy at www.swuite.com



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5. Revocation of Licence to Reside and Fines

- 5.1 Should the Licensee;
- a) Commit a serious breach of this Licence to Reside; or
 - b) Conduct him/herself in a manner that is unlawful or seriously disruptive or anti-social; or
 - c) Charged with a criminal offence which in the reasonable opinion of Swuite Management is serious;
- Then the Licensor shall be absolutely entitled to revoke this licence to Reside forthwith and the Licensee shall vacate the Accommodation, Premises and Complex on seven (7) days' notice (or earlier if deemed appropriate) without prejudice to any other rights accruing in favour of The Licensor hereunder.
- 5.2 Should the Licensee be in breach of the terms herein contained then The Licensor as its sole discretion shall be entitled to levy a fine in such amount as it shall deem appropriate. If a decision is made to revoke your Licence to Reside you will forfeit any deposit and Licence Charge paid. Furthermore, if a student has their Licence to Reside revoked, they shall be barred from re-applying for student accommodation with Swuite at any time in the future.
- 5.3 The Swuite Bohermore management team shall be entitled to revoke the Licence to Reside or impose such a fine.

6. Surrender and Early Vacation

Occupancy of rooms may be surrendered with certain provisos.

Should this Agreement be terminated by you during your period of residence you will still be liable to pay the Licence Fee in full for the whole of the Period of Residence. Swuite ISA (Bohermore) Ltd will use reasonable endeavours to re-licence the Room and in the event that Swuite ISA (Bohermore) Ltd is able to re- licence the Room you will be entitled to receive credit for the balance of the Licence Fee (less your Deposit as referred to in this clause) paid by you in advance which corresponds to the Period in which the Room is re-licensed. However, the onus will be on the licensee to find a replacement applicant, Swuite ISA (Bohermore) Ltd has no obligation to find an alternative licensee.

Students who do not officially cancel their booking will forfeit their entire deposit and the student will be held liable for any accommodations fees incurred, as the room cannot be given to another student while it is still held for the first student.

An official cancellation must be made by emailing info@swuite.com (cancellations by phone will not be accepted). A receipt of cancellation will be provided as confirmation via return email. If you do not receive a receipt please contact us immediately by telephone +353 (0)1 5413713 to ensure successful cancellation of your booking.

The cancellation email should only be submitted to info@swuite.com once the resident has vacated the room.

Receipt of a cancellation email puts a process in place to turn the room around for rebooking.

Please note that any unremoved items in the room will be disposed of after this date and the disposal of same may incur a charge on the residents account.



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7. Right of Entry

- 4.1 The Licensee hereby acknowledges that it shall not have any right to exclusive possession of the accommodation, Premises and Complex and shall allow The Licensor or its duly authorised agent access to the Accommodation (once notice is given) to every part thereof and it is hereby expressly agreed that a nominee of The Licensor shall be a joint key holder of the Accommodation with the Licensee.
- 4.2 The function of the Swuite Bohermore management team, being a duly authorised representative of The Licensor charged with the orderly and harmonious running of the premises or of the complex may be fulfilled by any member of the staff who is duly authorised to fulfil such functions. From time to time additional or alternative rules may be issued by Swuite Bohermore management team and shall thereupon become binding on the Licensee.

8. Severability

- 5.1 This agreement is severable in that if any provision is determined to be illegal or unenforceable by any court of competent jurisdiction such provision shall be deemed to have been deleted without affecting the remaining provisions of this agreement.

9. Liability & Responsibility

9.1 General

A Licensee is required to:

- Not to permit the Accommodation, Premises or Complex to be used otherwise than for residential and academic purposes and in particular not to do or be involved (on the premises or in any part of the Complex) in anything unlawful, dangerous or likely to cause harm or be involved in any horseplay, games, diversions or any form of anti-social behaviour.
- Not to hold parties in the Accommodation, Premises or Complex save with express permission from Swuite Bohermore management team, nor to play musical instruments or radios, televisions or other sound producing apparatus in such a manner as to cause distraction or nuisance to other Licensees and in particular not between the hours of 11.30pm and 7.30am.
- Not to share possession of the Accommodation or Premises or any part thereof with any person other than those holding a similar Licence to Reside granted by The Licensor in respect of the accommodation or Premises only, or to permit the Accommodation or Premises hereby licenced to the Licensee to be occupied by any other person than those authorised as aforesaid during the term of this Licence to Reside.
- All Licensees must provide identification when requested to by security personnel.

9.2 Communal Areas

- To keep all furniture, fixtures and fittings in the Accommodation and Premises in good and proper repair and to pay the cost to The Licensor to replace such items of the same as may be broken or destroyed during occupancy of this Licence to Reside beyond normal wear and tear with items of equal value to the satisfaction of The Licensor and not to remove or permit the same to be removed from the Accommodation, Premises or from the Complex.



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9.3 Negligence & Consequential Loss

- **Swuite Bohermore accepts no liability for loss or damage to personal property or to articles of value, except where this arises as a result of negligence by Swuite or any of our employees or agents. RESIDENTS WILL NEED TO HAVE IN PLACE AN INSURANCE POLICY THAT COVERS LOSS OR DAMAGE TO YOUR PERSONAL PROPERTY DURING THEIR STAY.**
- Swuite Bohermore takes theft seriously, and if either a resident (including guest) or our staff suspect theft has occurred, this should be reported immediately to Reception, or through the dedicated telephone line to the House Manager, where the suspected incident will be investigated, and if necessary reported to the local Garda station. Our Team will then support the Gardai in any way we can.

9.4 Damage

- Not to hang, or permit to be hung or expose any clothes or other articles or to exhibit any sign board, poster or advertising matter or any placard, flag or banner outside or in the Accommodation and Premises by nails, tacks, screws, drawing pins or by any other method, or in the windows or on the doors thereof, and in particular not to affix any such or other item to the inside walls of the Accommodation and Premises (by agreement) by such means as shall not damage woodwork, paintwork or wall fabric.
- Not to cover wall vents/fans in toilets and kitchens as these are required for ventilation under Building Regulations. Ventilation is also important to avoid build-up of moisture and mould growth, particularly in kitchen and bathroom areas. All windows should be opened each day for a short period to allow proper ventilation of the apartment when the apartment is occupied.
- Not to place or cause any obstruction on or on the Accommodation, Premises or in any part of the Complex and in particular not to place any vehicles, motor cycles or bicycles therein or thereon save in such locations as may be designated for the parking or storing of same. (Bicycles not permitted inside buildings at any time).
- Not to store or keep or permit to be kept in or on the Accommodation, Premises or in any part of the Complex any dangerous, combustible or unlawful substance or materials whatsoever or weapons, imitation weapons or part of same (or plans to construct or avail of same) or other material likely to harm, alarm or likely to give rise to fear in others and to report immediately the presence of such substances, materials, weapons plans etc. to The Licensor.



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10. Accounts

10.1 Currency and Payment Methods

All accounts are payable in Euro. Deposit payments must be made through the electronic payment channel available on the booking platform www.swuite.com/bohermore AND instalment payments by bank transfer (details on page 16 of this document)

Residential Charges and Account Dates

Residential charges, other utility and service charges (where applicable) and the dates on which payments in respect of these are due are detailed on the booking platform www.swuite.com/bohermore.

10.2 Advance Rental Charge

To pay the Licence Fee and the Fine / Damage Deposit and all other monies payable hereunder without deduction whatsoever at the times and manner provided in the Booking and Charges Summary and where late payment arises, to pay in full all late payment charges and each instalment. It is acknowledged by the Licensee that the financial commitment is for the full period of this Licence to Reside and cancellation will not automatically trigger a refund or credit as per the refunds policy.

10.3 Late Payments

A late payment penalty charge may be applied in respect of overdue balances

10.4 Disputed Charges

In the event that the Licensee wishes to dispute any charge included on account or otherwise advised to the Licensee, written notice must be sent to the Licensor within two weeks of the date of the advice of charge. Disputed charges however must be paid by due date.

11. Occupancy

11.1 General

Licensees will have due regard to the Conditions of Occupancy and other guidance on living in Swuite Residencies. Such guidance will include information including the relevant '[Guide to Living in Swuite Residence](#)' and '[Swuite Management & Operational Plan](#)' published on the Swuite website; this document may be updated at any time and notification will be issued via our website or by email to all residents.

11.2 Residential Usage

- Accommodation is allocated to residents for residential occupancy only. It may not be used for the conduct of any business nor can it be used as a business address. Activities that are prohibited include performance rehearsals, meetings, any practical experiments.
- Only 1 guest per resident is permitted and the resident must take full responsibility for their guest at all times whilst on the Swuite premises.

11.3 Safety & Security

- To be bound by the rules and regulations and in particular, but not limited to, all fire safety regulations and regulations for the security or managed access system to the



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Complex and for the safe and orderly management of the Accommodation, Premises and Complex as may from time to time be imposed by The Licensor and to obey all such rules and regulations and any amendments thereto. Rules and regulations may be found both in this document and at ['Guide to Living in Swuite Residence'](#).

- To ensure that any electrical goods which are brought onto the property by the occupant are in proper working order and meet acceptable safety standards.
- Irrespective of how many "false alarms" have occurred Licensees must treat every alarm as an emergency. The unnecessary interference with fire safety equipment or the discharge of fire extinguishers is considered a serious act of vandalism. There will be a fine of €150 for each offence of tampering with the fire safety equipment. This fine will be levied against the individual responsible or equally against all occupants of the apartment or against the occupants of the block if the individuals cannot be identified.
- To do all things and take all reasonable steps to ensure that any breach of the Covenants and Conditions herein or a breach of any of the Statutory Rules and Regulations and particularly the Fire Safety and General Safety Regulations by any Licensee in their Accommodation, the Premises or within the Complex or any part thereof are brought to the immediate attention of The Licensor.

11.4 Fire Safety Equipment & General Safety

- All residents must take every reasonable precaution to guard against fire and to ensure that fire alarm systems are not accidentally activated. In particular residents are required to ensure that cooking fumes are contained within kitchens and do not reach adjacent detectors.
- Tampering with or misusing fire equipment or means of escape is a criminal offence and charges may follow. Disciplinary consequences may include revocation of Licence to Reside. Any person found activating a fire alarm or discharging an extinguisher without good reason, will be responsible for the costs that arise including all additional costs associated with making good any damage or necessary cleaning. In the event that equipment is damaged or misplaced the cost of replacing this equipment may be a charge against all residents having access to the area where the equipment was located.
- Standing charges in relation to the replacement cost of fire safety equipment will be published on the Policies & Procedures web page from time to time www.swuite.com
- Fairy lights — Please do not hang fairy lights inside of the Accommodation, Premises or Complex, they are a fire hazard.
- Not to interfere with or over-load any electrical apparatus installed in or on the Apartment including the premises and not to install any additional electrical wiring, gas piping or portable gas or paraffin heaters into the premises or the apartment or any other part of the complex.
- Candles, incense burners, aromatic oil burners, joss sticks (or similar) and chip pans are not permitted in any apartment.
- The Licensee acknowledges that any breach of the management's alcohol policy or other policy published by The Licensor concerning health and safety or other occupational issues and that behaviour encouraging or permitting such breaches at the Accommodation, Premises, or anywhere within the Complex may be treated as a serious breach of this Agreement.



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11.5 Security

- Residents are not to occupy, take possession of or accept key fob in respect of any other part of the Complex (including apartment occupied by another student); or
- Enter uninvited, the Accommodation of any other Licensee or of any other part of the Complex (other than permitted common parts). Furthermore, the Licensee agrees to comply with all procedures put in place by The Licensor in respect of the electronic managed access system to the Complex.
- The security of each apartment is the responsibility of the residents. Apartment doors must be closed at all times. Windows must be locked when vacating a room. Doors may not be wedged or held open. Please contact the management team immediately if you have concerns over your apartments security
- Swuite Bohermore have gates for your security. These gates are closed from 22.00pm until 7.00am. When the gates are closed the building is manned by security staff. They are here to help and if you require access or have any problems you should contact them via the intercom on the gates. The residents and registered guests will have to show ID in order to gain access.
- Swuite Bohermore has an extensive CCTV system covering the perimeter of the facility, all access points, the basement carpark and all public areas within the building. The CCTV will be monitored from reception. Residents must not interfere with or obscure CCTV cameras
- The building will be managed and monitored full time to ensure resident security and safety. Management will liaise with local Gardai to ensure adequate protocol is in place to deal with serious incidents.

11.6 Door Cards

- Residents are not to part with possession of the Accommodation and Premises or of the key fobs at the Accommodation and premises furnished by The Licensor for the purpose of gaining access to the Accommodation, Premises or the Complex
- Residents of Swuite Residencies can obtain replacement door cards from reception. There is an Administration Charge of €12.50 for each key fob. Where door cards are left in your accommodation in error, the management team will provide access.
- Furthermore, the Licensee agrees to report to The Licensor immediately the loss of any key fob and hand in immediately to The Licensor any other key fobs that come into the Licensee's possession
- **No other type of card should be used in the door card slots in apartments at any time, when you leave the apartment**
- **Access to Swuite building via basement car park is restricted from 9pm to 7am – for security purposes the main door is the only entry point between these times**

11.7 Health

- Any resident who contracts a notifiable communicable disease that may be spread by airborne infection to other residents sharing the Accommodation / Communal areas is required to notify the Licensor at the earliest opportunity.



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- Residents who may, because of a medical condition, self-administer medical treatments whilst in residence must take proper steps to dispose of any material which may constitute a hazard e.g. needles or other sharps; medical tubing or other waste. Under no circumstances may such material be placed in the domestic refuse collection receptacles.

11.8 Cleaning & Hygiene

- Not to throw or deposit or permit to be thrown or deposited, dirt, rubbish, rags or any other refuse in or on the Accommodation, Premises or any part thereof, or in any part of the Complex and at all times to make use of the common refuse centre provided on site in respect of such items for removal by The Licensor. This is located in the basement. It is strictly prohibited to place bags of waste in the bicycle sheds.
- to keep the interior of the Accommodation and Premises in a clean hygienic condition including all fixtures, fittings and installations and all drains and sanitary fittings and appliances and pipes in good and proper condition and not to damage the same and to indemnify The Licensor against claims arising out of damage thereto (Accommodation inspections will be carried out during the year and the Licensor retains the right to enter as required to ensure reasonable condition for any new student who could book a room at any time). The Licensor retains the right to access Accommodation and Premises as required for maintenance, surveying or any other purpose. The Licensor will ensure, where possible, to minimise occasions of access.
- **A fine will be imposed if a resident is caught littering the property**

11.9 Noise

- Between the hours of 11.00pm and 7.30am Swuite Bohermore will operate a period of 'quiet hours'. We will ask, and remind where necessary, that residents keep noise to a minimum within the property and also around and about the site and as you leave or return to the property.
- All students should be considerate regarding noise at all times and most particularly during exam times. Consideration is requested when playing musical instruments, stereo, hi-fi systems and televisions (if it can be heard outside of your apartment then it is too loud!).

11.10 Animals & Pets

- No dog or any other animal, reptile or insect or pet may be introduced or housed on the Accommodation, Premises or in the Complex.

11.11 Motorised Vehicles

- Car parking – a car parking permit can be applied for once you have been successful in acquiring residency at Swuite Bohermore. There are 50 car park spaces available and these will be allocated on a first come first served basis.
- All Vehicles are parked at the owner's risk and neither the Licensor or the Management accept any responsibility for loss or damage as a result of the use of the car park.
- Speed Limit - All Licensees who have registered their vehicle with us are reminded that there is a 15mph speed limit in place. If you are noted as speeding, you will be issued



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with a written warning. If your vehicle is noted speeding on a second occasion Management will revoke your parking permit and you will be asked to remove your vehicle permanently from the site. Speed ramps have been placed within the complex to eliminate speeding.

11.12 Overnight Guests

- All visitors to residential areas of the building must be accompanied by a resident and must sign a visitor register at reception. Visitors are permitted to stay overnight in the Licensee's apartments once they sign the visitor register.
- Visitors can contact residents via an intercom at the main entrance or reception desk. There is no provision for the resident to open the main entrance door through the intercom system and the resident must come to the door to greet their guest and follow the sign in protocol.
- **Only 1 guest per resident is permitted and the resident must take full responsibility for their guest at all times whilst on the Swuite premises.**

11.13 Quality Assurance Inspections & Maintenance of Standards

- In order to assure the maintenance of reasonable standards, to inspect the conditions of apartments and to check compliance with the conditions of occupancy, quality assurance inspections may be undertaken. Notice will be given when routine inspections are planned. Staff carrying out these inspections have the discretion to define acceptable standards and to judge compliance with such standards
- Where in the opinion of the inspecting staff an acceptable standard of cleaning and hygiene has not been attained, the Licensee will be given an opportunity to bring the accommodation up to standard. If on further inspection an acceptable standard has not been attained, cleaning will be arranged and the cost will be charged to the Licensee.

11.14 Furniture & Fittings

- Not to alter the nature of his / her occupation of the Accommodation without the prior express approval of The Licensor.
- To keep all furniture, fixtures and fittings in the Accommodation and Premises in good and proper repair and to pay the cost to The Licensor to replace such items of the same as may be broken or destroyed during occupancy of this Licence to Reside beyond normal wear and tear with items of equal value to the satisfaction of The Licensor and not to remove or permit the same to be removed from the Accommodation, Premises or from the Complex.
- Not to introduce any additional furniture (particularly settees or beds)
- Not to hang, or permit to be hung or expose any clothes or other articles or to exhibit any sign board, poster or advertising matter or any placard, flag or banner outside or in the Accommodation and Premises by nails, tacks, screws, drawing pins or by any other method, or in the windows or on the doors thereof, and in particular not to affix any such or other item to the inside walls of the Accommodation and Premises (by agreement) by such means as shall not damage woodwork, paintwork or wall fabric.



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11.15 Inventory, Defects

- An inventory of the items at the premises and the apartment will be signed by the Licensee within 5 working days where they agree that the said items and all fixtures and fittings are present in good order and condition. Failure to return the paperwork in the allotted time will signify you are in compliance with the said inventory.

11.16 Maintenance and Physical Works

- As circumstances require Swuite Bohermore management team shall during the currency of this Licence be entitled at its sole discretion to decorate the apartment and the Licensee shall cooperate promptly with The Licensor's requirement in this regard.

11.17 Maintenance

- Residents are expected to report defects as soon as practicable so that remedial action may be taken. The caretaker will be on call to attend to urgent problems requiring immediate attention after normal hours for reasons of health and safety only.

12. Privacy

Residents are entitled to privacy within their apartments except as provided for in these Conditions of Occupancy. Residents may expect (except in emergencies), to receive advance notice of a requirement to enter their rooms subject to the exceptions below:

- In the case of the operation and management of the Accommodation where there is a valid reason to enter rooms advance notice may not be given

13. Smoking

- The Licensee must adhere to a strict no smoking policy in all the apartments / communal area / complex in accordance with the Public Health (Tobacco) Acts 2002-2015. Your Licence to Reside may be revoked if you are found guilty of smoking on the premises – please use the designated outdoor smoking area.

14. Banners & Other Visible Material

- Residents are prohibited from exposing any bottles, containers or other articles in any windows within accommodation, nor hang, or permit to be hung or expose any clothes or other articles or to exhibit any signboard, poster or advertising matter, or any placard, flag or banner outside, in or on the accommodation or outside residences. This will apply to any material or action that may be deemed similar in nature.

15. Windows

- ENTRY / EXIT OF Swuite Residencies Complex — you are reminded that you are only permitted to enter and exit the Complex by the Main Entrance. Any resident who enters or exits by any of the neighbouring areas is trespassing on Private Property and may be prosecuted. Exit through the windows in any apartment is strictly forbidden. Any student doing so will be found to be in breach of their lease.
- Residents are prohibited from throwing any object from windows



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SCHEDULE 1 Licence to Reside Swuite Residences

SWUITE Apartment No.:

Apartment Type:

Floor:

By & Between

FIRST PART

By and Between: ISA Swuite (Bohermore) Ltd

Licensor Name: ISA Swuite (Bohermore) Ltd

Licensor Address: Block B, Maynooth Business Campus, Maynooth, Co Kildare

Licensor Tel No.: 01 5413713

SECOND PART

Licensee's Name:

Licensee Home Address:

Licensee Mobile & Home Phone Number:

Licensee's Student Number / CAO Number:

Licensee's Email:

THIRD PART

Guarantor's Name:

Guarantor's Address:

Guarantor's Mobile / Home Phone No:

Licensee's Email:



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SCHEDULE 2 OCCUPANCY FEES

Occupation Period

The occupation period will be from Saturday 1st September 2018 to Friday 31st May 2019. No refund of rent shall be made on early vacation of the premises. There will be a move in time allocated to you over the weekend (1st / 2nd September).

Occupancy Fee

One payment on signing of this agreement – 1st September 2018 to 26th January 2019: 20 weeks €

Second payment no later than 15th December 2018 – 27th January 2019 to 31st May 2019: 19 weeks €

Total: €

Or one total payment on signing of this agreement: €

Security / Damage Deposit

A deposit of €500 shall be payable to the Licensor at the signing of this agreement, to cover any damage caused to the premises, furniture, fixtures and fittings there in during the period of occupancy. The full cost of making good all such damage / loss shall be deducted from the security / damage deposit at the end of the period of occupancy, the Licensor will refund the €500 or such appropriate amount, to the Licensee by 27th July 2019 once final inspection has been carried out and your room has been left in good condition. This deposit will not be returned on early vacation of the premises.

Guarantee

The third part (" The Guarantor") hereby agrees to guarantee payment of all sums due to the Licensor in the event that the Licensee is in default of payment and further to indemnify the Licensor in respect of all damage to the Apartment and any of the Contents not covered by the Security / Damages Deposit.

| | |
|---|----------------------------------|
| Bank: Bank of Ireland | Bank Sort Code: 90-15-03 |
| Account Name: ISA Swuite (Bohermore) Ltd | Bank Account No: 37404543 |
| IBAN: IE77 BOFI 9015 0337 4045 43 | BIC: BOFIE2D |



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SCHEDULE 3 CONDITIONS OF LICENCE

Conditions of Licence

The Licensee has read the conditions of licence enclosed herewith and agrees to be bound by the terms and conditions therein defined. The Licensee also understands that any breach of the conditions of licence could result in expulsion from the property.

IN WITNESS WHEREOF the party of the first part has caused this present agreement to be executed by its duly authorised agent and in agreement of the terms and conditions therein the parties of the second and third part have set their hands on the day and year herein written.

Signed on behalf

PRINT NAME

Signed by Licensor

Licensor (First Party)

Signed by the Licensee

Licensee (Second Party)

Signed by the Guarantor

Guarantor (Third Party)

On the _____ day of _____ 2019