

SHERATON LODGE, GLASHEEN ROAD, CORK

LETTING AGREEMENT AND CONTRACT.

WHEN YOU SIGN THIS CONTRACT YOU ARE MAKING A LEGALLY BINDING COMMITMENT AND IT IS VERY IMPORTANT YOU READ THIS DOCUMENT CAREFULLY AND CONSIDER THE CONTENTS FULLY BEFORE SIGNING IT. IF THERE IS ANY ASPECT YOU ARE UNSURE OF PLEASE SEEK FURTHER ADVICE.

THIS AGREEMENT DATED _____ IS BETWEEN _____ AND A.HEFFERNAN/F.KELLEHER ,THE LANDLORDS . SHERATON LODGE, GLASHEEN RD, CORK APT NO _____

TENANTS POSTAL ADDRESS _____

MOBILE NO _____ HOME PHONE NO _____ PPS NO _____

WHAT COURSE IS STUDENT STUDYING _____

SIGNATURE AND DATE _____ DATE OF COMMENCEMENT OF TENANCY 1st SEPT DATE OF TERMINATION OF TENANCY 31st MAY

DEPOSIT OF €300 TO BE PAID IN FULL BEFORE KEYS ARE GIVEN TO TENANT

RENT 3700, plus 500 euros to cover gas, electricity, broadband and refuse charges. TOTAL €4,200 TO BE PAID IN TWO INSTALMENTS. €2,100 BY 1st SEPT and €2,100 BY 1st DEC NO REFUND FOR EARLY VACATION OF APARTMENTS.

ALLOCATION OF ROOMS IS AT THE DISCRETION OF THE LANDLORDS, ONLY EARLY PAYMENT OF DEPOSIT WILL RESULT IN HAVING A SPECIFIC ROOM, OR APT, eg, ENSUITE OR LARGER BEDROOMS.

BANK DETAILS RENT TO BE PAID BY 1st DAY SEPT AND 1st DEC BY DIRECT DEBIT TO THE ACCOUNT

Account details will be supplied on hard copy

€4200 INCLUDES ESB, REFUSE, BROADBAND, AND GAS, IF THE GAS OR ESB METER SHOWS EXCESSIVE USAGE COMPARED WITH THE AVERAGE OF ALL APARTMENTS, THEN THE TENANTS OF EACH APARTMENT WILL BE CHARGED ACCORDINGLY. A READING WILL BE TAKEN BY BOTH TENANT AND LANDLORD.

THE APARTMENT IS FULLY FURNISHED FOR THREE TENANTS ONLY. (NO GUESTS TO STAY OVERNIGHT) AND KEYS WILL BE PROVIDED WHEN DEPOSITS AND 1st PAYMENT IS PAID DEPOSITS ARE RETURNED AFTER THE PROPERTY IS VACATED([these will be sent to the tenants home address.](#)). THIS WILL BE THE MIDDLE OF JUNE DEPOSITS CANNOT BE USED TOWARDS PAYMENT OF RENT. THE PROPERTY WILL BE INSPECTED ON A REGULAR BASIS. NONE OF THE DEPOSITS OR RENT PAID ARE REFUNDABLE IF THE TENANT BREAKS THE CONTRACT OR FAILS TO TAKE UP OCCUPANCY OR FAILS TO STAY UNTIL THE END OF THE CONTRACT PERIOD.

ALL REPAIRS WILL BE CARRIED OUT QUICKLY, PLEASE CONTACT---Mary Heffernan 087-2386304 -.Aidan Heffernan 087-6209854 A FULL INVENTORY WILL BE TAKEN AT THE START AND END OF EACH ACADEMIC YEAR TO ENSURE THAT ALL EQUIPMENT IS IN PLACE AND SO AVOID DISPUTES. INSURANCE OF THE TENANTS PROPERTY IS SOLELY THE RESPONSIBILITY OF THE TENANT

THE LANDLORD WILL NOT BE RESPONSIBLE FOR ANY PROPERTY THAT IS DAMAGED OR STOLEN. THE TENANT IS RESPONSIBLE FOR LOSSES OR THEFTS. IF THE PREMISES ARE NOT BEING MAINTAINED PROPERLY, ARE BEING DAMAGED, OR IF THE CONTRACT IS BROKEN IN THIS OR SOME OTHER WAY, THE TENANT WILL HAVE TO LEAVE THE PREMISES IMMEDIATELY AT THE REQUEST OF THE LANDLORD. THE LANDLORD MAY BRING PROSPECTIVE TENANTS TO VIEW THE PREMISES FROM TIME TO TIME, AND WILL GIVE NOTICE OF SUCH VISITS. YOUR ASSISTANCE IN THIS REGARD WOULD BE APPRECIATED.

REFUSE BINS AND FULL RECYCLE BAGS WILL BE PUT OUT FOR COLLECTION BY THE LANDLORD. THE TENANTS MUST KEEP THE AREA CLEAN AND FILL ALL BOTTLE BINS CORRECTLY. eg WHITE GLASS AND GREEN GLASS BOTTLES MUST NOT BE MIXED.

- THESE RULES ARE INTENDED TO ENSURE YOU GET BACK 100% OF YOUR DEPOSIT. THE APARTMENT IS GIVEN IN EXCELLENT CONDITION, FAILURE TO RETURN IT IN THE SAME STATE OF REPAIR AND CLEANLINESS, OR IF SOME ITEMS ARE MISSING OR DAMAGED, THE COST WILL BE TAKEN FROM THE DEPOSITS.

- SMOKE ALARMS SHOULD BE CHECKED MONTHLY -----ALARM NO [2213 RESET]

- DEEP FAT FRYING IS NOT ALLOWED DUE TO THE DANGER OF KITCHEN FIRES.

- DO NOT ALLOW FOOD ITEMS, FAT OR OIL TO ESCAPE INTO THE SINK OR OTHER PIPES, IF THIS HAPPENS THEY MAY GET BLOCKED AND THE TENANTS WILL HAVE TO PAY TO HAVE THEM FREED.

- BIN LINERS MUST BE USED IN ALL BINS.

- DON'T STICK POSTERS ON WALLS, THE WALLS WILL HAVE TO BE PAINTED

- PLEASE KEEP FRIDGE CLEAN AS IT IS BEING USED BY THREE TENANTS

- PLEASE KEEP COOKER CLEAN, ALSO CLEAN THE TOASTER, KETTLE, MICROWAVE, PLEASE CONSIDER THE OTHER PEOPLE IN THE APARTMENT WHO WILL USE THESE AFTER YOU

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- THE BATHROOM HAS TO BE KEPT CLEAN FOR THE HEALTH OF THE OTHER OCCUPANTS

- DO NOT DISPOSE OF ANY UNSUITABLE MATERIALS IN THE TOILETS,, OTHERWISE THE SEWAGE PIPES MAY BLOCK AND THE TENANTS WILL HAVE TO PAY FOR FREEING THEM. PLEASE USE A SHOWER MAT IN THE SHOWER AT ALL TIMES.

- PLEASE READ THE INSTRUCTIONS BEFORE USING THE WASHING MACHINES. CLEAN THE FILTER EVERY TIME IT IS USED.

- KEEP THE GARDEN IN GOOD ORDER, NO B.BQ'S, OR FURNITURE OUTSIDE

- **PLEASE LOCK FRONT AND BACK DOORS AT ALL TIMES - IN THE INTEREST OF YOUR OWN YOUR SAFETY.**

- If items are broken in tenants bedroom the tenant is responsible for costs, if items are broken in the bathroom, hall or kitchen/sitting room the costs will be divided by the **three** tenants if there is a dispute as to whom is responsible.

- ROOMS ARE NOT AVAILABLE EITHER BEFORE OR AFTER THE AGREED CONTRACT DATES.

- ALL RENT IS DUE ON THE DATES ADVISED TO YOU WHEN YOU MOVED IN, IT IS THE TENANTS DUTY TO ENSURE THE LANDLORD IS PAID IN FULL ON ALL DUE DATES. . IF CHARGES FOR LATE PAYMENT OF RENT ARE UNPAID THEY WILL BE DEDUCTED FROM YOUR DEPOSIT.

WHEN VACATING THE APARTMENT THE TENANTS MUST LEAVE THEIR BEDROOMS CLEAN INCLUDING WINDOWS FLOORS AND SHELVES.

THE KITCHEN FLOOR, WINDOW SILLS, WINDOWS, CUPBOARDS, SHELVES, FRIDGE, COOKER, MICROWAVE, SINK, WALLS AND FURNITURE CLEAR OF ALL MARKS, BATHROOM FLOOR, WINDOW SILLS AND WINDOW, SINK, TOILET, SHOWER TRAY AND PLUG HOLE FREE OF DEBRIS,

PLEASE MAKE A LIST AND DIVIDE JOBS TO BE DONE BY EACH TENANT AND IT WILL TAKE VERY LITTLE TIME TO FINISH CLEANING THE APARTMENT

WE CONTRACT CLEAN THE APARTMENTS ONCE ALL RESIDENTS HAVE LEFT, IF THEY ARE NOT LEFT CLEAN AND TIDY THERE WILL BE A CHARGE OF 75 EUROS FROM EACH TENANT, WHICH WILL BE DEDUCTED FROM YOUR DEPOSIT.

NO REFUNDS OF RENTAL OR BOOKING DEPOSIT WILL BE MADE IF THE STUDENT DECIDES TO LEAVE BEFORE THE PERIOD OF RESIDENCE IS COMPLETE

PUBLIC PARKING IS AVAILABLE ON GLASHEEN ROAD. A LIMITED NUMBER OF PRIVATE PARKING SPACES ARE AVAILABLE

INTERACTIVE MULTI LOCK KEYS COST 50 EUROS EACH TO REPLACE BY SPECIAL ORDER. PLEASE BE CAREFULL WITH YOUR KEYS.

THIS IS A NO SMOKING COMPLEX

WE EXPECT EACH STUDENT'S BEHAVIOR TO BE CONDUCIVE TO SHARING SHERATON LODGE WITH OTHER STUDENTS AND LOCAL RESIDENTS, BOTH AS A HOME AND AS A STUDY AREA.

WE ARE HERE TO ENSURE THAT YOU HAVE A PLEASANT AND SAFE APARTMENT WHILE STUDYING IN CORK.

THANK YOU. MARY AND AIDAN HEFFERNAN.