

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 _____

WHAT COURSE IS STUDENT STUDYING _____

SIGNATURE AND DATE _____ PPSN NO _____

DATE OF COMMENCEMENT OF TENANCY_1st SEPT

DATE OF TERMINATION OF TENANCY__31ST May

CAR REG _____ COLOUR _____ MAKE _____

DEPOSIT OF €400 TO BE PAID IN FULL BEFORE KEYS ARE GIVEN TO TENANT

RENT to cover **gas, esb, UPC 50MG broadband , refuse charges, T.V. licence, Property tax**

TOTAL RENT TO BE PAID IN TWO INSTALMENTS. on 1th SEP and on 1ST DEC OR FIVE

INSTALMENTS ON 1ST SEPT, OCT, NOV, DEC AND JAN. NO REFUND FOR EARLY

VACATION OF APARTMENTS.

NO LARGE APPLIANCES ALLOWED. E.G. LARGE TV SCREENS, HEATERS FRIDGES, ETC. THIS WILL RESULT IN AN ESB SURCHARGE FOR THE 3 STUDENTS..

BANK DETAILS

RENT TO BE PAID 1ST DAY SEPT AND 1ST DEC BY **DIRECT DEBIT TO THE ACCOUNT OF FRANCIS KELLEHER & AIDAN HEFFERNAN**

AIB. PASSAGE WEST. CO. CORK ACCOUNT NO :51650183 SORT CODE: 93 4348

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 EXCESS WILL BE DEDUCTED FROM YOUR DEPOSIT.

THE APARTMENT IS FULLY FURNISHED FOR THREE TENANTS ONLY. (NO GUESTS TO STAY OVERNIGHT) AND KEYS WILL BE PROVIDED WHEN ALL DEPOSITS ARE PAID. DEPOSITS ARE RETURNED AFTER THE PROPERTY IS VACATED([these will be sent to the tenants home address.](#)). IN THE 3RD WEEK 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 IS REFUNDABLE IF THE TENANT BREAKS THE CONTRACT OR FAILS TO TAKE UP OCCUPANCY OR FAILS TO STAY UNTIL THE END OF THE CONTRACT PERIOD.

THE ALLOCATION OF ROOMS IS UP TO THE DISCRETION OF THE LANDLORD. BUT SPECIAL REQUESTS WILL BE CONSIDERED.

ALL REPAIRS WILL BE CARRIED OUT QUICKLY, PLEASE CONTACT- Mary Heffernan 087-1035636---

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 RECEIVE A VERBAL WARNING, ONE WRITTEN WARNING AND THE U.C.C ACCOMMODATIONS OFFICE WILL BE NOTIFIED. AFTER WHICH, 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.

- ⌚ 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.
- ⌚ THE ROOMS HAVE BEEN GIVEN IN A SPOTLESS CONDITION SO IF MOULD IS FOUND IT IS THE TENANT WHO IS RESPONSIBLE FOR NOT VENTILATING THE ROOM. WINDOWS AND VENTS SHOULD BE LEFT OPEN WHEN VACANT. BATHROOM WINDOWS SHOULD BE LEFT OPEN AFTER SHOWER USE. WHEN GOING ON HOLIDAYS WINDOWS AND VENTS SHOULD BE LEFT OPEN, HEATING TURNED OFF AND FRIDGES DEFROSTED.
- ⌚ 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
- ⌚ 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. A €10 CHARGE PER DAY OF EVERYONE IN THE BLOCK MAY BE NECESSARY IF THIS PERSISTS.**
- ⌚ 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

IF THE APARTMENTS ARE NOT LEFT CLEAN THERE WILL BE A CHARGE OF 150 EUROS, WHICH MA 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

THERE WILL BE ONE CAR SPACE FOR EACH APARTMENT ON A FIRST COME BASIS. THAT MEANS 8 CAR SPACES ONLY FOR RESIDING STUDENTS, ON PRODUCTION OF VEH REG CERT, NOT FOR RELATIVES OR FRIENDS.

PLEASE BE CAREFUL WITH YOUR KEYS.

INTERACTIVE MULTI LOCK KEYS COST €100 EUROS EACH TO REPLACE BY SPECIAL ORDER.

THIS IS A NO SMOKING COMPLEX

AUTOMATIC RENEWAL OF LEASE IS NOT GUARANTEED AND IS WHOLLY DEPENDENT ON CONDUCT DURING THE LAST TERM, AND WHOLE APT BEING RETURNED IN A SPOTLESS CONDITION.

WE EXPECT EACH STUDENT'S BEHAVIOR TO BE CONDUCTIVE TO SHARING SHERATON LODGE WITH OTHER STUDENTS AND 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 FROM AIDAN AND MARY HEFFERNAN