



MYM STUDENTS HALL Ltd

[also known as VP HOSTEL]

Address: 18, Chris Englezou Str. Ayios Dometios 2370
Nicosia, CYPRUS

Website: WWW.VPHOSTEL.COM

WWW.MYMHALL.COM

Lease Agreement

This agreement is made between the Manager, on behalf of the MYM STUDENTS HALL and the Tenant:

The manager: VRAHIMIS PETRI Mobile no.: 00357 99-678212
Email: vrahimis.petri@cytanet.com.cy

The tenant:

Name: **Tel:**.....
..... **Email:**.....

Home address:

.....
.....

Country:

Place of study/work/Erasmus:

- University of Nicosia (UNIC) (Intercollege)
- European University Cyprus (EUC) (Cyprus College)
- UNDP (ACT), UNHCR
- Embassy
- Other

Apartment: Single Room.....
Twin Room.....

Rent: €.....(Euro) per month, payable monthly in advance.

Occupancy period: From Until

Deposit: €.....(Euro).

This deposit will be returned at the end of the occupancy period, provided no damage were caused to the property and its equipment (fair wear and tear allowed) during the resident's stay. (See §16)

The tenant agrees:

- 1) To pay the above rents on the days and in the manner aforesaid.
- 2) If the rents hereby agreed or any part thereof shall not be paid within SEVEN days after becoming payable then the Manager has the right to terminate this agreement and to take possession and re-let the said apartment.
- 3) To pay a) the room Electricity in excess of the allowance (100 kW/h per month for Single room and 150 kW/h for Twin bedroom)
 and b) the Room water supply, in excess of the allowance in each case, as shown by the respective meters and as allocated in each case.
- 4) The above rent includes the common expenses for cleaning of all communal areas, and for the electricity and water supply to the common areas as well as the maintenance of Kitchen/dining rooms. The rent also includes Municipality taxes for garbage.
- 5) To use the demised premises as residence only and by the tenant only.
- 6) Not to assign, underlet or part with the possession of the demised premises or any part of this without the written consent of the Manager of the Hall.
- 7) NO visitors or guests are allowed to stay overnight unless a written permission is obtained from the Manager.

NO visitors are allowed in the Hostel after midnight and before 8 am in the morning.

- 8) The host resident has full responsibility for his visitors/guests and their actions, and the host resident is responsible and will pay for any damages caused by his guests/visitors.
- 9) Not to bring into the Hall or keep in the apartment any type of Pet such as dogs, cats, fish, birds, etc., without the written permission of the Manager.
- 10) Excessive noise from activities and/or behavior that disturbs and distracts other tenants (students) and prevents them from studying, resting or sleeping is not allowed at all times. No noise or other sounds must be heard outside your room especially between the hours 20.00 and 08.00. You are kindly asked to keep the volume of stereos, DVD players, laptops, Skype, etc. at a reasonable low level.
- 11) Residents are expected to clean their own apartments and maintain good standards of hygiene in all common areas. The tenant is expected to clean and remove from the Kitchen/dining room all his dishes, plates, kitchen utensils, etc. after every use. Any unwashed dishes, cups, etc. left in the sink will be removed by the cleaners. The management staff will make periodic tests for cleanliness and safety of all rooms and common areas.
- 12) The Management is responsible for cleaning of all the common areas, kitchens/dining rooms, corridors and stairs.
- 13) Smoking; For the comfort and safety of all residents, a no smoking policy operates in all communal areas. The Hostel is fitted with smoke detectors. Residents are permitted to smoke on the verandas and outside the rooms.
- 14) The management will not be responsible for any accidents that may occur within the premises of the Hall of Residence. Tenants are responsible for the safety and proper functioning of all the equipment in their room. They will be charged extra for any damages that may occur.
- 15) The Management has the responsibility of making periodic checks of all communal areas and rooms of the Hostel, for safety and security, if and when it considers necessary. The tenant will

permit the Manager or his employee to enter and inspect from time to time and at reasonable times, except in emergency cases, always respecting the privacy of the tenant.

- 16) The Reservation Deposit is Non-refundable if you change the dates of your reservation. Reservations are made for a specific tenancy period; If you check-in after the start of the tenancy period or decide to leave before the end of this period, for whatever reasons, then you will still have to pay the rents for the whole of the contracted period. This time period must be respected.
- 17) To deliver the premises when the Contract of Lease expires, in the same condition as initially received.
- 18) This Lease Agreement is strictly for the period specified on the contract. By signing this you are agreeing to the terms and conditions and the payments outlined and you are entering into a legal binding agreement for the duration of the tenancy. It should be noted that should you wish to move out of the Hall before the expiry of your tenancy you will still be liable for the rent of your room, unless:
- a) Another tenant can be found (subject to the approval by the Manager) to replace you
 - OR b) In special cases and subject to approval by the Manager, give one month's written notice and pay the rent for the two months following the date of leaving as compensation.

In either case the Manager will terminate the contract and release the student/guardian from his legal responsibilities.

- 19) Residents are expected to abide by the rules and regulations of the Hall, always in the spirit of providing an environment where they can live happily and study successfully in a quiet, safe and comfortable place.

Parties: NO group parties are permitted under any circumstances at any time in any area of the Hall.

- 20) Action will be taken against those not abiding by any of these regulations and may expel the tenant from the Hall without any prior warning.

Date: _____

Resident:

Tenant / Guardian:

Witness:

Manager:

(for MYM STUDENTS HALL LTD)