Terms & Conditions of intermediary services for the temporary and furnished housing of Students at HU University of Applied Sciences 2019-2020

Definitions of terms

0.1 Exchange and Visiting students: international (non-Dutch) students who temporarily take courses at HU University of Applied Sciences, with the intention of having their results recognized by their home universities, and who do not yet live in the Netherlands. Exchange and Visiting students, hereinafter will be called students.

0.2 Long stay students: international (non-Dutch) students that are enrolled at HU University of Applied Sciences with the intention of obtaining a Hogeschool degree and need a visa to be able to stay/study in the Netherlands or who applied through an agent. Long stay student, hereinafter will be called students.

0.3 SSH: a housing corporation specialised in letting furnished accommodation, who perform the Intermediary services for temporary housing.

0.4 HU University of Applied Sciences: a legal entity established under the laws of The Netherlands and governed by public law under section 1.8 of the Higher Education and Research Act (Wet op het hoger onderwijs en wetenschappelijk onderzoek) and having its registered offices at Padualaan 101, Utrecht, the Netherlands.

0.5 Application: the online request for housing by one student for the prescribed fixed period of time.

0.6 Accommodation: the fully fitted and furnished room or apartment.

0.7 Rental period: the period during which student and lessor have agreed to rent (out) accommodation.

0.8 Term of residence: the period between arrival and departure.

0.9 Contact person: The representative of the faculty where the student will be enrolled.

Basic Principles

1.1 SSH aims at maintaining a good price-quality ratio of their furnished accommodation.

1.2 SSH acts as intermediary in finding accommodation for international students as referred to in article 0.1 and 0.2, studying at HU University of Applied Sciences. The reservation fee for this service is € 77.50 per reservation.

1.3 The rental contracts are for a fixed period of time only. Cancellation after commencement of the rental period is not permitted, except for cases provided for by Article 2.8. The fixed rental periods students can apply for are:

- Fall Semester: 31 August 2019 - 31 January 2020
- Spring Semester: 1 February 2020 - 30 June 2020

1.4 By reserving accommodation through SSH, student gives permission to provide his or her personal data to the city of Utrecht for the purpose of city registration. Registration with the city is always the student’s responsibility.

1.5 In accordance with these conditions, SSH acts as intermediary only for Students at HU University of Applied Sciences. For more information about the practical details look at www.sshxl.nl/en

Conditions for students

2.1 Students have to register online via www.sshxl.nl/en. Correct registration is always the student’s responsibility.

2.2 Applications may only be submitted for a prescribed fixed period of time (see article 1.3). The contact person will review the online application as soon as possible after the student’s application and approve it if correct.

2.3 Reservations only become definite once a Reservation Confirmed Email has been sent by SSH. This email is sent after the complete down payment has been received by SSH and the student has agreed to the rental contract plus the pertaining Terms & Conditions of intermediary services for the temporary and furnished housing of Students at HU University of Applied Sciences. SSH maintains the right to deviate from the confirmed reserved accommodation and to reserve another accommodation at the same location similar in rental cost.

2.4 The non-refundable down payment consists of the reservation fee of € 77.50, the one-off tax fee (9% of the total rent amount during the rental period) plus the rent according to the following schedule:

<table>
<thead>
<tr>
<th>Rental Period</th>
<th>Down payment Rent</th>
</tr>
</thead>
</table>

2.5 The complete down payment must be paid by Visa or MasterCard within 24 hours after making the online reservation.

2.6 If students cancel their reservation before the intended start of the rental period, or if the student fails to show after the rental period has started, the rental agreement will be terminated and the student will not be refunded the down payment irrespective of the reason(s) for cancellation.

2.7 Cancellation after commencement of the rental period is not permitted, except for cases provided for by article 2.8.

2.8 It is not possible to cancel a rental contract after commencement of the rental period, except in the following circumstances, and subject to verification and confirmation by HU University of Applied Sciences: (I) death, sudden serious illness or a serious accident of the student or first/second degree family members, or (II) the unforeseen withdrawal of the student’s residence permit (if required) by the proper authorities. Moreover, cancellation of the contract is only allowed if the abovementioned circumstance leads to a termination of enrolment.

2.9 A claim for cancellation must be made through the contact person at the student’s faculty. A claim must be supported by documented proof. Each claim is assessed individually. In case of proven circumstances as described in 2.8, and if verified and admitted by HU University of Applied Sciences, cancellation is permitted as
per the first day of the month following the date on which the claim for cancellation is approved and with one month’s notice.

2.10 The monthly rent payments will be direct-debited from the bank account number as registered on the registration form. Only applicable to students from SEPA countries*. You can also pay your rent via your secure payment environment on your personal MySSH page. Your rent must be made payable to SSH, before the first day of each month.

2.11 Once students have moved into their accommodation they may request to move to another SSH accommodation within the HU University of Applied Sciences ShortStay Accommodation offerings for their students. The moving fee is 75 euros. A written request must be sent to SSH.

The following House Regulations apply once the rental agreement between the Student and SSH is established

3.1 Students are responsible for cleaning their own room/apartment. If you wish, SSH can arrange a cleaning company to take care of the cleaning for you. SSH or the cleaning company will bill you for this service.

3.2 It is not allowed to keep pets. SSH does not guarantee that no pets are kept in mixed SSH ShortStay accommodations and Regular SSH residences.

3.3 Smoking is not allowed in any of the accommodations that are dedicated SSH units. This applies both for individual rooms as communal areas.

3.4 The maximum period a guest can stay over is 3 nights. After this period the guest needs to find his/her own place to stay.

3.5 It is not allowed to sublet the accommodation to a third party.

3.6 According to the Dutch fire regulations the hallway and passages must be kept clear at all times. Therefore bicycles or any other objects that obstruct entrances or exits will be removed instantly (you will be billed for all costs made).

3.7 It is not allowed to make (mechanical) noise after 22.00 h.

3.8 Unless otherwise indicated, it is not permitted to make any holes in the walls of your room/apartment. The application of stickers or wall painting is also strictly forbidden.

3.9 SSH and its authorized representatives reserve the right to enter residents’ rooms/apartments at all times to handle service requests, perform maintenance, do an inspection or in case of an emergency.

* List of countries and territories which are part of the jurisdictional scope of the SEPA Schemes: Åland Islands, Austria, Azores, Belgium, Bulgaria, Canary Islands, Croatia, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, French Guiana, Germany, Gibraltar, Greece, Guadeloupe, Guernsey, Hungary, Iceland, Ireland, Isle of Man, Italy, Jersey, Latvia, Liechtenstein, Lithuania, Luxembourg, Madeira, Malta, Martinique, Mayotte, Monaco, Netherlands, Norway, Poland, Portugal, Réunion, Romania, Saint Barthélemy, Saint Martin (French part), Saint Pierre and Miquelon, San Marino, Slovakia, Slovenia, Spain, Sweden, Switzerland, United Kingdom