Conditions of intermediary services for the temporary housing of international FT Master Students at TIAS School - 2019 -2020

General – Definitions of terms
0.1 International TIAS Students: students who are enrolled in Master programmes at TIAS with the intention of obtaining a degree. Accommodation is offered for a fixed period of 12 months.
0.2 SSH: a housing corporation specialized in letting furnished accommodation, the lessor of the accommodation.
0.3 Contact Person: The representative of TIAS.
0.4 Application: the online request for housing by one student for the prescribed fixed period of time.
0.5 Term of residence: the period between arrival and departure.
0.6 Accommodation: a fully fitted and furnished room or apartment.
0.7 Rent Period: the period during which student and lessor have agreed to rent (out) accommodation.

Basic principles
1.1 SSH aims at maintaining a good price-quality ration of their furnished accommodation.
1.2 SSH acts as lessor of the temporary accommodation for students.
1.3 The brokered tenancy agreements 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 period international TIAS students can apply for is: 15 August 2019 – 14 August 2020.
1.4 In accordance with these conditions, SSH acts as lessor only for International TIAS Students. For more information about the practical details land long term accommodation, please see https://www.tias.edu/en/ or www.sshxl.nl/en.

Conditions for students
2.1 Students have to register on-line via www.sshxl.nl/en. Correct registration is always the student's responsibility.
2.2 Applications may only be submitted for the fixed rental period (15 August – 14 August, see article 1.3)
2.3 The contact person will review the online application as soon as possible after the student’s application and approve it if correct.
2.4 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 for the temporary and furnished housing of international FT Master Students at TIAS that apply to the rental contract. SSH maintains the right to deviate from the confirmed reserved accommodation and to reserve another accommodation at the same location similar in rental cost.
2.5 The non-refundable down payment consists of the non-refundable reservation fee of 77,50 euros plus the rent according to the following schedule. The complete down payment must be paid by Visa or MasterCard within 24 hours after making the online registration.

<table>
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<tr>
<th>Rental Period Predikherenstraat 19a</th>
<th>Down payment Rent</th>
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<tr>
<th>Rental Period Alexander Numankade 1</th>
<th>Down payment Rent</th>
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* Start date can be different. Start date is mentioned correctly in housing agreement. Down payment rent for August 2019 will be adjusted in case start date is not 15 August 2019.

2.6 If a student cancels their reservation before the intended start of the rental period or 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 In exceptional cases, cancellation after the date of commencement is possible. There are: (i) death, serious illness or a serious accident of students or first/second degree family members, (ii) the unforeseen refusal to grant or the withdrawal of the necessary visa by the proper authorities, (iii) a negative binding advice on continuation of studies. In these instances it is possible to cancel the rental agreement from the first day of the month with one month's notice. A claim for cancellation must be made through your contact person. 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 TIAS, cancellation is permitted as per the first day of the month following the date on which the claim is approved and with one month's notice.
2.9 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.
2.10 Once students have moved into their accommodation they may request to be moved to another SSH accommodation within the reserved offerings for TIAS 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 and together with other students responsible for the cleaning of the common areas. Upon students’ request, SSH can arrange a cleaning company to take care of the cleaning. SSH or the cleaning company will bill students for this service.

3.2 It is not allowed to keep pets.

3.3 Smoking is not allowed in any of the accommodations that are dedicated SSH reserved housing accommodations. 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 or to transfer the rental contract 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 (students will be billed for all costs made).

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

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