

**Terms & Conditions for the temporary and furnished housing of Full Degree Bachelor/Master/Pre-Master Students at Rotterdam University of Applied Sciences (RUAS)**

**General – Definitions of terms**

- 0.1 **Full Degree Bachelor/Master/Pre-Master Students** are international (non-Dutch) (pre) bachelor/master students who are enrolled in an international bachelor/master’s degree programme at Rotterdam University of Applied Sciences (RUAS) with the intention of obtaining a degree, and who do not yet live in the Netherlands, hereinafter will be called **students**.
- 0.2 SSH: a housing corporation specialised in letting furnished accommodation, the lessor of the accommodation.
- 0.3 Rotterdam University of Applied Sciences (RUAS): 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 Museumpark 40, Rotterdam, the Netherlands.
- 0.4 Contact person: the representative of the representative of Centre of International Affairs at RUAS.
- 0.5 Application: the on-line request for housing by one student for the prescribed fixed period of time.
- 0.6 Term of residence: the period between arrival and departure.
- 0.7 Accommodation: a fully fitted and furnished room or apartment.
- 0.8 Rental 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 temporary accommodation for international students as referred to in article 0.1 studying at Rotterdam University of Applied Sciences. The reservation fee for reserving a temporary accommodation is 120 euros per reservation and needs to be paid to SSH (see article 2.5)
- 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 2.9. The fixed rental periods students can apply for are:
  - Fall Semester; 1 August 2018 – 8 February 2019
  - Full Year; 1 August 2018 – 31 July 2019
  - Spring Semester; 9 February 2019 – 31 July 2019
- 1.4 In accordance with these conditions, SSH acts as lessor only for Full Degree Bachelor/Master/Pre-Master Students. For more information about the practical details look at [www.rotterdamuas.com](http://www.rotterdamuas.com) or [www.sshxl.nl/en](http://www.sshxl.nl/en)

**Conditions for students**

- 2.1 Students have to register on-line via [www.sshxl.nl/en](http://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).
- 2.3 The contact person will review the on-line application as soon as possible after the student’s application and approve it if correct.
- 2.4 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 Full Degree Bachelor/Master/Pre-Master Students at Rotterdam University of Applied Sciences (RUAS). 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 reservation fee of 120 euros, plus the rent according to the following schedule;

Rental Period	Down payment Rent
1 August – 8 February	1 August – 31 August & 1 January – 8 February
1 August – 31 July	1 August – 31 August & 1 July – 31 July
9 February – 31 July	9 February – 28 February & 1 July – 31 July

For reservations with a term of residence of 6 months and shorter, the one-off tax fee (9% of the total rent amount during the rental period) is also considered part of the non-refundable down payment.

- 2.6 The complete down payment must be paid by Visa or Mastercard within 24 hours after making the online reservation.
- 2.7 If a student cancels their reservation or fails to show, the rental agreement will be terminated and the student will not be refunded the down payment nor the reservation fee, irrespective of the reason(s) for cancellation.
- 2.8 Cancellation after commencement of the rental period is not permitted, except for cases provided for by article 2.9.
- 2.9 It is not possible to cancel a rental contract after commencement of the rental period, except in the following circumstances, and subject to approval by Rotterdam University of Applied Sciences (RUAS): (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.
- 2.10 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 2.9, and if approved by Rotterdam University of Applied Sciences (RUAS), 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.



2.11 Once students have moved into their accommodation they may request to be moved to another SSH accommodation within the Rotterdam University of Applied Sciences (RUAS) reserved offerings for Full Degree Bachelor/Master/Pre-Master Students. The moving fee is 75,00 euros when moving from accommodation with shared facilities (room). A written request must be sent to SSH through [rotterdam@sshxl.nl](mailto:rotterdam@sshxl.nl). SSH will inform student if the moving request is granted. In case of granted request SSH will inform student per which day the move is processed.

2.12 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\*.

**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 and all communal areas. SSH can arrange a cleaning company to take care of the cleaning, upon decision of SSH or upon students request. 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 copy the keys of the students accommodation.

3.6 It is not allowed to sublet the accommodation or to transfer the rental agreement to a third party.

3.7 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, or are stalled/ dropped at places that are not designated as "bicycle shed" "garbage waste collecting point" "etc." will be removed instantly and students will be billed for all costs made.

3.8 It is not allowed to make (mechanical) noise after 22.00 hours. In case of violation of this house regulation a fine of € 50,= will be charged, per person per incident.

3.9 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.

3.10 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.

3.11 In case of violated house rules, fines can be given by SSH to the student. Should there be any doubt about the interpretation of the house rules, the opinion of SSH will be leading.

3.12 The student is obliged to report any technical problem in their room or in the communal areas. Issues need to be reported to the SSH repairs center via (+31) (0)887304200.

3.13 SSH reserves the right to terminate the SSH rental agreement with immediate effect without any warning or notice of default being necessary in cases of:

- serious inconvenience
- the use of drugs
- public drunkenness
- (mechanical) noise nuisance after 22.00 h.
- acts that are in contravention of the Criminal Code (Wetboek van Strafrecht) and/or the SSH rental agreement.

\* 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