Definitions of terms
0.1 Exchange Students are international students who temporarily take courses at the HKU University of the Arts Utrecht with the intention of having their results recognized by their home university. Exchange Students of HKU University of the Arts Utrecht hereinafter will be called students.

0.2 SSH: a housing corporation specialised in letting furnished accommodation, the lessor of the accommodation.

0.3 Contact person: the representative of HKU Service Desk Student Affairs.

0.4 Application: the on-line 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 Rental period: the period during which student and lessor have agreed to rent (out) accommodation.

Basic principles
1.1 SSH aims to maintain a good price-quality ratio of their accommodation.

1.2 SSH acts as lessor of temporary accommodation for international students temporarily taking courses at the HKU University of the Arts Utrecht.

1.3 The brokered tenancy agreements are for a fixed period of time only. Cancellation after commencement of the rent period is not permitted, except for cases provided for by Article 3.3

The fixed rent periods exchange students can apply for are:

<table>
<thead>
<tr>
<th>Rental period</th>
<th>Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Semester I (4 months)</td>
<td>29 August 2019 - 31 December 2019</td>
</tr>
<tr>
<td>Semester I (5 months)</td>
<td>29 August 2019 - 31 January 2020</td>
</tr>
<tr>
<td>Semester II (5 months)</td>
<td>1 February 2020 - 30 June 2020</td>
</tr>
<tr>
<td>Full year (10 months)</td>
<td>29 August 2019 - 30 June 2020</td>
</tr>
</tbody>
</table>

1.4 In accordance with these conditions, SSH will act as lessor only for Exchange Students (see Articles 0.1).

1.5 No accommodation can be arranged for a partner or child(ren) of international students.

1.6 The reservation fee for 2019/2020 is 77,50 euro per reservation and needs to be paid to SSH.

Application & Reservation
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 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 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 Exchange Students at the HKU University of the Arts Utrecht.

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 77,50 euros plus the rent according to the following schedule. 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;

<table>
<thead>
<tr>
<th>Rental Period</th>
<th>Down payment Rent</th>
</tr>
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<tbody>
<tr>
<td>29 August 2019 - 31 December 2019</td>
<td>29 August – 30 September &amp; 1 December – 31 December</td>
</tr>
<tr>
<td>29 August 2019 - 31 January 2020</td>
<td>29 August – 30 September &amp; 1 January – 31 January</td>
</tr>
<tr>
<td>29 August 2019 - 30 June 2020</td>
<td>29 August – 30 September &amp; 1 June – 30 June</td>
</tr>
<tr>
<td>1 February 2020 – 30 June 2020</td>
<td>1 February – 29 February &amp; 1 June – 30 June</td>
</tr>
</tbody>
</table>

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

2.7 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.

Cancellation
3.1 If a student cancels the reservation or fails to show before commencement of the rental period, the rental agreement will be terminated and the student will not be refunded the down payment, irrespective of the reason(s) for cancellation.

3.2 Cancellation after commencement of the rental period is not permitted, except for cases provided for by article 3.3
Rent for the number of months that the room was reserved for will be charged.

3.3 In exceptional cases, cancellation after the date of commencement will be possible from the first day of each month. Exceptional cases 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/and or residence permit by the proper authorities.

3.4 A claim for cancellation must be made through the contact person of the educational institution. A claim must be supported by documented proof. Each claim is assessed individually. In case of proven circumstances as described in article 3.3 and if approved by the contact person, cancellation is permitted as per the first day of the month and with one month’s notice.

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

4.1 Students are responsible for cleaning their own room/apartment. Upon students’ request, SSH can arrange a cleaning company to take care of the cleaning. SSH or the cleaning company will bill the student for this service.

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

4.3 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.

4.4 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.

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

4.6 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).

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

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

4.9 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