

**Lending Form**

Item	Serial No.	Quantity issued	Date Received	Employee initials	Date returned	Employee Initials
Residential Handbook						
Resident ID						
Resident Car pass						
Air-condition Remote						
Key						

**TERMS AND CONDITIONS**

- a. Lost or missing keys must be reported immediately to the nearest police station.
- b. For any replacement, **a charge of BND\$60.00 per key** will be incurred. Please note that it will take up to 8 weeks to duplicate the key.
- c. All items stated above are to be returned to the front desk of The Core Residential College upon vacating the rooms. **Rental fees are still running until you return the keys and vacate the room.**
- d. All items stated above will remain the property of UBD Corporation Sdn Bhd.
- e. Lost or damaged Air conditioner remote control will be charged **BND80.00**
- f. Lost or damaged Residential Handbook will be charged **BND30.00**
- g. Lost or damaged Resident ID will be charged **BND30.00**
- h. Lost or damaged Car pass will be charged **BND15.00**

I, the undersigned, acknowledge receipt of the items designated above. I also agree not to loan, transfer, give possession for misuse, modify or alter the above keys. I further agree not to cause, allow, or contribute to the making of any unauthorized copies of the above items. I also understand that it is my responsibility to return all keys issued to me to UBD Corp upon the end of my tenancy.

I understand and agree that violation of this agreement or loss of the items designated above due to my negligence may result in a penalty and may render me responsible for the expenses of loss or damaged items above. I agree to all the terms and conditions as stated in the letter of confirmation.

CHECK-IN		CHECK-OUT	
Name:		Name:	
Signature:		Signature:	
Date:		Date:	

## Duration of Tenancy Agreement

Starting date: \_\_\_\_\_

End Date: \_\_\_\_\_

### Identification of the Property

- The Core (\$250/month)    **WIFI (\$10/month)**    Fellow Room Hostel (\$180/month)    Deluxe Suite (\$600/month)    Others: \_\_\_\_\_  
 The Core (\$125/month)    **WIFI (\$10/month)**    Suite Hostel (\$400/month)    Family Quarter Apartment (\$650/month)  
 Standard Hostel (\$45/month)    Standard Deluxe (\$90/\$120/month)    M4 Apartment – Fully furnished (\$850/month)  
 Standard Plus Hostel (\$100/month)    Deluxe Plus (\$200/month)    M4 Apartment – Partly Furnished (\$650/month)

### Terms and Conditions: BOND

- If you choose to withdraw from the accommodation before your stated end date, your deposit will be **forfeited**.
- Ubdcorp strictly requires you to pay for Security Deposit and a month's rent in advance.
- The security deposit will be returned to you on inspection of your room and all communal areas at the end of your tenancy agreement, providing it's in the same condition as when you moved in.
- Kindly submit the room condition form to the front office within 24 hours; otherwise, non-submission will be deemed as your acceptance of the existing room conditions.

### Rental

- A monthly rental fee is required to be paid no later than the **7<sup>th</sup> of every month**.
- Tenant who fails to make payment will be blocked the access to their room.
- You are required to settle your outstanding and pay the penalty charge of **BND30** for access to your room.
- The room rental remains chargeable until the room key is returned to the Front Desk without any outstanding payment. The departure date is based on the date the key is returned.
- All the original receipts issued by the front desk must be kept by the residents and show proof of payment upon request failure to do so may result in non-payment (Reprinting a loa lost receipt be charged **BND5** for every copy)
- All original receipts issued by the Front Desk must be checked by the resident to ensure all details are accurate.

### Damages

- Room condition form forms to be carefully read, checked, and signed as agreed with the condition of your room at the beginning of your occupancy.
- If you do not return the form to the Front Desk within 24 hours, we will take this as your acceptance of the condition of your room.
- After check-out, an inspection will be done and if there are any additional issues in your room not noted on the Room Condition form and these are deemed to be attributed to damage caused by you.
- Residents are expected to pay for the costs involved in cleaning: repairing or repainting their room if they are not maintained they were in at the beginning of the check-in except for normal wear and tear. Please refer to the Table charges in the Residential Handbook given.

### General Termination of Tenancy Agreement

- The management can terminate the resident tenancy at any time if:
  - Residents fail to pay any sum due to the Front Desk by the 7<sup>th</sup> of every month.
  - Residents fail to comply with the Policy, Rules, and Regulations in the Residential Handbook.

### Check-out

- You are required to fill out the Security Deposit Refund form approximately 30 days before your check-out date.
- You need to carefully plan and manage your checkout. If you wish to check out between the 1<sup>st</sup> – 9<sup>th</sup> of the month, a daily charge will be implemented.
- You are to check out no later than 2:00 pm.
- After 2:00 pm will result in an hourly charge of **BND5** per hour.
- Failure to check out by 4:00 pm will result in being charged an additional daily rental room.
- At the time of check-out, you will also be required to do the following:
  - ✓ Sign out on the Room Condition form
  - ✓ Turn in all items stated in the lending form: keys, Air-condition remote control, Residential Handbook, Resident ID, and Resident car pass (if any)
  - ✓ Leave forwarding address and bank account (if required)
  - ✓ Update your mailing/contact information.

### Outstanding

If any outstanding amount is not settled by the check-out date, The Management will notify the Student Affairs Section (SAS) to take disciplinary action and refuse to provide clearance for your Academic certificate. Any additional cost incurred by the management for chasing the outstanding amount should be borne by residents.

### Room Changes

- Room changes are subject to availability.
- A resident may be required to move the room by the Management due to certain reasons and will be provided with a reasonable timeframe for completion of the move.
- In case of a moving room, the resident needs to bring their belongings along together with the bed sheet.

### Entering Room

- ✓ Room inspections will be conducted periodically. If your room is in an unsatisfactory state, you will be given time and advice on how to remedy the situation and then your room will be re-inspected. Should your room continue to be in an unsatisfactory state, UBDCorp reserves the right to impose a penalty charge on the resident.
- ✓ When you complain, the act of recording this issue is considered that you have granted the UBDCorp staff to enter your room, sometimes without notice, to resolve your complaint.
- ✓ Where maintenance or cleaning is to be done in your room/apartment, you are required to give the staff and contractors all reasonable access to the room/apartment to effect repairs/cleaning, including assistance with moving your belongings if necessary.
- ✓ As outlined in the residential handbook, kindly ensure that your living space adheres to the specified cleanliness standard.

### Compliance

The tenant is required to adhere to the rules and regulations outlined in this tenancy agreement and the residential handbook.

By signing this document, I hereby acknowledge that I have read and understood the content of **The Residential Handbook and Tenancy Agreement** and agree to abide by them. I also fully understand and agree that disciplinary action can be taken against me if I fail to comply with the rules and regulations.

If you are unable to reach me through my contact information, if any outstanding amount is not settled by the check-out date, the management may contact the Student Affairs Section (SAS) to take legal action against me and refuse to provide my clearance for resident's study at my study institution.

TENANT			
Name:			
Address:			
Passport/ID No:	Contact No.:		
Institution:	Student ID:		
Signature:	Date:		

GUARDIAN			
I, as the legal guardian, hereby confirm my awareness and acceptance of the tenancy agreement on behalf of the individual for whom I provide care			
Name:			
Passport/ID no:	Contact No.:		
Signature:	Date:		