Contract Signature

Please find below the terms and conditions of your tenancy agreement for your allocated room. You need to press ‘I Agree’ below to accept your room allocation which will form your formal acceptance of the terms and conditions noted below. If you do not agree, then we are unable to house you in our residences and our offer will be withdrawn.

A copy of the terms and conditions is published [here](#), and we advise you to download a copy and keep for your own records.

1. THE University lets to the Tenant the Room together with its contents for the Tenancy Period subject to the following conditions:

2. THE Tenant agrees:
   (1) To pay the rent in advance on the agreed dates and the Service Expenses if any and to pay interest at the annual rate of 7% on any payment which is overdue for 7 days or more.
   (2) To keep the Room and its contents and the common areas of the Building in a good and clean condition with the exception of fair wear and tear.
   (3) Collectively with other tenants to pay a fair proportion of the cost of replacement, repair, damage or loss (including consequential loss or charges) to the common areas and contents of the Building, with the exception of fair wear and tear, subject to the tenants right of appeal.
   (4) To pay on demand a charge for cleaning the Room or common areas of the Building provided that such charge will only be levied by the University if the Room or common areas are not kept in a reasonably clean and tidy state.
   (5) To pay the University all costs reasonably incurred in enforcing the Tenant’s obligations or arising from a breach of them.
   (6) To allow the University (or its agents) to enter the Room at reasonable times during the day by appointment to inspect or carry out repairs, cleaning or maintenance and to permit entry at all times during an emergency.
   (7) To keep the emergency escape routes clear and not to wedge the fire doors open.
   (8) To report any maintenance issues or faults to the residence Porter or Building Manager at the earliest opportunity.
   (9) To allow the University (or its agents) at reasonable times on at least 48 hours’ notice during the last 8 weeks of the Tenancy Period to enter the Room for the purpose of showing prospective purchasers or tenants the Room.
(10) Not to do or cause or permit anyone else to do, anything in the Building which:-
a) May endanger the health and safety of other tenants or employees of the University or which contravenes legislation for the time being in force.
b) Contravenes University safety policy, especially fire safety policy as outlined in the accompanying Residence Handbook.
c) Is, or may be, a nuisance or annoyance (especially by making a noise) to any other resident, University staff or agents or any neighbours, especially between the hours of 11.00 pm and 7:00 am.
d) Is illegal.
e) Would prejudice the University’s insurance.
(11) That it is the responsibility of the Tenant alone to correspond with the University about all aspects of the Tenancy, including their contract and any maintenance reporting, unless the Tenant is unable to on reasonable medical grounds or under the age of 18.
(12) Not to smoke in the Room or any communal areas of the Building or allow any visitors to smoke in those areas.
(13) Not to alter or add to the Room or Building (including the installation of a television aerial or satellite dish or telephone line).
(14) Not to assign sub-let or part with possession of the Room or to accept paying guests nor to share possession of the Room without consent from the University.
(15) Not to change damage affix to or attempt to repair the structure or decorative finish of the Room or Building or its Contents and not to bring additional furniture into the Room without consent from the University.
(16) Not to keep any animal or vehicle in the Building/Property unless it is an aid for a disabled person and with the University’s prior confirmation of agreement in writing in advance.
(17) Not to keep any offensive weapons or articles which could be regarded as offensive weapons in the Room or in communal areas.
(18) Not to alter or interfere with the utility supply or change the supplier of utilities to the Room or Building.
(19) To be responsible for the conduct of any visitor(s).
(20) To abide by the University's Charters, Statues, Ordinances and Regulations (a copy of which is available from the University’s website www.sussex.ac.uk/governance/1-3-3.html and the guidelines contained in the Residence Handbook, made available with this agreement.
(21) At the end of the Tenancy to leave the Room in a clean and tidy condition and cleared of all of the Tenant’s belongings and place all furniture in the same position as at the start of
the Tenancy and return all keys to the porter.

(22) To inform Housing Services if you intend to terminate the Contract and complete all necessary forms asked by them to do so. Your rent liability will be provided upon your request to terminate via Housing Services.

(23) Not to use the room for any business purposes.

3. THE University agrees:

(1) To pay and indemnify the Tenants against all charges other than those which the Tenants have agreed to pay.

(2) To insure the Building against loss or damage by fire and return the Rent or provide alternative accommodation for any period that the Room is uninhabitable on account of fire and to insure the University’s property in the Building against theft or damage caused by forcible entry.

(3) At the end of the Tenancy to return any rent in excess of the amount due which the Tenants have paid to the University less any outstanding rent or unpaid service expenses owed to the University by the Tenants.

(4) To replace or make good damage or loss caused to the Building or its contents for which compensatory payment has been received.

(5) To keep the building in repair.

(6) Not to interrupt the Tenant’s occupation of the Room more than is reasonably necessary.

4. Other Conditions

(1) The University reserves the right to relocate the Tenant to alternative University accommodation during the Tenancy Period where it is reasonable to do so but unless the reason for relocation is because the Tenant is in breach of one or more of their obligations in this Agreement, the Tenant will have the right to terminate this Agreement (without having to comply with clause 5(2)) as an alternative to relocating.

(2) The University reserves the right to carry out building work at or in the Building or and adjacent site and excludes its liability for loss, damage or inconvenience, unless caused by the University’s negligence.

(3) The University’s liability for loss or damage to person or property is excluded unless the loss or damage is caused by the University’s negligence or a breach of its obligations on this Agreement.

(4) This Agreement does not affect the University’s disciplinary powers.

(5) The University is entitled to remove from the Room any article which could be regarded as an offensive weapon or which constitutes a serious nuisance or a fire or safety risk but
will return it to the Tenant on termination of this Agreement.

(6) This agreement is a student tenancy under paragraph 8 of Schedule 1 to the Housing Act 1988.

(7) Notices under this Agreement must be in writing and the University's address for service is given on the first page of this Agreement.

(8) This agreement is not intended to confer any benefit to anyone who is not a party to it.

5. Termination of Tenancy

(1) The University may terminate this agreement at any time by serving notice on the Tenant if:

(a) Any payment is overdue by 28 days or more or

(b) The Tenant is in serious or persistent breach of any of the Tenant's obligations or

(c) The Tenant does not have status as a full-time registered student of the University or

(d) In the reasonable opinion of the University the health or behaviour of the Tenant constitutes a serious risk to him/herself or others.

(2) The Tenant may terminate this agreement at any time by serving four weeks' written notice on the University but unless the reason for termination is a serious or persistent breach of any of the University's obligations in this Agreement, or the Tenant no longer has status as a full time registered student of the University, the notice shall not become effective until:

(a) The Tenant has complied with all their obligations up to the date of the termination; and

(b) Paid a fee of £55 to cover the University's administration costs; and

(c) Another student who is not already in University accommodation and who is reasonably acceptable to the University takes a tenancy agreement for the remainder of the Period of Residence. The University will decide within 7 days of being asked to accept a replacement whether the replacement is reasonably acceptable.

(3) In case of early termination by either the University or the Tenant the University will refund a fair proportion of pre-paid Rent (after making any proper deductions to cover its losses) as soon as possible after the termination becomes effective and providing all the conditions set out in 5(2) above are met.