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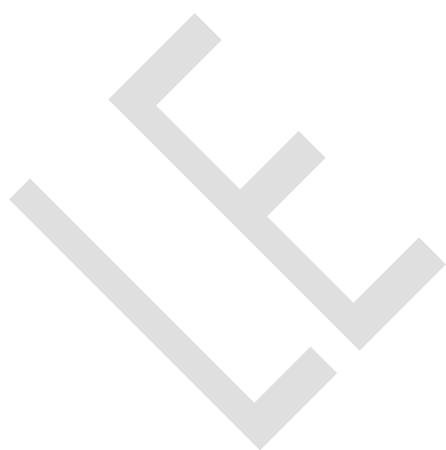
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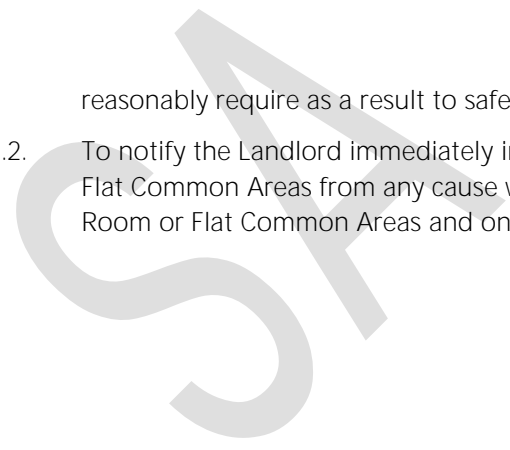
- 4.6. Not to do anything which may be considered anti-social behaviour or cause a nuisance in any way within the grounds of the Building, the parking areas, communal areas (including the stairs, landings, lifts) and other areas belonging to the Landlord).
- 4.7. Not to fix any aerial satellite dish, notice, advertisement, or sign on the exterior of the Building nor in the interior of the Building so as to be seen from outside.
- 4.8. To deposit all domestic waste in the place allocated for it and not to allow it to accumulate in the Room, nor in or on any part of the Flat Common Areas or grounds at the Building.
- 4.9. Not to do or allow its visitors to do any act of anti-social behaviour or thing which is or may

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reasonably require as a result to safeguard the Room.

- 5.2. To notify the Landlord immediately in writing of any loss or damage caused to the Room or Flat Common Areas from any cause whatsoever of any items of disrepair or defect in the Room or Flat Common Areas and on receipt of any notice, order, direction or other thing from



that the Deposit can be repaid. This application will not be completed until the Tenant has vacated the Room and returned the Tenant's access keys and/or fobs for the Room, Flat Common Areas, and the Building to the Landlord. The Landlord agrees that the Deposit shall be returned in accordance with the rules of the Deposit Service. The Landlord will not be liable or in breach of this clause for any delay in discharging the Deposit to the Tenant or any other party where the delay is attributable to the Deposit Service, the Tenant or a third party.

- 9.5. No interest on the Deposit shall be payable to the Tenant by the Landlord.
- 9.6. If any dispute arises between the Landlord and the Tenant regarding the split of the Deposit, the Landlord or the Tenant may initiate the Alternative Dispute Resolution Rules referred to

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however still be responsible for any Rent arrears outstanding on the Tenant's account up to the date the Suitable Replacement tenant takes up occupation of the Room.

- 10.7. Notwithstanding clause 10.4, if the Tenant is a Post Graduate student of Bournemouth University, and the Tenant has:
- (a) resided in the Room for a period of no less than 41 weeks under this Agreement (as at the end of the 4-week written notice period required below at c); and
 - (b) provided written evidence that is acceptable to the Landlord (acting reasonably) that the Tenant is to undertake a work placement outside the BH postcode area,

provided no less than 4 weeks' written notice to the Landlord

then the Tenant may terminate this Agreement and the Landlord shall reimburse the Tenant for any period for which Rent has been paid beyond the expiry of the 4-week written notice period and shall, subject to the terms of the Deposit Service, return the Deposit to the Tenant.

11. DISPUTE RESOLUTION

If any dispute arises between the Landlord and the Tenant at any time during or on the termination of the Term touching or concerning the terms and conditions of this Agreement and which cannot be resolved by negotiation between the parties (and without prejudice to the right of the Landlord to apply to the court for possession of the Room as against the Tenant) then the same shall be referred by either party to a single arbitrator to be appointed (in default of agreement) by the President for the time being of the Local Law Society, such arbitration to be in accordance with and subject to the provisions of the Arbitration Act 1996 or any statutory modification or re-enactment thereof which may from time to time be in force. The decision of the arbitrator shall be final and binding on the parties or where such dispute is the subject of the ANUK code, such dispute shall be referred in accordance with the code.

12. GOVERNING LAW

This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

NOTICE is hereby given to the Tenant that possession of the Room may be sought under Ground 1 or 2 of Schedule 2 of the Housing Act 1988 and the interests of the owner of the Room are hereby noted.

This Agreement has been entered into on the date stated at the beginning of it.

Rules of the Village

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