

Rules & Regulations of the Accommodation at Students Corner

Clause 1

(Scope and purpose)

1. Student's Corner offers accommodation and related services at affordable prices. The accommodation refers to private rooms with the possibility of sharing common spaces with other tenants.
2. Students Corner facilities are specifically targeted to receive college students and other visitors for casual and / or seasonal stay.
3. Students Corner will ensure:
 - a) The maintenance and conservation of the building;
 - b) The provision of all the equipment of the accommodation as described in the annex to the accommodation contract;
 - c) The payment of facilities such as electricity, water, gas and internet;
 - d) The cleaning of the accommodation;
 - e) The laundry and ironing services of the household linen.

Clause 2

(Entry, contract, security deposit and exit)

1. The housing is preceded by the signing of a written accommodation contract, the joint verification of the status of the accommodation to be occupied and payment of a security deposit for the state of conservation guarantee of the accommodation and equipment.
2. At the signing of the contract a copy of this Regulation will be provided, to which the tenant will be bound, as well as the key to the common areas and private spaces to be occupied.
3. The keys provided are for personal use and are not transferable, thus the tenant cannot at any time make copies of them and must return them to the owners on the date of exit.
4. In case of loss of keys, the tenant shall immediately inform Students Corner, who will work towards its replacement with the corresponding amount charged to the tenant.
5. The exit of the accommodation will be preceded by the joint verification of the status of the occupied premises, resulting in the security deposit being retained or returned depending on whether there is any damage and / or faults detected in the accommodation and / or its equipment, without prejudice to the attribution to the tenant any other charges necessary for the repair and / or replacement of any equipment or other damage to the accommodation, if the amount of repairs and / or replacements to be carried out is higher than that of the security deposit.

Clause 3

(Operations)

1. The services of Student's Corner will have access to the rooms for reasons of cleaning and maintenance, at times to be agreed upon with the tenant.
2. Any tenants who wish to do so can cook, heat and take meals in the kitchen / pantry equipped for this purpose, however, the relative cleaning will then fall under their responsibility, obliging the tenants to clean the space after each use.
3. The following is expressly forbidden:
 - a) Entry and / or stay of animals on the premises, except for dogs when accompanied by a person with physical or sensory disabilities;
 - b) Possession of any type of weapons, explosive, toxic or flammable materials hazardous to the health and safety of workers and employees of Students Corner, the tenants and other visitors as well as dangerous to the accommodation;
 - c) Starting a fire, including lighting candles (And leaving them unattended), incense or any other related objects in all areas of Students Corner;
 - d) Giving the keys of the accommodation to a third party;
 - e) Providing accommodation to third parties in any capacity, unless with prior knowledge and written consent of Students Corner;
 - f) Any act which constitutes a criminal offense, namely:
 - Theft;
 - Possession, consumption, trafficking, encouraging the consumption or circulation of drugs;
 - Physically or verbally assaulting any person inside of Students Corner's accommodations;
 - g) Making noise, in particular putting up the volume of television sets or keeping sound levels at a volume that disturbs other tenants or otherwise disturbs the silence of the place, during the rest period (23h - 8h);
 - h) Consuming too much alcohol;
 - i) Adopting inappropriate behaviors of community life;
 - j) Lack of respect and consideration to anyone who lives, works or visits Students Corner's accommodations;
 - k) Removing food belonging to a third party from the refrigerator;
 - l) Throwing parties, organizing meetings or gatherings in public spaces without permission;
 - m) Throwing any objects out the windows;

n) Placing stickers, putting up posters and pictures or paintings on the premises walls and / or equipment belonging to Students Corner.

4. Each tenant is responsible for their actions and for the actions or behaviors of their visitors. Thus, each tenant should maintain a moderate level of noise throughout the day, in order to allow a good environment for studying and / or socializing.

5. Tenants are entitled to be in the common areas of the accommodation, including kitchen / pantry, living rooms and bathrooms, being obliged to do so in accordance with the general rules of education and civics.

Clause 4

(Payment)

1. The payment of the accommodation will be made as follows:

a) Payment made on a monthly basis unless the time of accommodation is for less than one month;

b) The reservation of the accommodation is only valid by signing the accommodation contract and the payment of a monthly fee or a security deposit if the rented accommodation is for less than one month;

c) Payment of the remaining monthly payments will be made until the 8th of the preceding month;

d) The accommodation contract obliges tenants to fulfill all which was signed within the contract period; if a tenant decides to leave before the date set in the contract, they will have to pay the entire agreed period, however, some exceptions may be considered, through evaluation on a case by case basis, if properly justified and communicated up to fifteen days before.

2. Accommodation for less than one month will always be paid in advance, at the beginning of the accommodation contract.

Clause 5

(Responsibilities)

1. Students Corner is not responsible for any damage, loss, robbery or theft of goods from the tenants.

2. Any damage incurred either on the premises or its equipment are of the responsibility of the perpetrators, when identified or identifiable.