

- 4.13 that the Landlord is not responsible for any loss or damage to personal belongings within the Room the Flat or Victoria Hall and acknowledges that the Landlord has no responsibility to the Tenant for any such items and that it has advised the Tenant to take out its own insurance
- 4.14 to open or tilt the windows in the Room on a daily basis to ventilate the Room and notwithstanding this requirement the Landlord shall not be responsible for any loss caused by reason of the said opening or tilting of the windows
- 4.15 not to make any alterations or additions to the Room or the Flat and not to remove the Contents
- 4.16 to dispose of all refuse in accordance with the requirements of the Landlord as shall be notified from time to time to the Tenant
- 4.17 not to keep any dog cat bird insect pet or other animal of any kind in the Room or the Flat
- 4.18 not to hold any party in the Room or the Flat
- 4.19 not to play or use any musical instrument or television radio or other means of reproducing sound at all between the hours of 12 midnight to 7 a.m. or at any other time so that the sound is audible outside the Room or the Flat
- 4.20 to allow the Landlord and its authorised agents and workmen to enter the Room and the Flat without notice at any times:-
 - 4.20:1 to inspect the condition at least once in every week
 - 4.20:2 to carry out work the Tenant is liable for but has failed to carry out or remedy work that the Tenant has carried out without consent
 - 4.20:3 to repair clean or alter the Room the Flat or Victoria Hall whether the Landlord is legally liable to carry out such work or not
- 4.21 to pay for all telephone charges on demand failing which the telephone will be disconnected without notice to the Tenant and thereafter the cost of any reconnection will be payable by the Tenant on demand and prior to the telephone being reconnected
- 4.22 not to store bicycles in the Flat or on any accessways or staircases forming part of Victoria Hall but to store any bicycle in the designated bicycle areas of Victoria Hall only
- 4.23 on the expiry of the Contractual Term
 - 4.23:1 to deliver the keys and fob to the Landlord and to remove all personal effects from the Room and the Flat by no later than **11am on departure day.**
 - 4.23:2 to make good any loss or damage caused by a breach by the Tenant of the Tenant's obligations in this Agreement
 - 4.23:3 to make good all damage and undue wear to the Contents

5. Forfeiture

If at any time the Rent or any part of it is unpaid for fourteen days after it is due (whether legally demanded or not) or if there is a breach of any of the Tenant's agreements the Landlord is entitled (in addition to any other right) to repossess the whole or any part of the Room and the Flat and the tenancy shall immediately then terminate but without affecting the Landlord's right to sue the Tenant for any breach of obligation

6. Tenant's Property

If after the Tenant has vacated the Room and the Flat any property of the Tenant remains in or on the Room or the Flat the Landlord may as agent of the Tenant sell such property and the Tenant will indemnify the Landlord against any liability incurred by it to any third party whose property shall have been sold by the Landlord in the mistaken belief held in good faith (which shall be presumed unless the contrary be proved) that such property belonged to the Tenant and the Landlord shall be entitled to retain such proceeds of sale absolutely and the Tenant shall indemnify the Landlord against any damage occasioned to the Room and/or the Flat any actions claims proceedings costs expenses and demands made against the Landlord caused by or related to the presence of the property in or on the Room or Flat

7. Tenant's Details:

Student ID Number:.....College/University attending:.....

Signed on behalf of the Landlord)

Signed by the Tenant)

Date