

Host.

Where students are at home.



Summer Stays.

One Penrhyn Road, Kingston.

Make yourself at home.

Summer Stays 2017

2017 SUMMER STAYS

Room type	Weekly rate	Bedding (one off payment)	Total price (excl. bedding)
Twin Studio	£356.00 (£178.00 per bed)	£20.00	From £702.00
Premium Studio	£282.00	£20.00	From £564.00
Deluxe Studio	£295.00	£20.00	From £590.00
Deluxe Plus Studio	£337.00	£20.00	From £674.00

- Minimum of 1 week from 1st June 2017 onwards

NAME:	CURRENT ROOM NO. (If applicable):
COMPANY NAME (If applicable):	MOBILE NUMBER:
CURRENT ADDRESS:	HOME ADDRESS:
UNIVERSITY OR COLLEGE ATTENDING:	COURSE STUDYING:
STUDENT ID NUMBER:	NON-STUDENT (Please Circle)
MALE / FEMALE:	
DATE OF BIRTH:	
EMAIL ADDRESS:	
HOW DID YOU HEAR ABOUT HOST?	

PLEASE NOTE:

RATES ARE ONLY AVAILABLE WHERE BOOKINGS ARE FOR STUDENTS STAYING IN CONNECTION WITH STUDY ON AN EDUCATIONAL COURSE AND ONLY WHERE DETAILS OF UNIVERSITY/COLLEGE, COURSE AND STUDENT ID (IF AVAILABLE) ARE PROVIDED ON BOOKING

2017 SUMMER STAYS

ARRIVAL DATE:		<p>Contracts are available between 1st June 2017 and 3rd September 2017 ONLY.</p> <p>All contracts must be a minimum of 1 week.</p>
DEPT. DATE:		
TYPE OF ACCOMMODATION REQUIRED (Please circle)	<p>Twin Studio</p> <p>Premium Studio</p> <p>Deluxe Studio</p> <p>Deluxe Plus Studio</p>	
IS BEDDING REQUIRED? (Please circle)	<p>Y N</p>	
TOTAL NO. OF WKS:		

FOR OFFICE USE ONLY	Total no. of weeks/nights: _____ Nights, _____ Weeks	Total payable £
Credit/Debit card form completed?	Yes/No	
Method paid:		
Date paid:		

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BOOKING TERMS AND CONDITIONS

1. **Accommodation will only be provided at the advertised student rates on production of proof of student status at time of booking.**
2. The accommodation period referred to as “Summer 2017” means short-term licenses between 1st June 2017 – 3rd September 2017. Accommodation from 1st June 2017 – 3rd September 2017 will only be available to current student residents and direct students. Accommodation after 3rd September will only be available to student residents staying for 2017-18 academic term. Minimum for 1 week let is available from the dates mentioned above.
3. You may be asked to vacate your room and re-locate to another room in Host at any time. If you have booked for 2017-18 you may not be allocated to the same room that you have occupied during 2016-17 or during Summer 2017.
4. Guests wishing to book accommodation during the summer will be required to complete a credit/debit card form on booking. By completing this form you agree that Host is authorised to take monies owed for accommodation, damages and/or cleaning required after the guest departs.
5. Full payment for the accommodation is required on booking for the whole duration of the stay. Please ensure that you book for the full period that you require.
6. Any payments made by cheque that are returned from Host’s bank as unpaid will incur a charge of £30.00
7. Rooms are available from 4pm on the first day of your stay. All rooms must be vacated by 10am on the last day of your stay. Guests who do not vacate by 10am will be charged for an additional night’s stay. All keys and fobs must be returned to Host staff when checking out.
8. All study-bedrooms and bathrooms and communal areas (kitchen, lounge & hall) must be left in a perfectly clean condition. The costs of any cleaning and repairing of any damage will be deducted from the credit/debit card details provided on booking.
9. All electrical appliances must be left perfectly clean and in working order.
10. Maintenance or repairs that occur during your stay must be reported to Host management staff immediately. The cost of repairing or replacing items damaged due to misuse or neglect by guests will be charged to all guests of the flat equally unless one person accepts full responsibility.
11. Internet is available in all rooms.
12. Host staff and contractors may enter the flat to undertake cleaning, painting or maintenance during your stay at Host.
13. Host may enter your flat to undertake inventories during your stay.
14. **ROOMS MAY NOT BE BOOKED FOR THE PURPOSE OF STORING LUGGAGE.**
15. One room is bookable per guest. All rooms are for single occupancy ONLY.
16. Any guest found to be allowing other people to stay in their flat over the duration of their stay will be asked to leave the hall immediately. No refund will be given.
17. Host will allocate guests to flats to share communal facilities with other guests unless a complete flat is booked. No guarantee will be given for any requests regarding the profile of other guests.
18. **Host does not automatically provide bedding or bed linen** – please book and pay in advance for any linen required. All bedding must be left neatly in the room when you vacate the room, charges will be made for any damaged or missing bedding. Alternatively bedding will be available to purchase from Reception.

19. Cancellation Policy: Host requires 4 full weeks' notice of any cancellation which must be received in writing by the management team 28 days before the stay is due to commence. A £100 administration fee will be charged, regardless of the notice being given 28 days before the stay is due to commence. Any other monies paid will be refunded. If a cancellation request is received with less than 28 days' notice prior to the stay commencing, no cancellation will be allowed and a replacement tenant must be sought to take over the contract. If a replacement is found, a £100 administration fee will be charged and any monies owed refunded on a pro rata basis.

20. Host is not responsible for any loss or damage to the personal belongings of guests

21. During your stay the following rules must be observed:

- Bicycles are to be stored in the designated bicycle areas only
- No unlawful substance or material is to be kept in the accommodation
- No flammable or dangerous article or any article with a naked flame may be kept in the accommodation (including candles and incense sticks)
- Guests must not tamper with any fire safety equipment in the accommodation or any part of the building
- No animals may be kept in the accommodation
- Guests must not cause any nuisance, annoyance or interference to any guests
- No musical instrument, television, radio, stereo or other means of producing sound shall be played at all between the hours of 12 midnight to 7am or at any time so that the sound is audible outside the accommodation
- **All areas in One Penrhyn Road are non-smoking (including bedrooms)**

Your booking is for a place at One Penrhyn Road and Host gives no guarantee on room type, location within One Penrhyn Road, or the profile of fellow guests. Host's decision on room allocation is final and if you cancel your booking because you would have preferred a different room, the relevant cancellation charge will still apply.

I understand that these notes and booking conditions form the basis on which my summer accommodation at Host is provided to me.

Signed: _____

Print Name: _____

Date: _____

Summer Payment Authorisation Form

Please complete using BLOCK CAPITALS

Name of guest _____

Name on card _____

Card Type Visa Debit
 Visa
 MasterCard
 Maestro
 Delta
 Other – please specify _____

Please note: There is a 2% charge on all credit card payments that will be added.

Card Number _____

Expiry Date _____

Issue Number (where applicable) _____

CCV Number (last 3 digits on the signature strip) _____

Would you like to pay in your billing currency? YES
NO

Billing address

I give permission for Host to retain my credit/debit card details for the duration of my Summer Contract. I understand that any costs incurred during my stay, including rent, damages and cleaning shall be debited from the above credit/debit card on my departure.

Cardholders Signature: _____

Print Name: _____

Date: _____

HOLIDAY LETTING AGREEMENT

THIS AGREEMENT dated:

BETWEEN:-

(1) SAS Kinplus (“the Owner”) care of Victoria Hall Management Limited operating as HOST; and

(2) (Insert name of student) (“the Occupier”) of *(Insert address)*
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1. Nature of the Agreement

- 1.1 The Agreement is granted by the Owner to the Occupier for the purpose of holiday accommodation and is not intended to create the relationship of landlord and tenant between the parties.
- 1.2 The Occupier shall not be entitled to a tenancy or to an assured shorthold or assured tenancy or to any statutory protection under the Housing Act 1988 or to any other statutory security of tenure now or when this Agreement ends.

2. Premises

The Owner agrees to let and the Occupier agrees to occupy a room (“the Room”) within the flat (“the Flat”) within premises known as One Penrhyn Road (“the Building”) together with the right to use in common with all other persons authorised by the Owner the common facilities within the Flat for a term commencing on and expiring at 10.00am on (“the Contractual Term”).

3. Holiday Letting

- 3.1 The Occupier declares that he/she will occupy the Room as holiday accommodation only for the purposes of study or travel only and that he/she will vacate the Room at the end of the Contractual Term.
- 3.3 This Agreement may be determined before the end of the Contractual Term by the Owner without notice in the event of the Occupier being in material breach of the terms of this Agreement or if the Room becomes uninhabitable by reason of an event covered by any insurance policy.
- 3.4 This Agreement is personal to the Occupier. The Occupier must not use the Room except for the purpose of holiday accommodation let by the Occupier during the Contractual Term and not for any other purpose or longer period.

4. Payment

- 4.1 The Occupier shall pay to the Owner a fee of £ (the "Letting Fee") for the Contractual Term payable in advance.
- 4.2 The Occupier must have vacated the Room with all his/her effects, by the end of the Contractual Term. Failure to do so will result in the Occupier being charged a further day's fee calculated proportionately by reference to the Letting Fee referred to at clause 4.1 above.

5. Letting Provisions

Throughout the Contractual Term the Occupier agrees with the Owner as follows:-

- 5.1 to pay the Letting Fee in advance of the Contractual Term.
- 5.2 to keep the interior of the Room the fixtures and fittings the doors and the glass in the windows and the contents as listed in the attached inventory ("the Contents") in good repair and condition as they are now in and to make good all damage and undue wear to the Contents and at all times to keep the Room and Flat in a clean and tidy condition failing which the Owner may at its absolute discretion instruct cleaners to enter and clean the Room and the Flat the cost of which will be payable by the Occupier on demand.
- 5.3 not to store or keep any unlawful substance or materials in the Room or in the Flat at any time and to report the possession of such substances to reception forthwith and further not to use the Room or the Flat for any illegal or immoral purposes and not to commit or otherwise be involved in any criminal activity.
- 5.4 not to keep or use in the Room or in the Flat any lighted candles portable heater lamp or other portable apparatus fed by paraffin or liquid gas.
- 5.5 not to keep or use in the Room or in the Flat any electrical heating and/or electrical cooking equipment.
- 5.6 not to bring or store in the Room or in the Flat any inflammable or dangerous articles.
- 5.7 not to expose or allow to be hung any laundry washing or other items so as to be visible from outside of the Room or the Flat and not to dry clothes on the storage heaters.
- 5.8 not to glue stick nail tack screw fix or fasten (whether with Blue-Tack or similar materials) anything whatsoever to the interior or the exterior of the Room or the Flat.
- 5.9 not to assign underlet or otherwise part with or share possession of the Room with any other person and not to take in any lodgers. For the avoidance of doubt this prohibition includes children, dependents and other family members.
- 5.9.1 to use the Room only as a single private residence for occupation by the Occupier personally and not to allow visitors to remain in the Room or in the Flat overnight unless the Occupier has registered the visitor at reception and obtained the Owner's consent thereto and further to ensure that any visitor who is a minor is properly looked after by a responsible adult at all times and further provided that any visitor may stay a maximum of three consecutive nights.
- 5.10 not to part with the keys or fob to the Room or the Flat and to report forthwith any loss of the same to the Owner.

- 5.11 not to canvass in any part of the Building
- 5.12 not to cause a nuisance annoyance or interference to any other residents in the Building or the owners and occupiers of the surrounding properties and not to damage the Room the Flat the Contents or any part of Building
- 5.13 that the Owner is not responsible for any loss or damage to personal belongings within the Room the Flat or the Building and acknowledges that the Owner has no responsibility to the Occupier for any such items and that it has advised the Occupier to take out its own insurance
- 5.14 to open or tilt the windows in the Room on a daily basis to ventilate the Room and notwithstanding this requirement the Owner shall not be responsible for any loss caused by reason of the said opening or tilting of the windows
- 5.15 not to make any alterations or additions or redecorate the Room or the Flat and not to remove the Contents from the Room or the Flat or allow them to be used outside the Room or the Flat save as is necessary for the Occupier to comply with its obligations contained in this agreement.
- 5.16 to dispose of all refuse in accordance with the requirements of the Owner as shall be notified from time to time to the Occupier
- 5.17 not to keep any dog cat bird insect pet or other animal of any kind in the Room or the Flat (without the Owner's prior written consent not to be unreasonably withheld or delayed)
- 5.18 not to hold any party in the Room or the Flat
- 5.19 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
- 5.20 to allow the Owner and its authorised agents and workmen to enter the Room and the Flat with 24 hours' notice:-
- i. to inspect the condition at least once in every week;
 - ii. to carry out work the Occupier is liable for but has failed to carry out or remedy work that the Occupier has carried out without consent;
 - iii. to repair clean or alter the Room the Flat or The Building whether the Owner is legally liable to carry out such work or not; and
 - iv. for any purpose mentioned in this agreement or connected with the Owner's interest in the Property or any other property.
- 5.21 not to use the Room or the Flat for the purposes of conducting a business
- 5.22 to pay for all telephone charges and to pay for all other data and telecommunications services consumed by or supplied to the Occupier on demand failing which the telephone and any other data and telecommunications services will be disconnected without notice to the Occupier and thereafter the cost of any reconnection will be payable by the Occupier on demand and prior to the telephone being reconnected
- 5.23 not to store bicycles in the Flat or on any access ways or staircases forming part of The Building but to store any bicycle in the designated bicycle areas of The Building only

5.24 on the expiry of the Contractual Term: -

- i. to deliver the keys and fob to the Owner and to remove all personal effects from the Room and the Flat by no later than **10am on departure day**.
- ii. to make good any loss or damage caused by a breach by the Occupier of the Occupier's obligations in this Agreement
- iii. to make good all damage and undue wear to the Contents

5.25 to supply his/her own bed linen and towels.

5.26 not to smoke in the Room or the Flat or the Building

6. Termination

If at any time the Letting Fee 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 Occupier's agreements the Owner 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 Owner's right to sue the Occupier for any breach of obligation.

7. Occupier's Property

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

8. Costs of Enforcement

The Occupier must pay the Owner's reasonable costs, fees, charges, disbursements and expenses properly incurred in relation to or incidental to the recovery or attempted recovery of arrears of the Letting Fee or other sums due under this agreement.

9. 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.

BEFORE SIGNING THIS AGREEMENT THE OCCUPIER SHOULD READ THE FOLLOWING NOTES:

This agreement is a legally binding document. Signing it means that the Occupier has read, understands and agrees to be bound by its terms. The Occupier should therefore satisfy himself/herself that this is indeed the case before signing. The Occupier should be aware that he/she will be bound for the whole of the Contractual Term (as defined above) and will not be released from his/her obligations until the Contractual Term expires. If the Occupier does not understand anything in this Agreement, then it is strongly suggested that he/she asks for an explanation before signing it. The Occupier may consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

Signed on behalf of the Landlord:

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Dated:

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Signed by the Occupier:

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Dated:

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