

All pages of this tenancy agreement must be completed, signed and returned to the U.CITY Residences either by hand or by emailing management@ucityresidences.com together with all the supporting documentation (see page 6 for details), before the commencement of tenancy.

You are required to have paid the Security and Smart Card & Key Deposit within 48 hours of having made your room reservation. The receipt of payment must be sent to us by email: management@ucityresidences.com. In addition, before check-in is permitted and for this tenancy agreement to be deemed valid, payment of either the full instalment or one of the two instalments must have been made in the way outlined on page 3 of this agreement. Proof of transfer should be sent to the email listed above. Our payment details are provided on Page 5 of this document. The security deposit is separate and not included in the rent and is only returned when a tenant successfully checks-out of the accommodation and any relevant deductions are made for any outstanding fines, fees and/or repairs.

SECTION 1 – PERSONAL INFORMATION

Student ID No:	<input type="text"/>	Order No: (If ordered from webpage)	# <input type="text"/>
First Name*	<input type="text"/>		
Last Name*	<input type="text"/>		
Address*	<input type="text"/>		
Address Line 2	<input type="text"/>		
City*	<input type="text"/>	State (If Applicable)	<input type="text"/>
Postal / Zip Code*	<input type="text"/>	Country of Residence*	<input type="text"/>
E-mail*	<input type="text"/>	Phone*	<input type="text"/>
Date of Birth*	<input type="text"/>	Passport No. / ID No.*	<input type="text"/>
Religion	<input type="text"/>	Nationality	<input type="text"/>
Gender*	Male <input type="checkbox"/> Female <input type="checkbox"/>		

Enrolment Information (Please tick ✓ as appropriate)

New Tenant Renewing Tenant

University Name*:	<input type="text"/>
Course*:	<input type="text"/>
Year of Study*:	<input type="text"/>

SECTION 2 - PRIMARY CONTACT(S) AND/OR GUARANTORS' INFORMATION

CONTACT 1 - Guarantor

CONTACT 2 (if applicable)

First Name	
Last Name	
Address	
City	
Post/Zip Code	
Country	
Contact Phone	
E-mail	
Relationship to Tenant	

First Name	
Last Name	
Address	
City	
Post/Zip Code	
Country	
Contact Phone	
E-mail	
Relationship to Tenant	

Check the following that applies to Contact 1

Is your Primary Contact

Is your Legal Guardian

Check the following that applies to Contact 2

Is your Primary Contact

*** Please note that a guarantor is required for your application to be accepted!**

SECTION 3 - ACCOMMODATION COST AND APARTMENT PREFERENCE

3.1 DURATION OF CONTRACT

*The U CITY Residences studio apartments are subject to availability and are rented for a duration of **51 weeks***

Tenancy Start/End Date

1st September 2024 – 25th August 2025 (51 weeks)

IF YOU HAVE AGREED A DIFFERENT START/END DATE DIRECTLY WITH U.CITY THEY WILL SEND YOU AN AMENDED CONTRACT. ALTERATIONS OF THE START DATE ARE ONLY POSSIBLE IF RESERVATIONS ARE MADE AFTER 1/9.

Please let us know by **email** your expected arrival date to your accommodation so that we can arrange Check-In for you. Please note that standard check-in times are **Monday – Friday 9am-6pm excluding public holidays**. If a tenant arrives outside of these times before midnight, they should if possible, arrange alternate accommodation until our offices are open or if absolutely not possible an out of office fee of €100 will be billed. Checking in between the hours of 12a.m-9a.m is **strictly prohibited**.

Checking in outside of normal working hours creates various problems as dependant on the time, we may not be able to show or explain the workings of your apartment and/or building facilities to you, due to noise disturbance considerations to other tenants as well as causing considerable inconvenience to our staff.

Please write "YES" in the space provided if you understand this statement:

3.2 APARTMENT DETAILS

Please enter the apartment information as reserved on our website and/or agreed with management:

Studio Apartment Number:

3.3 INSTALMENT OPTIONS (Please tick ✓ as appropriate)

Please note: if your contract duration is less than 34 weeks, whereby the start and end date are in the same year, only 1 x instalment of the whole amount is available as an option. For those whose contract is 34 weeks or more, please select in how many instalments you wish to pay for the total amount listed in section 3.4:

One Instalment for 100% of the total amount listed in 3.5 below (**2% discount on the initial room rate before optional extras, automatically calculated on our website!**)

Two Equal Instalments of 50% each of the total rental amount 3.5 below

Please Note: The Security deposit is separate from your rent and under no circumstances should it be deducted from your rental instalment(s).

3.4 OPTIONAL EXTRAS (Please tick ✓ as appropriate)

Allocated Parking (+€4 per week)

Double Speed Internet (+€5 per week)

Additional Freezer Power Outlet (+€3 per week)

(The freezer room is located in the basement. Tenants are supply their own fridge/freezer unit, which should consume no more than 200kw/h per annum)

Price Per Week: €

(after any discount for instalment option and after adding optional extras. THIS IS AUTOMATICALLY CALCULATED ON OUR WEBSITE AND IS PROVIDED ON YOUR RESERVATION EMAIL OR RENEWAL EMAIL!)

3.5 TOTAL RENT OF CONTRACT TERM:

(Price per week X 51 €

3.6 PAYMENT DATES

a) For those who have made new reservations on or before August 4th and the tenancy start date is on September 1st of the same year, the following payment dates apply.

For those paying in one instalment:

- the 1st instalment payment must be paid into our account on or before August 15th of the same year as tenancy start unless otherwise agreed by U City management. **Tenants must provide us a copy of the transaction by email.**

For those paying in two instalments:

- the 1st instalment payment must be paid into our account on or before August 15th of the same year as tenancy start unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**
- the 2nd Instalment payment must be paid into our account on or before February 1st during the tenancy term, unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**
- If alternate payment dates have been agreed by U City management, they will be confirmed by email.

b) For those who have made new reservations on or after August 5th and the tenancy start date is before December 31st of the same year, the following payment dates apply.

For those paying in one instalment:

- the 1st instalment payment must be made within 7 days of making a reservation and before the tenancy start date, unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**

For those paying in two instalments:

- the 1st instalment payment must be made within 7 days of making a reservation and before the tenancy start date, unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**
- the 2nd Instalment payment must be paid into our account on or before February 1st during the tenancy term, unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**
- If alternate payment dates have been agreed by U City management, they will be confirmed by email.

c) For renewals

For those paying in one instalment:

- the 1st instalment payment must be paid into our account on or before August 25th of the same year as tenancy start unless otherwise agreed by U City management. **Tenants must provide us a copy of the transaction by email.**

For those paying in two instalments:

- the 1st instalment payment must be paid into our account on or before August 25th of the same year as tenancy start unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**

- the 2nd Instalment payment must be paid into our account on or before February 1st during the tenancy term, unless otherwise agreed by U City management. **Tenants must provide us a copy of the payment transaction by email.**

PERSONAL DATA

I, the undersigned hereby provide my consent to the processing of my personal information, which I have disclosed herein to U City Residences (hereinafter "U.CITY"), by the U.CITY for the purpose of:- i) providing me with accommodation for the aforesaid specified period of time, and/or ii) communicating with me, either by post, telephone, email or any other regarding any information relating to the accommodation arrangements, including, but not limited to, changing of room and/or apartment and/or iii) notifying me in relation to any changes pertaining to U.CITY matters as rent contractual obligations and other similar matters. (hereinafter collective referred to as the "Purpose").

the Purpose (as the case may be), shall at all times be identified, clearly marked and recorded by the U.CITY as the personal data of the undersigned. All personal data acquired from the undersigned pursuant to this form shall be solely used by U.CITY for the performance of the Purpose (as the case may be) and shall not be further processed or disclosed to any third party without the consent of the undersigned unless this is required and/or allowed pursuant to the provisions of the Regulation (EU 2016/679 on the Protection of Personal Data and/or the provision of the applicable local legislation in relation to the protection of personal data (as amended from time to time) and/or the provision of any other applicable legislation

I acknowledge that in the event that I, the undersigned do not wish to be contacted further by the U.CITY, I may at any time inform the U.CITY in accordance with the available communication methods.

The undersigned has been notified of his/her rights in relation his/her data contained herein. The aforesaid rights are outlined analytically in the Privacy Notice of U.CITY, a copy of which is available at <https://www.ucityresidences.com/privacy-policy-cookie-policy-and-cancellation-policy>. For the avoidance of any doubt the undersigned hereby confirms that the undersigned is fully aware of his/her rights in relation to his/her data contained herein.

For the avoidance of any doubt, the following apply: Any information and data provided herein by the undersigned to the U.CITY and which will be used, either directly or indirectly, by the U.CITY for the performance of

DOCUMENTS TO BE PROVIDED WITH THIS APPLICATION (ONLY NEW TENANTS!)

Tenant

- A copy of your student card **or** your letter of enrolment from university **or** your letter of acceptance from University
- Copy of valid ID/Passport

Guarantor

- Copy of valid ID/Passport
- Utility bill confirming residential address

SECTION 5 - PAYMENT OF THE SECURITY & KEY CARD DEPOSIT (€1000) & RENTAL PAYMENT(S)

You are required to complete your reservation with the payment of the **Security Deposit** as well as any **Rental Payments** to the following account (unless informed otherwise by U City), clearly stating on the transfer details the Tenant Name and/or the room number:

Account Name:	VALITIO LIMITED
Registered Address:	Yialousas 21, Engomi 2414
Bank Name:	Bank of Cyprus
Account Number:	357025199591
IBAN:	CY42 0020 0195 0000 3570 2519 9591
Swift:	BCYPCY2N

WAIVER OF LIABILITY & RELEASE FOR USE OF COMMON AREAS AND GYM

Because physical exercise can be strenuous and subject to risk of serious injury, U.City urges you to obtain a physical examination from a doctor before using any exercise equipment or participating in any exercise activity within U.City. You agree that if you engage in any physical exercise or activity or use any gym amenity on the, including any sponsored gym event, you do so entirely at your own risk. Any recommendation for changes in diet provided by anyone associated, connected or residing within U.City, including the use of food supplements, weight reduction and/or body building enhancement products are entirely your responsibility, and you should consult a physician prior to undergoing any dietary or food supplement changes. You agree that you are voluntarily participating in these activities and use of these facilities and premises and assume all risks of injury, illness, or death. We are also not responsible for any loss of your personal property in any of our common areas.

This waiver and release of liability includes, without limitation, all injuries which may occur as a result of: 1) your use of all amenities and equipment in the facility and your participation in any activity, class, program, personal training or instruction; 2) the sudden and unforeseen malfunctioning of any equipment; 3) our instruction, training, supervision, or dietary recommendations; 4) your slipping and/or falling while in the building, or on the premises, including adjacent sidewalks and parking areas; 5) contact with other participants; 6) the effects of the weather, including high heat and/or humidity; and all other such risks being known and appreciated by you.

By signing this tenancy agreement, you hereby acknowledge your responsibility in communicating any physical and psychological concerns that might conflict with participation in activity. You also acknowledge that you are physically fit and mentally capable of performing the physical activity that you choose to participate in. After having read this waiver and knowing these facts, and in consideration of acceptance of my participation and U City Residences (Valitio Ltd) furnishing services to me, I agree, for myself and anyone entitled to act on my behalf, to HOLD HARMLESS, WAIVE AND RELEASE U.City Residences (Valitio Ltd), its owner, its officers, agents, employees, organizers, representatives, and successors from any and all claims or causes of action and you agree to voluntarily give up or waive any right that you may otherwise have to bring a legal action against the facility for personal injury or property damage. To the extent that statute or case law does not prohibit releases for negligence, this release is also for negligence on the part of the facility, its agents, and employees.

If any portion of this release from liability shall be deemed by a court of competent jurisdiction to be invalid, then the remainder of this release from liability shall remain in full force and effect, and the offending provision of provisions severed here from. By signing this tenancy agreement, I acknowledge that I understand its content and that this release cannot be modified orally.

Terms & Conditions

All the materials contained herein are an integral and binding part of this Tenancy Agreement. It is the tenant's responsibility to become familiar with all provisions of this Agreement. To the extent that any provision in this contract is susceptible to more than one meaning, the interpretation of the Director of Valitio Ltd or his/her designee shall control.

a) Reservation Policy: **A Security and Deposit of €1000** is required for reserving/renting an apartment. The deposit is used against damages that might occur during a residents' stay. The Security Deposit is refunded to the tenant upon contract expiration and after the apartment is delivered in a "broom-clean" condition and undamaged. Residents will be held responsible for damages to, or loss of property in the apartment. Residents who are renewing do not need to provide a deposit again, since their existing deposit will be carried over from previous tenancy agreement.

b) Security Deposit- Refund Policy: If a tenant chooses to cancel the Housing Application prior to entry in the Housing facilities, the following Reservation Refund Policy will be in effect providing the tenancy is not a renewal:

30 days or more until start date of tenancy	50%
Less than 30 days until of tenancy start date	0%

c) Renewals - In the case that the tenant is a renewing tenant at U City and has signed either this agreement or a renewal request form, **no refund of deposit** is offered if the tenant chooses to cancel this tenancy before the tenancy start date.

Provided that a new or renewing tenant does not cancel this tenancy before tenancy start date, upon termination of the Housing Contract and submission of access smart card, the Security Deposit is refunded, less any amount due for damages (including common area damages), unpaid rent and any other outstanding charges.

GENERAL TERMS AND CONDITIONS

1. Apartments in U.CITY' are to be occupied only by the tenant assigned to them. A tenant's right to occupy an apartment in U.CITY pursuant to this Agreement may not be assigned or transferred by the tenant.

2. Contract Duration. All housing contracts in U.CITY have a duration of 51 weeks unless otherwise specified in Section 3 of this agreement.

3. Check-in / Check-out Policy. Upon entry to an apartment, U City will perform a Check-In with a tenant. Before vacating the apartment at the end of the tenancy, U City will conduct a Check-Out in order to re-examine the condition of the apartment and furnishings and make a note of any damage that may have occurred during a tenant's stay. A tenant should ensure that upon check-in, they check the room thoroughly to ensure that any existing damages or malfunctions are reported with photos to avoid any check-out charges for damages that were present on check-in and no fault of their own.

The residents must deliver the apartment in the same condition in which they received it. Furthermore, the apartment should be delivered with all items and furnishings it was supplied with. Personal property left in an apartment following the termination of the occupancy will be considered abandoned and U.CITY will give Instructions for their disposal.

4. Description of Furniture and Fixings. All apartments in U.CITY contain: double bed with storage underneath, desk, library or book shelves, desk chair, dining chair, a coffee table with two chairs (patio furniture), chest of drawers, roller blinds and bathroom fittings. The kitchen is fully equipped with an oven, electric hob for 2 saucepans, an extractor fan, a microwave, a small refrigerator, a Smart TV and air conditioning for climate control. No alterations or repairs may be made to the assigned apartment, to its furnishings or equipment without the written consent from U.CITY.

5. Utilities. All utility bills directly relating to U.CITY (water, electricity, internet, communal expenses etc.) and/or deposits or taxes are the sole responsibility of the landlord. The Rent is inclusive of all taxes applicable to rental payments under the applicable laws. U.CITY shall pay and discharge all immovable property taxes and municipal rates relating to the Property (including but not limited to immovable property tax, or any other taxes, rates and fees linked to the ownership of the Property and/or which may replace these charges). All personal taxes the Landlord will pay himself as appropriate.

6. Internet Connection. Wired and Wireless connection is offered free of charge. It is important to note that in case of internet connection abuse the connection may fail to provide access to the internet, in some cases it may cause termination of the users' internet access. TENANTS AGREE NOT TO INSTALL ANY KIND OF WIRED / WIRELESS HUBS, ROUTERS OR SWITCHES ONTO THE NETWORK. The resident will be charged €100 re-connection fee in the event that re-connection is permitted.

Users are assigned a minimum of 10mb download and 5mb upload per wired ethernet connection located at their desk, through our managed routers, however this speed will be dependent on the network internet provider and therefore external network issues beyond U.City's control cannot be guaranteed. Wireless connections are not assigned a minimum speed due to their instability and therefore we recommend all users connect via the wired ethernet connection when performing important assignments and exams. If your PC does not have a wired internet connection, U.City sells USB-C Ethernet adapters charged at €50 per unit.

7. Cancellation Policy. Tenants who have signed a Tenancy Agreement and who have commenced occupancy in U.City will be held responsible for fulfilling their obligations under this contract. A tenant who withdraws from their University will be obligated to pay for the full contract period. Cancellation requests are only considered in the event of an unexpected change of conditions in the close family (i.e. serious illness, loss, etc.), war or political arrest to the country of origin of a tenant and any acceptance of cancellation is at the full discretion of U.City management.

8. Contract Renewal. U.CITY's housing policy provides that a maximum number of 33% of current tenants may renew for the following year on a first come first serve basis and provided that the Tenant has notified U.CITY within the timeframes as specified within the renewal notice that will be sent. This policy can be adjusted at any time by U City Management and is solely at their discretion.

9. Delinquent Account. Payment not made by the due date as shown in the method of payment (see paragraph 18), may result in the following actions after the 7th calendar day including but not limited to the following:

a) Eviction from the assigned apartment and assessment of withdrawal charges. If the resident is evicted from the apartment, the full amount of the Housing Fees as designated by the contract will remain payable.

b) A late payment charge of €150 (if payment is remitted within 15 working days).

c) Restriction of access to U.CITY building and apartment until all delinquent payments are made.

10. U.CITY Residences has an obligation to ensure an atmosphere conducive to learning, allowing residents to study and rest with a degree of privacy within their apartment. U.CITY reserves the right to reassign, suspend, or terminate a Resident's Agreement when such action is deemed necessary.

11. U.CITY Liability. U.CITY does not assume any obligation or liability for loss or damage to items of personal property which may occur in the building. This includes but is not limited to damage, loss, fire, theft, flooding etc. Users should ensure that valuables are stored in the safe provided. It should also be noted that the cleaners may dispose of items if they appear to be rubbish (e.g. empty boxes, dead plants, etc.) and therefore tenants should ensure that they store or make it clear that these items are not to be disposed of.

12. Code of Conduct. All residents are required to abide by the code of conduct contained in U.CITY Residents Handbook (<https://www.ucityresidences.com/residents-handbook.pdf>). A digital copy can also be requested, by emailing management@ucityresidents.com. The handbook also contains important information including typical repair costs and useful information including reporting problems and emergency/non-emergency contact.

13. Enforcement Cost. Should U.CITY incur any expenses in the enforcement of any terms of this Agreement, the resident shall pay the cost of the U.CITY enforcement included, but not limited, to legal fees.

14. The Right to Entry. U.CITY and/or any employee and/or any person designated by U.City with a position of responsibility, reserves the right to enter an apartment without written notice or permission from the residents under the following circumstances:

a) to perform routine maintenance inspection

b) to perform repairs

c) if there is reasonable cause to believe that the tenant is in breach of contract or in need of medical assistance.

d) due to any suspicion of illegal activity or activity that is in breach of the terms and conditions listed herein this agreement.

The persons who enter will knock and ring the doorbell before entering if no-body answers in a reasonable amount of time. Only persons authorised by Ucity will enter an apartment under any of these circumstances.

15. Apartment Cleaning. U.CITY will clean each room on a weekly basis (except during periods of the cleaners annual/sick leave and public holidays) at a pre-determined day and time that will be notified to the Tenant. Cleaners have the right to enter apartments in compliance with this policy and the Tenant is obliged to vacate the room during this period. Tenants will be informed of the cleaning schedule on check-in. The cleaners have the responsibility to mop the floors, clean the windows and wipe down the surfaces of the apartment. The cleaners are not obliged to throw out rubbish, empty and clean fridges, wash any plates, cutlery and baking dishes, clean ovens and microwaves internally, make beds, wash linen, etc. However, if a tenant is deemed to have left the apartment in such a poor state that leaving it would compromise either the apartment or the complex as a whole or any of its neighbouring tenants, they may choose to clean them, and the tenant be appropriately charged. The cleaning staff are allocated a maximum of 20 minutes to clean an apartment. If they exceed or believe they will exceed this allocated time due to the poor upkeep of an apartment by the tenant, this additional time will be billed and deducted from the deposit, may refuse to clean the room altogether and further action by management taken against the tenant.

16. Prohibited Items. The following items are not permitted to be used or stored in tenant apartments or any other area on the premises: pets, acids, gasoline or any flammable materials, firearms or other weapons, candles, drugs or fireworks. Due to health standards and possible inconvenience to other residents, no animals or pets are to be housed or kept in the residential facilities.

17. Strict no smoking policy. Smoking is prohibited in all apartments and covered internal common areas. Smoking is only permitted on private verandas and in the outdoor uncovered common areas.

18. U.CITY may terminate a Tenancy Agreement for the following reasons:

a) for non-payment of amounts payable under this Tenancy Agreement.

b) for violation of any term or condition of occupancy by the tenant or his/her visitor(s), in accordance with U.CITY's disciplinary process, policies and procedures.

c) for causing damage to property

YOUR OBLIGATIONS

19. You agree to pay the Rent to us at the times and in the manner specified without set off and whether demanded or not and irrespective of whether you have taken up the tenancy by collecting the keys or smart card access. Anybody who makes payments on your behalf of Rent or other amounts due from you under this Tenancy Agreement does so as your agent. It is your responsibility to make sure that payments are made on time and to the correct amount. We are not required to send reminders about payment due dates or issue invoices.

20. If payment of the Rent or any other amount due from you under this Tenancy Agreement is late we may charge, and if charged you will pay, an interest at the rate of 3% per annum above the ECB base rate from time to time on the outstanding amount from the date payment was due until the payment is made in full (both before and after any judgment by a Court). Interest will be charged on a daily basis and shall be compounded monthly.

21. If payment of the Rent or any other amount due from you under this Tenancy Agreement is late (without prejudice to any other right we have) we reserve the right to:

- remove internet access whilst your account is in arrears and to charge you such amount as we may incur in having the service reconnected once the account balance is cleared
- restrict access to your apartment and the building complex

22. You agree that you will:

22.1 maintain the apartment in at least as good repair and decorative order and clean condition as it is in at the Tenancy Start Date (or if you have occupied under a previous tenancy, the earliest start date of any previous tenancies that you entered into in relation to the apartment) except for any damages caused by faulty equipment and/or installations that U.City are responsible for, that were not caused by misuse or abuse by the tenant.

22.2 not remove any of the contents from your designated apartment and Common Areas and maintain the contents in at least as good repair and condition as they are in on the Tenancy Start Date (or if you have occupied under a previous tenancy, the earliest start date of any previous tenancies that you entered into in relation to the apartment except for fair wear and tear. The tenant is responsible for proving that any damages were present on check-in and that they were reported within 48 hours of check-in.

22.3 not attempt to carry out any repairs and promptly notify us of any damage or defect in the apartment within 48 hours for non-emergency and immediately in case of an emergency;

22.4 Operate all service equipment and electrical appliances in the apartment in accordance with the manufacturer's instructions and not change, damage, alter or interfere with them in any way and to ensure that any electrical appliances which are not supplied by us comply with all relevant standards and regulations including to permit U.CITY to electrically test equipment at your expense, if requested to do so.

22.5 Not to allow a build-up of rubbish to occur (particularly food waste) in your apartment or kitchen and to remove waste to the approved bin areas in a timely manner. If the cleaners find excessive build-up of rubbish and dispose of them for you due to either hindering their tasks or because they are causing a nuisance, an additional fee per instance will be charged to your apartment and deducted from your deposit. In addition, if U City identifies that a tenant is not disposing of rubbish correctly (i.e. not within the bins provided) a fine will be issued. Further offenses will incur higher penalties and/or possible eviction. For more information, please see the Residents Handbook.

22.6 Keep your apartment and your kitchen in a clean and hygienic state at all times. If in our opinion your apartment and/or your kitchen are not maintained to an acceptable and clean state at all times, you agree to pay an additional cleaning fee. If as a result of your failure to comply with this clause, your apartment becomes infested with pests, you agree to cover the cost of any professional treatment to remove such pests. Residents are also required to regularly clean their oven and fridge, clear their sink regularly and not to throw papers in the toilet. A full list of specific fees are included in the accompanying Residents Handbook.

22.7 You agree that you will comply with all statutes and other laws and regulations in relation to your use of the apartment.

22.8 You agree to pay us a fair and reasonable proportion, as determined by us acting reasonably, of any costs we incur in repairing any damage to the apartment and/or in replacing any of the Contents of the apartment, which damage is caused by you or your failure to observe and comply with your obligations under this Tenancy Agreement. Unless

there is no evidence to the contrary, the cost of repairing any such damage or replacing any such Contents shall be apportioned as if you caused the entire damage to Room or the Contents of the apartment.

22.9 You agree to report any accident or incident in or around the building to us as soon as possible after it occurs and in any event no later than within 48 hours after it occurs and, if reasonably requested to do so by us, you agree to complete an incident or accident form and return it to us.

22.10 You agree that you will occupy the apartment for personal residential purposes only and that you will not carry on any profession, trade or business whatsoever in the apartment or any other use other than private residential.

22.11 You agree that you will allow us (and those authorised by us), with reasonable written notice (except in cases of emergency), to enter the apartment at reasonable times (causing as little inconvenience as possible), to:

22.11.1 inspect its condition;

22.11.2 carry out viewings of the Room with prospective tenants or purchasers of the Building;

22.11.3 carry out any necessary repairs or alterations to the apartment and/or Building;

22.11.4 maintain, repair and, if necessary, replace any equipment, pipes, cables, wires, drains and sewers within the Room; and

22.11.5 clean the apartment in accordance with our weekly cleaning routine.

22.12 You agree that you will not use the apartment or the Building for any improper, immoral or illegal purpose nor in any way which may, in our reasonable opinion, be a nuisance, damage or annoyance to the other tenants of the Building, any adjoining premises or to us, and in particular, you will not:

22.12.1 Cause any excessive noise which, if made within the Room, can be heard outside the apartment or, if made within the Building Common Areas can be heard outside the Building Common Areas. Further information is provided in the Residents handbook regarding noise and quiet times.

22.12.2 Keep or use 'legal highs' or drugs, the possession or use of which is prohibited by law, and which if discovered You agree that We may remove these for disposal and/or handover to the authorities;

22.12.3 To strictly adhere to U.CITY's smoking policy and not to smoke in the apartment or Building other than in any outside designated smoking areas. This includes 'vaping' and/or other forms of e-cigarette or cigarette substitutes that emit smoke or vapours. If we discover that you have been smoking in your apartment or elsewhere in the residence, we may charge an inspection fee to ensure the proper operations of the fire detection equipment and/or a cleaning fee to have the area cleaned. Details of these charges may be obtained from the Resident's handbook:

22.12.4 Keep or use any firearms, knives (other than domestic kitchen knives), or any weapons of any kind in the apartment or Building;

22.12.5 Harass, intimidate, threaten or assault any other tenants of U.CITY or their guests or any of our employees or any other person, or threaten to do so;

22.12.6 Tamper with our fire prevention systems and control equipment (including not maliciously, recklessly or negligently activating such fire prevention systems). In the event that you are found to be in breach of this clause you agree we may report you to the local Fire and Rescue Service, Fire Safety Officer, who may decide to prosecute. You also agree to pay a charge to have any fire safety equipment inspected to ensure its continued effective operation.

22.12.7 To vacate the Building (and to ensure that any visitors you have also vacate the Building), immediately whenever the fire alarm is sounded;

22.12.8 Use designated fire escapes except for the purposes of emergency escape;

22.12.9 Obstruct any means of access within the Building;

22.12.10 Keep bicycles, scooters (or similar) in any part of the Building other than in areas designated by U.CITY;

22.12.11 Keep, store or use any liquid or gaseous fuel, noxious or explosive substances or compressed gases, gas or oil heaters or other fuel burning appliance in the apartment or Building, including deep fat fryers and candles;

22.12.12 Keep any animal, bird, insect or reptile in the apartment or the Building Common Areas;





22.12.13 Damage or leave in a dirty or untidy state any parts of the Building;





- 22.12.14 Alter, modify, decorate, add to or in any way interfere with the structure of the apartment, the Contents or the Building;
- 22.12.15 Fix anything to the interior of the apartment or the Building in any manner which may damage the structure or decoration of the Building or the Building Common Areas or the apartment or place anything outside the windows of the apartment;
- 22.12.16 Dry items of laundry on any equipment in the apartment.
- 22.12.17 Flush sanitary items down the toilet, or pour oil or grease down the drains nor do anything else likely to block or harm the drains;
- 22.12.18 Drain or allow to be drained any food waste or cooking oil down the kitchen sink as this will block the drains. A charge will be made to have your drains unblocked in the event that this clause is not heeded;
- 22.12.19 Tamper with fixtures and fittings including, without limitation, air conditioning and heating equipment, lighting equipment, kitchen and bathroom fittings and equipment, fire safety equipment, fire doors and restrictors on the windows;
- 22.12.20 Erect any external wireless or television aerial or satellite dish;
- 22.12.21 Not to tamper with any window restrictors or seek to override their use through the use of proprietary tools;
- 22.12.22 Do anything in the apartment, or the Building Common Areas, which would prejudice or increase the premium payable for the policy of insurance of the Building for the time being in force; and
- 22.12.23 Compromise the security of the Building by leaving security doors open or 'on the latch' or allowing unauthorised access through 'tailgating';
- 22.12.24 Use or allow to be used any electrical item that does not conform to the European Union standards for electrical goods and/or which does not carry the EU 'CE' conformity marking. If on inspection or other occasion where such objects are found. You give us permission to remove such items without payment of compensation which in our opinion may not be electrically safe. Any such items removed will be returned to you at the end of your tenancy;
- 22.12.25 Not to use Deep Fat Fryers on the premises at any time whether these conform to clause 22.12.24 or not;
- 22.12.26 Not to leave cooking unattended at any time;
- 22.12.27 Not to import, smuggle or take delivery of goods that have been illegally imported for the purpose of evading the payment of duty and/or other taxes and in particular tobacco products. In the event we suspect that suspicious parcels are being delivered to the sites you agree that we may intercept these, examine the contents and if necessary, withhold the contents and inform the appropriate authorities;
- 22.12.28 Not to photograph or record using any other digital media, members of U.CITY staff without express consent;
- 22.12.29 Not to bring into the property any additional appliances or furniture (unless explicitly agreed by Ucity management), which supplement the facilities provided by U.CITY. This includes, additional refrigerators, freezers, washing machines, bookcases, chests of drawers, wardrobes, portable cookers, gas powered barbeques, spin dryers, or any other device that in the opinion of U.CITY is inappropriate for use in the property;
- 22.12.30 You agree to comply with the Residents Handbook (<https://www.ucityresidences.com/residents-handbook.pdf>) and, in particular, you agree to pay any charges specified in the Residents Handbook, which accrue during the Tenancy Period by reason of any breach of the Tenant's obligations in this Tenancy Agreement;
- 22.12.31 You will inform U.CITY if you are likely to be absent for more than 72 hours, you appreciate this is important for fire safety and security reasons;
- 22.13 You will make sure that any guests/visitors you may have to the Building, comply with the provisions of this Tenancy Agreement as regards use of the apartment or Building and you agree that you will be responsible for the conduct of such guests/visitors and will be in breach of these Tenancy Terms and Conditions if they fail to comply with the provisions of this Tenancy Agreement in relation thereto.
- 22.14 You will obtain prior written approval from U.CITY to any party or meeting of more than 2 people within your apartment and or common area of the building. You will ensure that all gatherings arranged by you or taking place in the Building respect the terms of this Tenancy Agreement and Resident Handbook.





22.15 You agree that you will not tamper with, remove, replace or otherwise interfere with the locks, electrical or access systems to your apartment and/or the building.

I hereby certify that I have read carefully this Tenancy Agreement and the accompanying Residents Handbook and I fully understand and agree to the Terms and Conditions of this agreement. I understand that this agreement obligates me to reside in the apartment type that I have chosen, within U City Residences located at Kykladon 13, Strovolos, 2062, Cyprus, for the period as described in this Agreement.

Please Print, Sign and Return ALL PAGES of this agreement to management@ucityresidences.com or deliver a hard copy to the U.City office before tenancy commencement.

Tenants Signature	Date	Witness Signature	Date
			
Print Name _____		Print Name _____	

Guarantor Signature	Date	Witness Signature	Date
			
Print Name _____		Print Name _____	

U.CITY Management Signature	Date	Witness Signature	Date
			
Print Name _____		Print Name _____	

Note:

* a witness is required for each signature provided. The witness must not be the tenant or the guarantor.