



Campus Residence Rules

CAP 1)- GENERAL INFORMATION

A) INTRODUCTION

The rules of this Agreement are accepted and undersigned by each student during the allocation of the flats; by confirming the lodging unit confirmation the first year each student accepts the same rules also for the following years of the renting contract.

If one student refuses to sign these rules, he/she will not be given the flat and each agreement between the student and Campus 4 will be cancelled.

B) The lodging units in Pavia, Strada Cascinazza for University and post-University students have been studied in order to increase Pavia lodging units.

Each unit has one or two beds, one kitchen/living room and one bathroom.

Each unit has the wire less connection, there is also one common laundry room, a study room, a video control service, one common area for bicycles and a porter service.

CAP 2)- THE LODGING UNITS

A) How to get a lodging unit:

- Each student has the right to get a completely furnished lodging unit (following the announcement); the flats have water and electricity but they don't provide blankets, sheets pots and pans.
- When taking the flat, each student has to carefully examine the flats and the common areas and sign the rules.
- By signing the rules each student recognises the good condition of the flat and of the common areas and confirms he she will use the above mentioned areas as well as possible.
- If the student does not sign the rules he/she will not obtain the flat will not.

B) Duration of the allocation: The renting contract defines the duration of the flats allocation. It will not be longer than 12 months starting from the month of September of each year, and it can be renewed each year (the student can give notice of termination of tenancy to the residence supervisor 3 months before the departure date, respecting all the rules mentioned in the announcement).

C) Deposit

Each flat tenant has to pay the deposit mentioned in the announcement.

The deposit will be given back to the tenant at the end of the stay after the evaluation of all the possible damages.

CAP 3)- TENANTS DUTIES

- A) The tenant pays the first month rent when admitted and the following rents before the first day of each month; after 10 days delay the tenant will be fined (as mentioned in the contract).
If the payment delay persists for more than one month, the tenant will have to leave the flat and his deposit will not be returned.
- B) The utilities costs are included in the forfait price mentioned in the announcement.
If the maintenance costs are superior to the mentioned forfait price, a compensation will be asked to the tenant before the departure from the flat.
The common areas maintenance is included in the rents.
- C) The tenant has to take care for the cleaning of the flats and of the relative bathrooms.
- D) The tenant will use the furniture provided as well as possible. He/she is responsible for the any possible damage or furniture loss inside the his/her flat.
- E) It is forbidden to
- Replace the door locks with new unknown ones;
 - Make copies of the provided entrance keys.
 - Keep any kind of animal inside the flats.
- F) It is absolutely forbidden to introduce into the lodging units:
- Weapons of any kind;
 - Explosive material;
 - Drugs;
 - Inflammable material.
- G) The tenant has to check the provided electronic devices are conform to the rules and have the seal of quality.
- H) Any damage to the plants or to the furniture used have to be immediately communicated to the residence staff who will require the prompt intervention of the technical service.
- Each bed is assigned to one tenant. The tenant has to live in his/her flat. The tenant cannot leave for any reason his /her bed to other people, nor sublease his/her lodging unit otherwise the contract can be cancelled.
- I) The tenant cannot change or modified the provided furniture, take away or introduce new furniture nor install new electric devices if this is not authorized by the supervisor.
- The tenant will stick to the agreement rules, the local police dispositions and the public security rules. The tenants have to behave in a good and respectful way towards the other tenants of Campus 4.
Each tenant has to avoid loud speaking, noises or any other kind of disturb especially during the night.
- J) The absence from Campus for periods longer than 30 days have to be communicated to the supervisor.

CAP 4)- RIGHTS OF THE TENANTS

All the tenants of Campus 4 can use the common areas and all the available common spaces.

- They can use any piece of furniture inside the lodging unit;
- They can be present during the regular check of the units made by the supervisor.;
- They can ask for the good functioning of the technological devices and the furniture inside the flats.

CAP 5)- DUTIES OF THE DIRECTOR

The director has to check the good functioning of the technologic devices inside the flat and regularly provide adequate maintenance.

The director will also be responsible for the common areas maintenance, including the green areas around the residence.

CAP 6)-RIGHTS OF THE DIRECTOR

The director has to right to check the lodging units if necessary according to the following ways

- a) When at least one tenant is physically;
- b) Without the tenant if an immediate check for urgent reasons is necessary;
- c) At the beginning and at the end of the renting contract;
- d) After giving at least one day notice to the tenant for ordinary maintenance controls
- e) If the tenant is absent for more than 30 days and has not communicated it to the director.

The director will ask for the payment of the monthly rent and of the forfait price as indicated in the announcement in the times envisaged at Cap. 3-a).

He has the right to require what envisaged at Cap. 7 and to cancel for good reason the lodging units.

CAP. 7)- SANCTIONS AND MEASURES

The director can stop, for good reasons any behaviour or action opposed to a good common living behaviour, envisaged in a student residence..

The relative sanctions and measures adopted will vary according to the damage:

a) Money sanction:

The director gives a registered letter specifying the money sanction directly to the tenant. If the tenant is not available, the director will send a return receipt registered letter to the tenant lodging unit..

The tenant can pay the required sanction within 7 days from the receipt; after that date, the tenant will be fined € 20.

The lack of payment can cause the contract withdrawal.

b) Lodging retraction:

The lodging retraction will happen according to the ways indicated in the announcement, or for any serious damage to the residence utilities or for more than 3 claims by the director to the tenant.

c) Denunciation of the public security authority:

this measure will be asked by the director only if real serious events take place.

In order to know in advance the expenses relative to possible device damages, find here below the price list to which they refer.

GENERAL COSTS AND REPAIR LIST

Wc seat replace	€	45,00
Wc seat attack replace	€	8,00
Lock cylinder replace	€	30,00
Complete lock replace	€	45,00
Closet lock replace	€	8,00
Closet fasteners – each shutter replace	€	8,00
Shower box replace	€	120,00
Bulb replace	€	2,50
Neon replace	€	8,00
Tap replace	€	62,00
Mixer replace	€	100,00
Shower washing device replace	€	21,00
Tap filter replace	€	4,00
Replacement or repair of the heater/sink tubes/wash basin	€	42,00
Sq meter repainting of the walls	€	7,00
Partial repainting of the walls (min charge each).	€	26,00
Partial painting of the walls (with stickers) for each sq meter.	€	12,00
Painting as above, minimum charge.	€	40,00
Sockets, pins, desk lamps adjustment (each)	€	8,00
Windows replace	€	26,00
Repair of the devices shutter in the room/kitchen	€	50,00
Wc tubes repair	€	310,00
Replacement of the wc external box of	€	62,00
Call without reason	€	26,00
Emergency call for non serious reasons	€	80,00
Small replacements/electric devices repair	€	On receipt
Replacement of the fire extinguisher	€	62,00
Pins and switch replace	€	30,00
Replacement of the handle of the door	€	33,00
Mattress	€	120,00
Pillow	€	10,00
Paper dustbin	€	15,00

The above mentioned prices do not include VAT and manpower and can vary according to market prices increase.

For any further intervention not mentioned in the schedule, the tenant will be charged the expenses for material at market price and manpower.

CAP 8)- PRIVACY RULES

According to the Legislative Decree n. 196/2003 “Code for the safeguard of personal data,” the personal data gathered are destined to the electronic and automated operations, envisaged for institutional goals mentioned in the law n. 390/1991, and the regional provision on the subject.

These data are communicated, according to the law 191/1978 to the Local Public Authority security.

As a guarantee of the users, there will be a video control in each residence. The recorded images are temporarily stored with devices that guarantee security and respect the privacy rules.

Data _____ place _____

Signature (for acceptance) _____