

This licence is dated: The date you accept your Residence Agreement electronically and we send you an email from the Halls Office Team confirming that you have accepted your Residence Agreement.

**Parties**

(1) Landlord: Bangor University of College Road, Bangor, Gwynedd,

means “as shown in the “Your Accommodation” section of the “Your Offer” page of the Bangor University portal.”

means the Renting Homes (Wales) Act 2016 and all Regulations made under that Act.

means the date which is the day before the Licensee's 18<sup>th</sup> birthday.

- 10.1 Clause headings shall not affect the interpretation of this agreement.
  - 10.2 References to clauses are to the clauses of this agreement.
  - 10.3 A            includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) and that person's personal representatives, successors and permitted assigns.
  - 10.4 Unless the context otherwise requires, words in the singular shall include the plural and, in the plural, shall include the singular.
  - 10.5 A reference to            or            includes e-mail.
  - 10.6 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.
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- 2.1 Bangor University permits the Licensee to occupy the Property and to use the Common Parts (if any) and the Contents (if any) for residential accommodation only during the Licence Period.
  - 2.2            : The Licensee must pay the Licence Fee/Rent, unless, before the occupation date, you accept one of the payment plans offered by the landlord on the Bangor University portal, the rent is payable in advance for the whole period of residence under this licence. If you accept one of those payment plans, you must pay the rent in accordance with the terms of the relevant payment plan. the landlord may (but is not obliged to) provide alternate payment structures. More information can be obtained by contacting the Halls Office. Any alternate payment structures are given as concessions which do not legally bind the landlord and will not constitute a variation of this licence and are without prejudice to the landlord's rights under this licence.
  - 2.3 The amount of the Licence Fee at the start of this Licence is: As shown in the “Your Hall Fees” section of the “Your Offer” page of the Bangor University portal.

2.4 Bangor University can increase the Licence Fee at any time by giving you not less than four weeks' written notice which specifies the new Licence Fee and the date from which it is payable.

2.5 The Licensee acknowledges that:

- (a) the Licensee shall occupy the Property as a licensee and that no relationship of landlord and tenant is created between Bangor University and the Licensee by this agreement.
- (b) Bangor University retains control, possession and management of the Property.
- (c) this Licence is personal to the Licensee and cannot be transferred in any way to another person or persons.
- (d) the Licence is not an occupation contract under Section 7 of the because the Licensee is under the age of 18 years. The RHWA does not apply to this Licence.

3.1 The Licensee agrees with Bangor University:

- (a) to reside at the Property alone.
- (b) to use the Property only as a private residence for occupation by the Licensee.
- (c) to keep the Property and the Contents clean and in good condition.
- (d) in the event that damage is caused to the Common Parts the licensee will be responsible for payment to Bangor University for will be responsible for the of the costs of repair
- (e) in the event that damage is caused to the Common Parts and there being no agreement between those with who have a right to use the same in common with each other in respect of i) who is responsible or ii) covering Bangor University's costs of repairing the same, the Licensee agrees that Bangor University may divide the costs equally between those who have a right to use the Common Parts and that the Licensee will be responsible for the applicable percentage of the costs of repair
- (f)

- (i) to take reasonable steps to ensure the Property is secure and notify Bangor University if you are to be absent from the Property for more than 7 days, by logging your expected date of your departure from Halls and the expected date of your return via the Halls website.
- (j) to be responsible for any lost keys and/or cards for the property and, where applicable, the building and pay to Bangor University the cost of any replacement/s;
- (k) not to park a vehicle on a footpath, crossing, grass verge, or paved area belonging to Bangor University or to park anywhere which would obstruct



- (e) the landlord can suspend the right to host any guest or guests (whether a named individual or all guests) on not less than one week's notice or immediately in case of emergency, where reasonable.

4.1 Bangor University will:

- (a) Keep the structure and exterior of the Property (including drains, gutters, external pipes) in a good state of repair.
- (b) keep in repair and proper working order the service installations (for the supply of water, gas or electricity, sanitation, space heating, hot water or Wi-Fi) in the Property.
- (c) If the Property forms part only of the building (in which Bangor University has a legal interest or it owns), keep in repair the structure and exterior of any other part of the building (including drains, gutters and external pipes) and keep the service installations which directly or indirectly serve the Property in repair and proper working order.

5.1 The Licence will end on the Termination Date, and automatically convert to an Occupation Contract, unless it has been terminated by either party earlier under Clause 5.2.

5.2 The Licence to occupy granted by this agreement may end:

- (a) By agreement between the parties; or
- (b) By Bangor University if the Licensee ceases to reside at the Property; or
- (c) on the expiry of not less than four weeks' written notice given by Bangor University to the Licensee at any time.

5.3 Subject to the following conditions, on the Licensee reaching the age of 18 years, Bangor University will issue the Licensee an Occupation Contract of either the Property or another suitable available property. The following conditions must be satisfied before Bangor University will enter an Occupation Contract:

- (a) The Licence has not previously ended under Clause 5.2.
- (b) No notice has been served under Clause 5.2; and
- (c) The Licensee has paid the Licence Fee due under this Licence and complied with their obligations in this Licence.

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 as it applies in Wales.