

# Wyvern Hotel License for Long Term Students.

***O.K., so for the important stuff. Please if there is anything of which you are unsure, please ask for clarification.***

## The Contract (Important) .

1. Your obligation under this contract is for a minimum of 32 weeks. Therefore you will be liable for a minimum payment of 32 weeks times your weekly charge (for example if your charge was £120 per week, you would be liable for 32 times a weekly rental of £120, in this case £3840.00).
2. This agreement can only be cancelled if received by us at the Wyvern in writing up to 28 days prior to the agreed start date. Anybody wishing to cancel after this date can make a request to cancel but this will be out our discretion. It is more likely to be when the need to cancel is completely outside of the student's control, however we do not need to give any reason for our decision which will remain final. If we do not allow the agreement to be cancelled then the full amount of the value will become liable (although we may at our discretion make an allowance for services not used).
3. A £250.00 security deposit is taken to secure your reservation and will be refunded when your contract terminates less any charges necessary to return the accommodation to the standard at the time of commencement of your stay. This is not your total liability should your cancel be terminated prior to the 32 weeks as detailed in section 1 above.
4. You are only allowed to be a guest under the student agreement only during the academic year of your course. (Normally September - June).
5. We may terminate your stay in the event of the following.
  - Payment is late and you are unable to satisfactorily guarantee that we will receive payment.
  - That we consider you pose a significant risk to your safety, or the safety of others.
  - That there is a risk to property or to the reputation of the Wyvern.
  - What we consider to be serious or repeated breaking of the house rules below....  
(In the unlikely event that we do need to terminate your stay for the above, you will still be liable for the full contracted amount as detailed in in number 1 of this agreement)

The Wyvern aims to offer quality accommodation to students who's primary purpose is to study hard and succeed with their education whilst enjoying one of the most beautiful and exciting places to live. We generally find that the students that we attract are the more studious. The Rules act as a guideline for what we consider is acceptable. We like for everybody to be comfortable and normally the first instance an issue is brought to our attention is by another student. Many of the rules are for the comfort enjoyment and safety of other students.

## House Rules (Also Important).

- Fire protection in student accommodation is an important legal requirement. Guests are required to inform themselves on the relevant fire procedures, fire precautions, fire exit, location of fire alarms and equipment. All Guests are required to abide by fire safety regulations to prevent the likelihood of a fire. Fire protection equipment must not be damaged or tampered with by LAW and endangering others may result in termination of your stay.
- Smoking inside the building is strictly forbidden. The use of candles, incense sticks or any other open flame equipment is also forbidden.
- Provided you are of legal drinking age, you are allowed to consume alcohol in the Wyvern but in moderation. We will not tolerate house rules being broken or abusive/destructive behaviour arising from alcohol consumption. In a situation where we consider alcohol is a contributing factor to antisocial behaviour we may ban the bringing of alcohol onto the property or in more serious cases penalties include termination of your stay and if appropriate, restitution.
- All Guests residing at the Wyvern are obligated to look after their accommodation with care and to use it only for its intended purposes. They should also prevent the Wyvern from loss, damage or contamination and use technical appliances safely. Guests are obliged to use electricity, heating and water in an economic fashion. During winter, windows should be closed when the guest has left the room.
- You may have visitors during the daytime, these must be signed in for safety and security. Between the hours of 10pm and 7am you will be required to have permission for a visitor to stay. You are often able to have visitors stay over but you must ask in advance and there may be limits applied or a charge made. You will be responsible for the actions of any persons you permit or invite into the Wyvern.

- Guests are forbidden from removing any furniture or fixtures from the Wyvern. Guests do not have the right to carry out any structural changes or any changes to the installations (e.g. gas, water and sanitary or the data network). Electrical equipment used by the guest must conform to the European Union CE certification mark.
- Guests are forbidden from making excessive noise. We also stress to tenants that they must be considerate of others (including neighbours) at all times, particularly during the following times: 10 pm to 8 am.
- The shared kitchen and communal areas are to be kept clear, clean & tidy.
- Guests must look after all keys during their stay. We must be informed immediately if keys are lost or there is any damage to the locks. Key replacement is charged at the following prices: Lost key (£12), lost fob (£5) and is a non-refundable cost that the student must pay. Guests are forbidden from duplicating keys, installing new locks or damaging existing locks. Guests must not pass any keys to non-residents. The main door is to be kept locked.
- Bicycles/Surfboards etc may not be brought into the building including the porch area. Bicycles may be placed by the wheelie bins or if space permits behind the gate at the side of the building. We do not accept any liability for items left on the premises.
- Guests do not have permission to place any objects like furniture in communal areas, corridors, Guests are not permitted to decorate or attach poster banners etc in any communal area and should be extremely careful if doing so in their rooms as any damage caused will be charged for.
- Upon moving out of the property, the student has to ensure that the room is left clean, tidy and in a good condition. We offer an inspection at a pre-arranged time and will normally make a refund of any deposit immediately after inspection if the room is satisfactory.
- We aim to keep you in the room you have chosen throughout your time with us, however we are not able to guarantee this. Should it become necessary for you to move rooms you will be allocated the same level of room (for example en-suite room) or in instances where this is not available we may offer complimentary room upgrade.
- Rubbish must always be placed into the bin which must have a plastic bin liner. Once the bin is full, the bag must be placed outside into the big black bins provided for such purposes. These bins are emptied on a weekly basis and tenants must ensure they take their bin out before the designed bin collection day (Mondays). Guests must not leave food or scraps in the property as it will only serve to encourage a wide range of vermin like rats, maggots, fleas, flies and cockroaches to infest the property.
- Every student must contribute to maintaining a high standard of cleanliness here at the Wyvern. We will raise issue of concern if the accommodation unit is affected but not limited to the following: debris covering exits, significant odour, excessive rubbish, spoilt food and many more. If we consider that the above could become a safety issue we reserve the right to withdraw or prohibit students from using communal areas including the kitchen.
- CCTV may be in operation for the security & protection of all guests.
- We may amend or alter these rules at any time by giving written notice if we feel that this is in the interest of the students, the property, its owners, neighbours or third parties. All breaches of the house rules depending on the breach will lead to an initial caution but if the offence is more severe, you will be served a notice informing that your stay is being ended. You will still remain liable for the outstanding balance of the agreement.
- Please pay rent on time. Note we do not accept credit card payments however payment can be made by cheque, cash or bank transfer. We will start to chase for rent not paid on time and we charge for this service £10 every 24 hours that the rent is late. If you are behind by more than seven days we may terminate your stay until such time as the rent is back up to date. We will pursue the outstanding rent due under the agreement.
- If the guest discovers important repairs or defects, (including loss of keys), they should contact either David, or Victoria immediately.

### WHAT IS AN EMERGENCY REPAIR?

Water service has burst, Blocked or broken toilet system, Roof leak, Gas leak, Dangerous electrical fault  
 Flooding or serious floor damage, The failure or breakdown of electrical, gas or water supply  
 The failure or breakdown of an essential service or appliances on the premises designated for hot water and  
 Cooking, Fault or damage that will result in the injury of a person, damage to the property, or undue  
 inconvenience a resident of the premises, A fault in a staircase, or other common areas for the premises that will  
 inconvenience other residents in gaining access to, or using the premises.

Wyvern Hotel License for Long Term Students- Agreement

I would like to book long term student accommodation at the Wyvern and have read and understood that I am entering into a 32 week contract. I will be liable for the full value of the reservation, and will abide by the rules.

Name of Student \_\_\_\_\_

Current Address \_\_\_\_\_

Telephone number \_\_\_\_\_ Mobile \_\_\_\_\_ Email \_\_\_\_\_

I will be in full time education at the AECC / Bournemouth Uni / Other (please state) \_\_\_\_\_

Course Title \_\_\_\_\_

I would like single occupancy of the following room type **Basic Single / Double en-suite / Large Family Room.**

Commencing from \_\_\_/\_\_\_/\_\_\_ for a minimum period of 32 weeks. (This can be extended during the academic year once you are aware of your course completion date (subject to availability). If you already know the date that you would like to leave and would like to secure your reservation at this time you can do this bellow).

I would like to extend my 32 weeks and depart on \_\_\_/\_\_\_/\_\_\_ (this is optional and we would only suggest that you enter this at this stage if you are absolutely certain that you will need to extend your contract).

I am over 18 years of age (if this is not the case please speak with us directly)

Signed \_\_\_\_\_ Date \_\_\_\_\_

Please Note. Your placement is not guaranteed until we have received your deposit and we have written back with your confirmation.

***The following will be completed when you arrive and have inspected your allocated room. .***

Please be advised that I have noted the following damage and advise you accordingly in writing. I have not yet moved any of my belongings into the accommodation and have been here for less than 2 hours. The toilets and sinks are not blocked and all run freely and I understand that I may be liable if they become blocked during my stay. The wardrobe has 6 wooden matching hangers (Primark) which must still match at the end of this agreement (we are happy to store these away for you if you prefer).

*I confirm that the T.V is in the room with remote and I would like to use these for the duration of my stay. I will ensure that both the TV and remote are returned in good working condition. I am also aware that the Hotel Licence does not cover my usage and I am legally responsible for obtaining the relevant license at my own expense. This also includes streaming or downloading BBC content over the Internet – for instance BBC iplayer.*

*Or (Delete as appropriate)*

*Please remove the T.V remote control and aerial lead as I will not be using them*

Area	Details of Damage	Signed by Wyvern

Room Number \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_