

	an individual private study room in the _____, including the fittings, furnishings and other contents as set out in the _____.
	you, the student named in the _____ or _____.
	has the meaning given to it in clause 5.
	Bournemouth University Higher Education Corporation of Poole House, Talbot Campus, Fern Barrow, Poole, Dorset, BH12 5BB and does not include other higher education providers. For the service of notices please see clause 10 c) below.

a) The _____ gives you a simple contractual right to occupy the _____ and use the _____. The _____ does not create a tenancy

- d) If you dispute any amounts that we charge, you must contact Residential Services at the _____ within 10 working days of the date of the invoice.
- a) You must pay council tax if it applies to you. You may qualify for an exemption – see the Bournemouth, Christchurch and Poole Council website for more information: <https://www.bournemouth.gov.uk/CouncilTax/ExemptionsandDiscounts/exemptions-and-discount-info/ctd-student.aspx>. If you are a student at the University please also see the University's website for further information: <https://www1.bournemouth.ac.uk/students/help-advice/replacement-documents/council-tax-exemption>). If you are not a registered student of the University please make enquiries with your own higher education provider.
- b) If you need an internet or telephone service at the _____ you must arrange and pay for it yourself, unless the Property Owner has provided it.
- c) You must pay for water, gas and electricity unless the _____ is providing them. The agreement for the supply of such services is between you and the relevant utility provider. We will require evidence that you have changed the utility suppliers in to your names from the start date of your licence. The _____ is not party to the contract and has no liability for any interruption, loss or damage incurred by you in relation to those services. You must pay the cost of re-connecting these services if they are disconnected because you have not paid them or caused any damage to them.
- d) We may:
- i) suspend access to the _____ if in our reasonable opinion they are unsafe or unsanitary; and
 - ii) remove from the _____ or the _____ any item that in our reasonable opinion is obstructing access or is a fire or health or safety risk. We may dispose of the item if you have not collected it within a reasonable time.
- e) You must contact your local accommodation team promptly to report any damage to any part of the _____ or any need of repair.

_____ agree that _____ will, and _____ will ensure that your _____ comply with the _____ and the _____ and any other rules and regulations made or updated by the _____ from time to time that apply to the use and occupancy of the _____.

- a) The _____ may end the _____ at any time by giving you four weeks' written notice in advance if:
- i) the _____ or other amount you owe us under the _____ is overdue by 14 days or more; or
 - ii) you are in breach of the _____. The _____ will determine what constitutes a breach of the _____, acting reasonably, at the time of the breach and considering the facts of the breach;
 - iii) you cease to be a student of the _____ or other higher education provider.
- b) If you wish to end the _____ before the end of the _____, you must tell Residential Services at the _____ in writing. You must return the _____ and _____ keys to the _____ but acceptance of those keys by the _____ does not constitute an acceptance of your surrender of the _____ unless the _____ confirms otherwise. Please note:
- i) You must continue to pay the _____ for the _____ until:
 - (A) you find a suitable replacement (who is not currently occupying any _____ accommodation) to take over the remainder of your agreed licence period; and
 - (B) the new occupant has entered into a licence agreement with us and paid a deposit.
 - ii) We will make the _____ available to prospective residents, including any suitable candidates that you propose. We are entitled to fill other already vacant rooms first before making the _____ available to prospective residents.
 - iii) We may transfer another existing resident to the _____. If we do, the _____ for your _____ continues to be payable by you until the _____ finds a new occupant for the accommodation vacated by that resident.
 - iv) If you have paid _____ for any period after the _____ or (subject to sub-paragraphs (i) – (ii) above) for the period from the date that a new occupant is found for the _____, we will refund the relevant proportion of the _____ to you after deducting any amounts that you owe us under the _____ and the reasonable cost incurred by the University for dealing with your request, up to a maximum sum of £50.
- c) At the end of the _____, you must leave the _____ and remove all your personal belongings from the _____ and _____. If you leave any belongings, they may be put into storage (unless they are perishable or unsafe). We will tell you (using the contact details we have for you). You have 14 days to collect them and if you have not claimed them after 14 days, they will be disposed of.
- d) At the end of the _____, when you have returned your keys to Residential Services at the _____, we will inform you of the amounts that we intend to charge you which will include any unpaid _____, interest and _____ (if applicable). We will inform the _____ of the proposed deductions and, if you agree, the _____ will refund the balance of the _____ (less the deductions) to you within 4 weeks of the end of _____.

the . If you disagree with the proposed deductions, you must contact us and raise a dispute with the