

Link2 Student Living Occupancy Agreement



The agreement sets out the conditions by which you must abide by and your obligations while living at Link2:

(a) Credit Card details are required to be provided which allows Link2 to process any costs that may be incurred as listed in this agreement including;

1. Access surcharge
2. Key replacement fee
3. Fire alarm surcharge
4. Recovery of damage costs

Should the provided credit card be declined on any payment necessary the guest must make the payment in full by an alternate method within 48 hours.

(b) You must attend a compulsory orientation meeting after arrival at Link2. Your meeting time will be advised to you upon check in.

(c) Following the deposit period rent is collected 1 week in advance each Friday, this is done by Direct Debit. A one off \$5.60 administration fee is charged upon guest registration. Each week a \$1.73 transaction fee will be added to your rent if you pay by Australian Bank account and if you pay by credit card a 2.2% fee will apply.

(d) You must not change your bed, room or residence or allow another person to occupy your bed if, for any reason, you are not using it.

(e) You are provided with a swipe key and an additional access code upon arrival. A \$50 access surcharge will apply if you require management assistance to access your apartment or bedroom, after 6pm. A \$25 key replacement fee will be charged if you lose or damage your key. Should these fees be incurred they will be processed immediately on the credit card provided.

(f) Link2 management can enter your room at their discretion.

(g) Setting off a smoke alarm will result in a \$1300 (plus 10% GST) fire alarm surcharge as the fire brigade is directly connected to our emergency evacuation system. They will respond to any emergency and charge for false alarms. If you are found responsible for setting off the smoke alarm this fee will be deducted immediately from the credit card provided.

(h) If you damage our furniture, fittings or any property, or another resident's property, at our discretion you must pay for the repair or replacement of that item. Should any such damage occur the amount will be advised to you by management with a completed incident report and the charges will be deducted immediately from the credit card provided.

(i) Link2 rules are simple;

1. No smoking in any Link2 houses.
2. You must clean the kitchen and wash all dishes after each use.
3. No visitors are permitted at any time into Link2 houses. This includes any current Link2 tenant from other Link2 houses.
4. You must not make any excessive noise after 10pm and the TV/ music must be turned to low volume at this time.
5. You must not bring any furniture into Link2 houses or stick anything to Link2 walls.
6. Bookings are non-transferrable. You are not permitted to rent your bed out to anyone at any time.
7. No candles, incense or oil burners are permitted in any Link2 houses.
8. Antisocial behaviour to other guests or staff is not tolerated.

(j) The following Link2 Terms and Conditions (T&C's), the terms under which your booking was made form part of this occupancy agreement.

1. Minimum length of booking for any premises is 6 months.
2. A temporary booking may be made without payment and is held by Link2 for a period of 48 hours to allow for payment of fees to be made to secure the booking.

3. Non-refundable deposit payment of 2 weeks rent plus booking fee is required to secure a booking. This payment will cover the first 2 weeks rental of your stay at Link2.
4. In addition to the deposit a prepayment of the last 4 full rental weeks is required. The prepaid rent will be credited to the final 28 days rental of your stay at Link2 or, in the case of an early departure it will be credited to the final 3 weeks of your stay and cover the early departure fee.
5. A late cancellation fee of 2 weeks rent in addition to the non-refundable deposit applies to bookings cancelled less than 14 days prior to arrival. This fee will be deducted from the prepaid rent and the remaining 2 weeks prepaid rent will be refunded. A late cancellation fee of 1 weeks rent in addition to the non-refundable deposit applies to bookings cancelled 15-28 days prior to arrival. This fee will be deducted from the prepaid rent and the remaining 3 weeks prepaid rent will be refunded. Cancellations advised more than 28 days prior to arrival will forfeit the non-refundable deposit but receive a full refund of the additional 4 weeks rent paid in advance. Should the Australian Government impose a border closure with the country of travel on the scheduled check in date then the booking will be postponed and rescheduled for a future date to be advised by the student.
6. Not less than four (4) weeks' notice must be given to both Link2 Student Living and UTS College via email to team@link2.com.au and accommodation@utscollege.edu.au if a student wishes to leave the premises prior to their booked departure date.
7. An Early Departure fee equal to 1 weeks' total rental will be charged when the guest chooses to move out prior to the booked departure date for early departures between January 15 and November 15. An Early Departure fee equal to 2 weeks' total rental will be charged when the guest chooses to move out prior to the booked departure date for early departures between November 16 and January 14. Upon revision of your departure date, you must pay all remaining rent up to the new departure date, and early departure fees in full immediately.
8. Upon confirmation of your early departure, (by payment of the balance of your account as stated in clause 8) the following arrangements may be made, between yourself and UTS College, if it is your preference to depart prior to the conclusion of the 4 week notice period;
 - a. UTS College may select a suitable applicant on the waiting list (if there is one) to become a replacement occupant for your Bed; or
 - b. If there are no applicants on the waiting list, you may find a replacement occupant for the Bed, provided that the replacement occupant:
 - I. is a UTS College or UTS student;
 - II. is approved by UTS college; and
 - III. Makes payment of the confirmation payment and completes the Occupancy Agreement to confirm the booking, replacing your bed during the notice period;
 - c. Upon confirmation of a replacement booking, any rental fees that you have paid from the commencement (arrival) date of the replacement booking to the last day of your 4 week notice period, will be refunded to you (less any bank fees that may be incurred) within 7 days. Early departure fees as set out in clause 8 will not be refunded.
9. Bookings must be paid from the original arrival date even if the student changes their arrival to a later date after confirmation. Should an earlier arrival date be required we will accommodate your request if there is a room available and the 2-week deposit payment will cover the first 2 weeks rent from the revised arrival date.
10. Link² will always attempt to accommodate Students wishing to extend their stay beyond their original booking, subject to availability. Link² does not guarantee any extensions will be available.
11. Rents are reviewed each July, subject to change with new rental rates effective in January the following calendar year. Effective rental rates at the time of stay, not at the time of booking, are payable by the student. Students with confirmed future bookings will be advised of any changes in rental rates at the time they occur.
12. Link2 management reserves the right to adjust room placement, without altering the room type, prior to arrival in order to maximize occupancy. Bed type will not be changed without approval from resident or managing agent. The exact placement of your room and bed location will be advised in the welcome email received 1 week prior to arrival.
13. Room changes that occur after arrival at the guest's request incur a \$100 fee to be paid prior to the move occurring.
14. Arriving flight details must be provided to Link2 7 days prior to arrival.
15. Check in time is 11am – Link2 will assist with early flight arrivals, whereby the student will be able to check in and use the communal facilities until their room is available.
16. Check out time- all belongings must be out of the guest's bedroom and kitchen cupboard and refrigerator shelf clean by 7am- guest must leave the premises by 9am.
17. Residents must be aged 18 years and over.
18. Proof of student enrolment must be provided.

(l) If you breach any clause of this agreement set, we may terminate your agreement with us and evict you from staying at Link2. In the case where we deem the breach to be serious, in that it puts the safety, security or well-being of fellow residents at risk, we may evict you immediately. Should you be evicted it Link2 has the right to recover payment for the notice period of 4 weeks, as well as any damage to property or cleaning expenses incurred. In the case of eviction, the notice period will be deducted from your rental prepayment and any other charges required to be recovered will be processed on the credit card provided, with an invoice supplied for the charges.

(m) By signing this agreement below, you acknowledge that you understand and agree to all terms set out in this agreement and authorise Link 2 Student Living to use your credit card details in accordance with this agreement.

AUTHORISATION FOR CREDIT CARD USE UNDER THE TERMS OF THIS AGREEMENT

Name of resident	
Date of birth	
Accepts Terms and Conditions	Yes
Bank BSB number (Maybe provided after arrival for rent processing)	
Bank Account number (Maybe provided after arrival for rent processing)	
CREDIT CARD DETAILS	
Card Type	
Name on card	
Card Number	
Expiry Date	
Process confirmation payment on this card	YES / NO (Please Circle)

EMERGENCY CONTACT INFORMATION

Emergency Contact Name	
Relationship to resident	
Emergency contact phone (include international prefix)	
Emergency contact email	

Signature of Resident
