

National University of Kaohsiung Student Housing

Contract

(for students applying for accommodation during winter vacation)

Contractor: National University of Kaohsiung (hereafter referred to as Party A)

Student: (hereafter referred to as Party B)

With respect to the matter of student dormitory accommodations, the two parties have entered into this contract and agree to the following stipulations:

Article 1. Scope of Dormitory Accommodation

Party A shall provide room number_____bed space number_____ and a desk, a chair, a closet, washing facilities, a bathroom, a berth and other equipment to Party B for use.

Article 2. Accommodation Period

1. This agreement is effective from **05/09/2015 to 17/06/2016**. This shall be the period of accommodation with the exception of winter vacation (**05/02/2016 to 16/02/2016**).
2. If Party B wishes to abrogate this agreement within this period, Party A must be informed in writing 1 month in advance.
3. Reimbursement shall be assessed in accordance with this school's Student Dormitory Fee Refund Guidelines if the agreement is terminated early.

Article 3. Relevant Fees

1. Party B must pay rent, a security deposit, internet fees and basic electricity fees as stipulated by Party A.
2. The above fees must be paid at the time of registration. Failure to pay fees on time will result in the contract termination by Party A. Party A will also seek reparation in accordance with the law.
3. Individual electricity use will be assessed at the end of the semester. Students will be reimbursed if their prepayment exceeds electricity use and asked to make up the difference if it was insufficient.
4. If the contract is terminated early, or at the end of the lease period, Party A must return remaining prepayments without interest after deducting fees payable by Party B after the room is vacated and the room is turned over to Party A.

Article 4. Subletting and Violations of Use

1. Party B shall not sublet the dormitory room to a third party, or grant right of leasing to a third party, without the permission of Party A.
2. Violation of this stipulation will result in Party A's immediate termination of this agreement. Party A will also seek damages for breach of contract from Party B.
3. This shall also be true in cases where Party B acts illegally or threatens the public safety of the dormitory by storing dangerous materials.

Article 5. Lessee's Custodial Obligations

1. Party B must be attentive and take care in using accommodations and maintaining property and accommodations provided by Party A.
2. In cases where violations of the above stipulation lead to loss or damage to accommodations or property provided by Party A, Party B shall be responsible for making reparations.
3. If dormitory property or those provided by Party A are damaged or lost as a result of Party B allowing them to be used by a third party, then Party B will be responsible for making reparations.

Article 6. Repairs and Refitting

1. Party A will be responsible for the repair of common dormitory materials damaged as a result of normal wear and tear or force majeure when necessary.
2. Party B shall not refit dormitory facilities. In case of violations, Party B will be responsible for returning property to their original state and Party A shall terminate this contract.

Article 7. Obligations of Use under this Agreement

1. Party B must use the dormitory accommodations and materials provided by Party A as stipulated by this agreement.
2. Violations of the previously stated regulation by Party B will result in Party A terminating the contract and demanding Party B pay damages for breach of contract assessed at two times the rent per month.
3. The above method for assessing damages for breach of contract will also be in force for violations of Article 4 of this agreement.

Article 8. Moving Out

1. Party B must return dormitory accommodations to their original state before moving out and turn over the room to Party A at the end of the agreement period or if the agreement is terminated early. If Party B leaves personal belongings in the dormitory, Party A may dispose of them and Party B shall not raise objections. Expenses for handling personal items will be deducted from the lessee's security deposit. The lessee must make up insufficiencies and shall not raise objections.
2. If Party B will not continue to reside in the dormitory (or before leaving school for winter or

summer vacation), Party B must remove personal items from the dormitory or place them in one area according to Party A's directions. Party B must also clean the room. If the room is not cleaned and Party A is forced to have the room cleaned, handling and cleaning fees will be the responsibility of Party B.

3. The above expenses include the following security deposit deduction items and costs: bathroom 150 NT\$, room floor 100 NT\$, desk 50 NT\$, balcony 50 NT\$, trash 100 NT\$, and bedroom 50 NT\$.

Article 9. Miscellaneous Items

1. During the period of residence, Party B must adhere to the "Notice Concerning Water, Electricity, and the Use of Electric Appliances," "Student Dormitory Regulations," the "Dormitory Code of Conduct" and resolutions passed by the Dormitory Life Self-Regulation Committee as stipulated by Party A. The above regulations and this agreement shall have equal force with this contract. Violations of the above regulations will result in the termination of the agreement by Party A. Party A will also seek reparations in accordance with the law.
2. If Party B requires the use of the materials mentioned in the regulation above for medical, rehabilitative, or dietary purposes, Party B must first provide a medical certificate and make a written request. Party B may use the materials at a fixed time in the lounge or other specified areas after receiving permission from Party A.
3. Counselors must first inform Party B and be accompanied by Dormitory Life Self-Regulation Committee coordinators when entering Party B's room based on management needs.
4. Party A will not control the access of residing students to the dormitory, nor shall Party A make notice of student failure to return to the dormitory.
5. Two copies of this agreement shall be made, with Party A retaining one copy and Party B the other.

Party A: National University of Kaohsiung

Representative: Jow-Lay Huang

Party B:

Department:

Parent:

Year _____ **Month** _____ **Day** _____