- 3.1 This Agreement is a licence to occupy and does not give exclusive possession to the Licensee, nor create a relationship of landlord and tenant. The Licensee is not entitled to an assured tenancy or a statutory periodic tenancy under the Housing Act 1988 or to any other security of tenure now or upon termination of this Agreement.
- 3.2 The Licensee acknowledges that the College retains control, possession and management of the Room and the Licensee has no right to exclude the College from the Room.
- 3.3 The College reserves the right to use the Room outside of the Full Term or otherwise when the Licensee is not in residence.
- 3.4 The College has the right at any time on reasonable prior notice to move the Licensee to similar alternative accommodation. The College will only require this where necessary and will use reasonable endeavours to relocate the Licensee to a room of similar standards for price, location and facilities as the Room.

4. LETTING

- 4.1 In consideration of the Licence Fee the College gives the Licensee permission to occupy the Room for the Licence Period, upon the terms and conditions contained in this Agreement.
- 4.2 The Licensee is granted the following rights for the benefit of the Room in common with the College and all others similarly entitled:
- 4.2.1 the right of access to and egress from the Room over the Common Areas designed or designated for access;
- 4.2.2 the right to use such parts of the Common Areas during such hours the College designates and in accordance with any rules and regulations the College makes; and
- 4.2.3 the right to use the Shared Facilities and the Service Media within the Room.

5. LICENCE FEE

- 5.1 The Licensee covenants to:
- 5.1.1 pay the Licensee Fee to the College in advance for each Full Term. The Licence Fee is payable within 14 days of receipt of the termly bill, late payments will be subject to late payment charges (at the absolute discretion of the College) as published on

 a) having been given reasonable prior notice (except in the case of an emergency when no notice is required) allow access at reasonable times to the College, its agents, staff or any other person authorised by the College with all necessary workmen and appliances for the purpose of;

- a charge will be payable by the Licensee if the keys are not returned on or before the morning of departure;
- 11.5.2 remove all personal belongings and rubbish of the Licensee from the Room and the Common Areas, any personal belongings that are not removed will be treated as College property and may be removed or destroyed at the sole cost of the Licensee; and
- 11.5.3
- Agreement and make good or pay for the repair of or replacement of any furniture, fixtures, fittings and effects broken, lost, damaged or destroyed.
- 11.6 Failure of the licensee to vacate on termination of this Agreement will incur a charge of double the daily rate, unless an extension has been approved in writing by the college with a

18. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

The Contracts (Rights of Third Parties) Act 1999 does not apply to this Agreement.

19. GOVERNING LAW AND ENFORCEABILITY

- 19.1 This Agreement is governed by English law. All disputes relating to this Agreement will be heard in the English courts.
- 19.2 If any aspect of this Agreement is held to be illegal, invalid or unenforceable, the remainder of this Agreement will be unaffected.

20. MEMBERSHIP OF THE ANUK CODE OF PRACTICE

The College has signed up to the ANUK, part of the National Code of Standards for Larger Student Developments.

SCHEDULE

1.

a)

6.

- b) Furniture, fixtures and fittings belonging to the College must not be removed from the Room or the Common Areas under any circumstances and additional furniture and / or inflatable beds are not to be brought onto the Room or the Common Areas.
- c) Basic bedding will be supplied on arrival by the college consisting of a mattress, mattress protector, pillow and under pillowcase. The college will not provide a bed sheet, duvet, duvet cover or pillowcase.
- d) Where the College provides any bedding to the Licensee such bedding should be used together with a sheet, duvet cover and a pillowcase. If mattresses are covered with a protective cover such cover must not be removed.

SIGNED by the duly authorised person)	
on behalf of the COLLEGE)	
SIGNED by the LICENSEE)	