

b. If I breach any of the provisions set out in this clause 4(a), in addition and without prejudice to the damages I shall be liable to Homestead Halls under this License and at law, I shall pay to Homestead Halls a penalty that may be reasonably imposed by Homestead Halls at the time, including without limitation, a penalty that is equivalent to the applicable short term rental rate for the duration of the unauthorised stay multiplied by the number of the unauthorised user(s) of my Cabin.

Abide by Rules

5. I agree to comply with and abide by all rules in respect of the use of the Cabin and the Hall as laid down by Homestead Halls and detailed in the "Rules & Regulations Governing Residence in Homestead Halls", "House Rules" and any notices affixed within the Hall at all times. These documents form part of this License.

Undertakings

6. I must, at all times, during the Term:

- a. Keep all floor coverings, walls, ceilings, windows (including glass), window treatments, doors and all furniture, fixtures and fittings and household equipment within the Hall and Inventory List (as per clause 10) in the same condition as they are at the commencement of this License;
- b. Keep all my goods and chattels wholly within the confines of the Cabin, or with Homestead Halls' consent and subject to Homestead Halls' direction, in the Common Areas/Facilities;
- c. Keep all sanitary and water apparatus, electrical and gas installations of the Hall in good working order and not tamper with any of them;
- d. Keep the Cabin, the Common Areas/Facilities and the Hall in a clean and sanitary condition, free from dirt, oil, grease and vermin;
- e. Keep garden beds and the grounds within or adjoining the Hall free of refuse, debris and kitchen spoils such as fats, oils and cigarette butts;
- f. Notify Homestead Halls immediately in writing of any loss, damage or defect at or within the Cabin, the Common Areas/Facilities and the Hall and in no event later than one working day of the occurrence of any such loss, damage or defect;
- g. Pay for all loss or damage to the Cabin, the Common Areas/Facilities and the Hall that is caused or contributed to by any act, omission or default of me or my visitor;
- h. Assist Homestead Halls in the fullest possible way in any insurance claim by Homestead Halls, if required;
- i. Permit Homestead Halls to enter and inspect the Cabin and the Hall pursuant to clause 9;
- j. Indemnify Homestead Halls against any loss, liability, costs or expenses incurred or suffered by Homestead Halls, arising from or in connection with any damage to the Cabin, the Hall or the Common Areas/Facilities or any loss of or damage to anything in them or near them caused or contributed to by my act, negligence or default, or some danger created by me whether or not the existence of that danger was or ought to have been known to me;
- k. Remove the obstruction where an obstruction referred to in clause 7(l) occurs and if I do not or am not capable of immediately removing such obstruction, allow Homestead Halls to remove the same at my cost without Homestead Halls being responsible to me for any loss or damage which may result to such obstruction; and
- l. Notify Homestead Halls immediately if I change my student status or if I withdraw from or suspend my course of study and notwithstanding the Term of this License and the License Fee I have already paid, I acknowledge and agree that I must forthwith quit and vacate the Cabin.

Prohibitions

7. I must not, during the Term:

- a. Do or permit to be done anything at or within, or to bring or keep anything at or within the Cabin and the Hall which may in any way invalidate, violate or prejudice the conditions of the insurance policy Homestead Halls has in relation to the Cabin, the Common Areas/Facilities and the Hall;
- b. Do anything in or about the Cabin, the Common Areas/Facilities or the Hall (notwithstanding any other consent given by Homestead Halls under this License) which in Homestead Halls' absolute opinion is noxious, offensive, audibly or visually a nuisance or which interferes with the orderly operation of the Hall or the Common Areas/Facilities. Such act includes without limitation the consumption of alcohol, use of illegal substances or smoking in the Cabin, the Common Areas/Facilities and the Hall or being upon the Common Areas/Facilities or the Hall whilst intoxicated;
- c. Interfere with the services supplied to the Hall or otherwise carry out works which interferes with the services;
- d. Obstruct access to or overload the services;
- e. Use any method of heating, cooling or lighting in the Cabin or Common Areas/Facilities other than those provided by Homestead Halls;
- f. Use the facilities in or about the Cabin, the Common Areas/Facilities and the Hall for any purpose other than that for which they were constructed;
- g. Place anything in the toilets, basins, sinks or drains which they were not designed to receive;
- h. Make alterations or additions to the Cabin and the Common Areas/Facilities, or drive any nails or screws into or deface,



Areas/Facilities;

- i. Keep any live animal or bird or pet at the Cabin or the House or encourage any stray pets or animals to reside within, or visit the Cabin or the Hall;
- j. Change any lock to the Cabin or the Hall or to part with possession of my key/card(s) to the Cabin and the Hall;
- k. Affix any signs or posters to any part of the Cabin or to the interior or exterior of the Common Areas/Facilities and the Hall;
- l. Obstruct or permit to be obstructed any part of the Common Areas/Facilities by leaving or placing therein any article or thing or by any meeting of persons;
- m. Wedge or otherwise force open the doors to and from the Common Areas/Facilities or the Hall;
- n. Threaten the safety or wellbeing or harass any other licensee(s) or occupier(s) of the Hall or the Common Areas/Facilities, whether verbally or in writing, or do any act which, in Homestead Halls' opinion, threatens the safety or wellbeing of any of them or their quiet use of their licensed premises, the Common Areas/Facilities and the Hall; and
- o. Continue to occupy the Cabin upon a change of my student status or if I withdraw from or suspend my course of study during the Term.

Exclusion of Liability

8. I agree that Homestead Halls is not liable for any liability or loss resulting from:
 - a. Any act or omission of any other licensee or occupier or any other person in the Hall (whether there lawfully or not);
 - b. Any malfunction, breakdown, interruption or failure in relation to the supply of services to the Cabin and the Common Areas/Facilities or in relation to the electrical or fire equipment or any other plant, equipment or machinery in or serving the Cabin and the Common Areas/Facilities; and
 - c. Any accident, damage or malfunction affecting the Cabin and Common Areas/Facilities including, without limitation, any blocked drains, pipes or conduits, any overflow of water or any break in wires or cables.

Right of Entry

9. Homestead Halls may enter the Cabin without notice if the Homestead Halls decides that there is an emergency or if there is in Homestead Halls' opinion a breach of the terms and conditions of this License by me, but otherwise at all reasonable times during the day, for any one of the following purposes:
 - a. Maintain or repair the Cabin;
 - b. Maintain, repair or alter the services;
 - c. Investigate into allegation of my breach;
 - d. Subject to prior notice to me, inspect the Cabin; and
 - e. Subject to prior written notice to me, show the Cabin to prospective licensee or occupier(s) and/or their representatives.

Inventory List

10. At the commencement of the Term, Homestead Halls will prepare and provide an Inventory List for my inspection of the items listed therein. Should I omit or fail to report any missing or defective items on the Inventory List, I will be taken to have confirmed the presence and good working condition of such items. Should there be any loss or damage to any item(s) on the Inventory List the cost of repair or replacement of such item(s) becomes chargeable to me.

Termination & Yielding Up

11. On the expiry or sooner determination of the Term:
 - a. I must vacate the Cabin and remove all my property from the Cabin and the Common Areas/Facilities, leaving them in the same condition as they were stated or described in the Inventory List. Homestead Halls may treat my property as abandoned and deal with it in any manner Homestead Halls sees fit if I have not removed my property from the Cabin or the Common Areas/Facilities by the expiry of the time when I am entitled to access to remove my property from those places. I indemnify Homestead Halls against any loss, liability, costs or expenses incurred or suffered by Homestead Halls, arising from or in connection with Homestead Halls acting under this clause 11, or damage caused to the Cabin or the Hall by the removal of my property; and
 - b. I must forthwith return to Homestead Halls all keys/access cards to the Cabin or the Hall.

Breach(es) of License

12. If I breach any of the terms and conditions set out in this License or the rules laid down in the "Rules & Regulations Governing Residence in Homestead Halls", "House Rules" and any notices affixed within the Hall:
 - a. Homestead Halls may terminate this License by re-entry with whatever reasonable notice Homestead Halls, acting reasonably and properly, deems appropriate if I do not rectify the breach or default within the time period stated in the notice; and
 - b. I agree to indemnify Homestead Halls in respect of any liability or loss arising from, and any costs, charges and expenses incurred in connection with any of my breach or default of the terms and conditions of this License and any re-entry or termination of this License by Homestead Halls.

Early Termination of License

13. I acknowledge and agree that upon a re-entry by Homestead Halls under clause 12:
- a. I must peaceably and quietly deliver to Homestead Halls vacant possession of the Cabin and each and every part of Homestead Halls' property in it;
 - b. Any of the other right or rights Homestead Halls may have against me at law will not be compromised or prejudiced and that Homestead Halls has every right to pursue the same against me if Homestead Halls so decides; and
 - c. No refund whatsoever of the License Fee will be made by Homestead Halls.

Termination Due to Destruction

14. If during the Term the Hall is damaged or destroyed, or any of the services disrupted, so as to become, in Homestead Halls' opinion, unfit for habitation or use, then, Homestead Halls may terminate this License forthwith.

Re-Location

15. Notwithstanding anything to the contrary contained or implied in this License, I acknowledge that Homestead Halls has the right by written notice of seven (7) days to re-locate me to an alternative accommodation operated by Homestead Halls at the appropriate rate of license fee. Upon the expiry of such relocation notice, I shall forthwith quit and peaceably and quietly deliver to Homestead Halls vacant possession of the Cabin and every part of Homestead Halls' property in it in accordance with the provisions set out in clause 11. The new Cabin shall be indicated on this Residential License Agreement and all other terms shall remain applicable and enforceable.

Consent to Use Photos or Videos for Marketing Purposes

16. I hereby agree to and provide permission for the photographic, video, audio or any other form of electronic recording of me for and on behalf of Homestead Halls. I authorise the use or reproduction of any image/recording referred to above for the purposes of publishing materials related to the activities, programs and services of Homestead Halls without acknowledgment and without being entitled to remuneration or compensation. The image/recording may appear in print, electronic, or video media, and may be available to a global audience through the internet, social media sites and in any other similar ways deemed appropriate by Homestead Halls. Images/recordings may also be provided to other government departments for use in related publications. I acknowledge that ownership of any image/recording will be retained by Homestead Halls. I hereby release and absolve Homestead Halls and its successors, assigns, subsidiaries, agents, administrators, employees or licensees from any liability resulting from such use. It is expressly agreed, however, that Homestead Halls is under no obligation to use said image/recording for any purpose whatsoever. I understand and agree that if I wish to withdraw this authorisation, it will be my responsibility to inform Homestead Halls.

By signing below, the Student agrees to all terms and conditions set out in this License and acknowledges receipt of a copy of all documents comprising this License, namely the:

- ✓ Residential License Agreement (4 pages); and
- ✓ House Rules.

Signed by the Student: _____ [Signature] ____/____/____ [Date]

Signed by Parent/Guardian: _____ [Signature] ____/____/____ [Date]
(if applicable)

Signed by the Hall Manager: _____ [Signature] ____/____/____ [Date]

License Fee Receipt No: _____