



Residence Agreement

The Scuola di Italiano per Stranieri dell'Università del Salento offers assistance with finding furnished accommodation on the local free market, through its contacts with agencies and private owners. Although the SIS can give advice and information on certain aspects of the law and practice, its role is **restricted to** putting them (or their representatives) in touch with **landlords** (or their agents). The SIS does not become involved in negotiations between the parties concerned and can take no responsibility in either the conclusion or implementation of leases.

All residents of University-searched housing are required to sign a **Residence Agreement**, a legally binding contract that governs occupancy, conduct in housing, and expectations for proper maintenance of your residence room or apartment. **Carefully read the entire agreement** before you sign it.

In signing your rental agreement, you have agreed to be responsible for any damage or breakage occurring in your apartment beyond normal wear and tear and to maintain your apartment in a clean and orderly condition.

Students who sign a rental agreement for the same apartment become co-tenants; each being individually liable for all financial obligations resulting from rents, damages and any fees that may apply as related to the rental of a specific apartment unit.

Rental charges begin on the date your unit is occupied.

Residents are considered in occupancy when keys are issued.

Failure to vacate by the ending date of your contract will result in the apartment overnight rate of € 25 per person.

Damage/Security Deposit

The € 50 deposit required with each application for housing is a damage/security deposit and is not applicable as part of the rent.

The owner agrees to refund the € 50 damage/security deposit to the resident at the completion of the agreement, provided no damage or cleaning charges are assessed, and no other amounts are due. An additional €25 is due for the agency fee and cleaning expenses.

Debt Collection

Unpaid rent and charges for cleaning, damage to property, equipment and furnishings are an obligation by the resident. The Scuola di Italiano per Stranieri will not issue transcripts until full settlement has been made and will inform the home University of the resident's misbehavior.

Keys

Apartment keys are the property of the owner and may not be duplicated. All keys must be returned to the owner before leaving the apartment. **Keys may not be passed to a replacement roommate.** Failure to return the keys will result in the following nonrefundable key charges: €20 for door, €25 for front-door.

Noise Policy

No boisterous noises or belligerent conduct will be committed on or about the premises.



Residents and/or their guests who repeatedly violate policies will be asked to vacate the apartment and pay all appropriate charges.

Property/Liability

Apartments must be kept **neat and clean** at all times. No destruction to the premises or furnishings is allowed. No condition that creates a fire hazard may be kept or permitted. No additional locks may be added to exterior or interior doors. The resident must pay for costs of opening and repairing plumbing and other repairs that arise due to clogging or stoppage by any material, substance or object placed in the plumbing, or freezing of pipes due to resident negligence. The Scuola di Italiano per Stranieri does not assume any liability for the loss, damage, or theft of any personal property; or for damage or injury resulting from explosion, fire, mechanical failure of water, steam, or gas lines, or from any defective wiring, or the negligence of any other occupants of the building; the resident agrees to hold Scuola di Italiano per Stranieri harmless for any such damage to himself/herself or to any personal property on the premises. Residents wishing to protect themselves from the possibility of such losses should obtain appropriate **insurance**.

Regulations

While on the premises, resident(s) will abide by all local and state laws. An agent of Scuola di Italiano per Stranieri and/or the owner may enter the premises at any reasonable hour for purpose of inspection, or to show premises. To protect a resident's privacy, notice of entry will be given whenever possible; however, Scuola di Italiano per Stranieri and/or the owner reserve the right to enter without notice for purpose of inspection.

Rental Rate/Payment Schedule

Rent is billed per person, per month with prorated adjustments based on the date the apartment is occupied or the unit is vacated and keys are returned. The monthly rental period runs from the 12th of one month to the 12th of the next month.

Termination

By the resident(s): The summer application may be canceled without forfeiture by signing back onto the online application and submitting a cancellation prior to the start date of the period of occupancy. Cancellations received less than 7 days prior to your summer start will result in a \$25 cancellation fee. Cancellations received after the start date of the period of occupancy will result in forfeiture of the Security/Damage Deposit.

By the owner - Owner may terminate and evict by giving advance notice in writing, under the following circumstances: failure to pay rent; failure to abide by, and adhere to, rules and regulations written herein or added hereafter; repeatedly disturbing other residents and/or violating policies.

Utilities

Electricity is included in rent. Telephone and/or Internet service are at the owner's option. Students sharing the apartment will share the use of kitchen and bathroom and are responsible individually to keep them clean and neat.

Mr/Ms (full name and signature)

Date, _____