

B. PARENT/GUARDIAN (FOR GUARANTOR & IN CASE OF EMERGENCY PURPOSES)

1. *Full Name (CAPITAL LETTER):

2. *NRIC No. / Passport No.:

3. *Mailing Address (CAPITAL LETTER): *Skip this if the mailing address is the same as registered in Section A.

3a. *Postcode

4. *Relationship: 5. *Email:

7. *Telephone (Home/Office):

9. *Telephone (H/P):

Important: *Compulsory to fill.

C. TERMS & CONDITIONS

Resident Accommodation License Agreement

Infrastructure University Kuala Lumpur (IUKL) enters into this Resident Accommodation Agreement (hereinafter "RAA") with resident (hereinafter "Resident"). This RAA is effective as of the date signed by the Resident.

1.0 GENERAL

This document shall constitute only a license and shall not be deemed to constitute a lease or to create or transfer interest or a lien on real estate. IUKL reserves the right to terminate the RAA at its discretion. The relationship between IUKL and Residents shall be subject to the terms and conditions in this RAA and Residents Handbook.

2.0 OCCUPANCY OF ROOM

Residents has a right of occupancy in and access to a room in the assigned IUKL property; shared use of communal areas in the residence in which the room is located; and use of bed, mattress, study table, study chair, book shelf, cupboard, and curtains, to be furnished by IUKL. The room assignment, with its applicable rate, will be made later by IUKL accordance with paragraph 3, and will be set forth on a form to be furnished to Residents which will become a part of, and be deemed incorporated in, this RAA. The term of this RAA will be shown on the assignment as specified above. The term will be the period of time mutually agreed, subject to other terms of this RAA.

3.0 ROOM ASSIGNMENT

IUKL RESERVES ALL RIGHTS CONCERNING ASSIGNMENT, REASSIGNMENT AND ADJUSTMENTS IN RESIDENCE IT MAY CONSIDER NECESSARY. Residents may move into their designated rooms on the dates specified by IUKL. IUKL reserves the right to consolidate Residents space as it sees fit. Consolidation refers to reassigning Residents without roommates together to create more assignment options.

4.0 PAYMENT OF SUBSEQUENT RENTALS

Residents shall pay the subsequent rental reserved herein without any deduction at the times and in the manner set forth in the Resident House Rules and without any need for demand therefore by IUKL.

5.0 CANCELLATION PRIOR TO OCCUPANCY OR PREMATURE WITHDRAWAL FROM RESIDENCE

Any Residents who wishes to cancel this RAA must do so by written notice received by IUKL at IUKL Residence Management office not later than thirty (30) days prior to occupancy. A penalty of one (1) month rental will be deducted from the security deposit or the paid advance rentals (if any) regardless if the room was moved into.

6.0 MOVE-OUT

Residents must ensure to vacate the Residence before the 12.00 noon of the last date of tenancy. If the tenancy last date falls on weekend or Public Holiday, Residents must make sure that all move-out process is carry out earlier/during management office working hours. A penalty will be imposed to any over-stay. No negotiation will be entertained. Therefore, PLEASE VACATE YOUR ROOM ON TIME.

7.0 TERMINATION

This RAA may be terminated by IUKL Residence Management upon occurrence, among others, the following events:

A. Default in Payment of Charges

If Resident fails or refuses or neglects to pay the rental, the utility charges (if any) or any other moneys to be paid pursuant to this agreement or otherwise or any part thereof on the respective due dates thereof whether formally or legally demanded or not; or

B. Disciplinary Actions

If Residents violate any of the terms and conditions of this RAA and/or the rules in the Residents House Rules, the Residents may be given written notice by IUKL Residence Management that the RAA has been terminated and to vacate property.

C. Residents Behavior

If Residents exhibits behavior or mode of living by which, in the judgment of the Residence Manager, it would be in the best interest of the Residents, other Residents, or the Residence community for the Residents to leave the property, then this RAA may be terminated unilaterally by IUKL Residence Management upon due notice, and a cancellation of space charges may be made.

D. Failure to Vacate Room and/or Apartment

If the RAA is terminated as provided in A - C above, Residents must vacate the room and/or apartment on the effective date of termination. Upon Residents' failure to take all summary action to vacate, IUKL Residence Management shall be entitled to immediate possession of the room and the secure possession without any other or further irrevocably authorized on behalf of Residents to remove and to store residents' belongings without any liability on the part of IUKL Residence for damage or loss.

E. Notice to Residents

Unless otherwise provided, IUKL Residence Management may terminate the RAA by providing such notice to the Residents via registered email address or by registered mobile number or Hostel Management System to the Residents.

8.0 DEFAULT ACCOUNT/PAYMENT

IUKL Residence Management will carry out the credit control standard procedures when deems necessary against a defaulter but as a last resort to manage the default account with us, we shall reserve the right to send your details to a credit reference agency. We shall remain as the trade referee on you and/or your guarantor as long as the uncollectable accounts receivables to us from you remain unsettled.

9.0 RESIDENTS OCCUPANCY OF ROOM

Only the Residents bound by the terms of the RAA may occupy the room assigned to the Residents by IUKL Residence Management. Residents are prohibited from assigning their rights or responsibilities under this RAA to a third party. The provisions of this paragraph shall not prevent IUKL, however, from reassigning, re-licensing, or taking any other action permitted on termination of this RAA under the provisions of Paragraph 7.0 or otherwise noted.

10.0 MAINTENANCE

Residents must resolve any accommodation issues with Residence Manager or IUKL Residence Management with the procedures outlined in the Residents House Rules. IUKL will defend its reputation regarding online commentary that is false, misleading or disparaging. If untrue or misleading remarks appear online in any form from a Resident, that Resident will forfeit their security deposit and be asked to leave property.

RESIDENTS SHALL:

A. Care of Space, Fixtures & Furniture

Take care of the space, fixtures and furniture and surrender the same at the end of term of RAA in good order and in as good condition as received, reasonable wear and tear accepted. To insure that proper care is being taken of the space, fixtures and furniture, IUKL Residence Management and employees have the right after having given reasonable notice, to enter and/ or to inspect the space from time to time, provided, however, that such entry for purposes of inspection, except in case of emergency, shall be made at reasonable times. Notice having been posted and/or given, rooms may be entered for inspection by IUKL Residence Management and employees only, whether or not Residents are present.

B. Compliance

Conform and comply with all the statutory laws, regulations and ordinances of the state of Selangor and Malaysia.

C. IUKL Regulations

Abide by IUKL Residence policy and the regulations for Residents conduct in property; and those regulations set forth in Residents House Rules concerning alcohol, smoking and illegal drugs policies; all of which are made a part and specifically incorporated into this RAA.

D. Liability

Save and hold harmless, indemnify and defend IUKL Residence Management, its agents, employees, and subcontractors from and against any liability to Residents of his/her invitees and guests resulting from property damage or personal injuries sustained by them in the space, except where such property damage suffered or personal injuries to Residents of his/ her invitees and guests result directly from negligent acts of IUKL Residence Management or employees.

RESIDENTS SHALL NOT:

E. Violation

Violate published rules governing IUKL Residence, nor use the space for any disorderly purpose, or in such manner as to interfere with the rights of other Residents in their academic pursuits. Violations of IUKL Residence published regulations or the rules governing the property, as set forth in the provisions of this RAA, may subject Residents to immediate relocation or expulsion.

F. Damages & Losses

Damage or loss of the room or furnishings (including communal areas), aside from reasonable wear and tear; if such loss or damage does occur, Residents will be billed for repair or replacement costs. In the event of willful and/or reckless damage to communal areas readily accessible to Residents (and/or to the furnishings and facilities located therein), and in the event the responsible Residents of such damage cannot be identified, all Residents who can readily access to the communal areas will be assessed for such repair and/or replacement costs.

G. Maintenance of Space and Access

IUKL Residence Management shall provide for general maintenance and upkeep of the space. Maintenance will be done on schedules. Between semesters, Residents shall inform maintenance staff of any special maintenance or repairs required. A maintenance or repair request operates as a waiver of any entry notice requirement to Residents provided, however, that entry for the purpose of making requested repairs or alterations shall be at reasonable times. Maintenance staff will take care of such item as rapidly as can be accomplished. It is usually not possible to give a precise time when such maintenance or repairs can be completed.

H. Service and Utilities

IUKL maintains limited communal facilities (provided, however, that Residents maintains sanitary conditions), and laundry facilities for Residents use. IUKL Residence Management shall also provide electricity and water, chargeable as per usage, and shared sanitary facilities, all as adequate and necessary in the judgment of IUKL's agents. IUKL Residence Management shall not be responsible for failure to provide these services for any reasonable period of time if and when such failures are caused by disconnection of supply due to non-payment of bills, accidents, riots, strikes, sources shortages, or any other conditions beyond IUKL Residence Management control or unless the failure is caused by and results from the negligence of the IUKL Residence Management or employees. Any unauthorized tampering with electricity and/or water

supply may result in discontinuation of service and any charges incurred by IUKL Residence Management due to such unauthorized usage shall be billed to the Residents.

13.0 ALTERATIONS, FIRE HAZARDS, WASTE

Residents shall not make any material alterations in the space without express written permission from the Residence Manager; shall not damage nor permit the damage of any part of the space; shall not do or permit the doing of anything that shall constitute a fire of health hazard; and shall not permit the accumulation of waste and refuse with the space. Violation of these terms and conditions by Residents may be considered sufficient for disciplinary action, including, but not limited to, dismissal from the property.

14.0 DAMAGES TO PROPERTY OR PERSONS

IUKL Residence Management shall NOT be liable for any loss or damages to property resulting from fire, theft, casualty or any cause, or personal injuries occurring within the space, unless such damages, losses or personal injuries are caused directly by or result from the proven negligence of IUKL agents or employees. Residents are advised to carry a "homeowners" insurance policy for their personal property or have their parent's / guardian's insurance policy extended to their IUKL residence.

15.0 MOTOR VEHICLES

IUKL Residence Management encourages Residents not to bring vehicles to the Unipark Condominium. For those who do bring vehicles, IUKL Residence Management can provide a very limited number of parking spaces that can be rented at prevailing rates through the accommodation office at **first-come-first-serve basis or otherwise advised**.

16.0 RESIDENTS HOUSE RULES

All provisions of the Residents House Rules shall form part of this RAA. Residents House Rules can be found in IUKL Student Portal and Hostel Management Tenant App. No hardcopy will be provided by the management office. The Residents shall always comply with all provisions set out in the Residents House Rules from time to time.

D. STUDENT DECLARATION & UNDERTAKING

1.0 I confirm that the information provided in Section A – B is true and accurate, and I understand that submission of false information may lead to immediate disqualification of the application. I should undertake to comply with Section C and the fees and payment policies, and others stipulated by-laws by IUKL.

Applicant		Parent / Guardian (Guarantor)	
	Name:		Name:
.....	Date:	Date:
Sign		Sign	
General Consent Clause/Disclaimer			
<p>English – By submitting this document to the Company, you hereby agree and give your consent to the Company to collect, obtain, access, store and process your personal data provided herein for the purposes and in the manner as described in this document and/or the Company's Personal Data Protection and Privacy Policy, a copy of which is available for viewing at the Company's website.</p> <p>Bahasa Melayu – Dengan menyerahkan dokumen ini kepada Syarikat, anda dengan ini bersetuju dan memberi kebenaran kepada Syarikat untuk mengumpul, mendapatkan, mengakses, menyimpan dan memproses data peribadi anda yang dibekalkan di dalam ini untuk tujuan dan dengan cara sebagaimana yang dinyatakan dalam dokumen ini dan/atau dalam Dasar Perlindungan Data Peribadi dan Privasi Syarikat, di mana satu salinan yang sama boleh didapati di laman web Syarikat.</p>			

F. FOR ACCOMMODATION OFFICE USE ONLY

PAYMENT	RATE (RM)	PAID (RM)	*BALANCE (RM)	TYPES OF PAYMENT	
ROOM SECURITY DEPOSIT. *2-month of room rate.				ONLINE TRANSFER / CASH DEPOSIT / BURSARY / FPX	
UTILITY DEPOSIT	500.00	500.00			
KEY & ACCESS CARD DEPOSIT	100.00	100.00	-		
ADVANCE RENTAL. *Quarterly in advance				ALLOCATION	
GRAND TOTAL / BALANCE				Room Allocated	Block C / Block D

*Balance advance rental for quarterly to be paid by every 1st of the 4th Month subsequently.

PROCESSED BY:	ENDORSED BY:
<p style="text-align: center;">..... Sign</p> <p>Name:</p> <p>Designation: Operations Executive</p> <p>Date:</p>	<p style="text-align: center;">..... Sign</p> <p>Name:</p> <p>Designation: Residence Manager</p> <p>Date:</p>