

B. PARENT DETAILS (IN CASE OF EMERGENCY & FOR GUARANTOR PURPOSE)

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):

C. TERMS AND CONDITIONS

Resident Accommodation License Agreement

Protasco Land Sdn Bhd (PLSB) enters into this Resident Accommodation Agreement (hereinafter "RAA") with resident (hereinafter "Resident"). This RAA is effective as of the date signed by the Resident. SF Property Management, (hereinafter "SFPM") is hereby appointed by PLSB as Residence Management of the Accommodation.

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. PLSB reserves the right to terminate the RAA at its discretion. The relationship between PLSB 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 PLSB property; shared use of communal areas in the accommodation in which the room is located; and use of bed, mattress, study table, study chair, book shelf, cupboard, and curtains, to be furnished by PLSB. The room assignment, with its applicable rate, will be made later by PLSB 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

PLSB RESERVES ALL RIGHTS CONCERNING ASSIGNMENT, REASSIGNMENT AND ADJUSTMENTS IN ACCOMMODATIONS IT MAY CONSIDER NECESSARY. Residents may move into their designated rooms on the dates specified by PLSB. PLSB 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 RENTAL

Residents shall pay the rent reserved herein without any deduction at the times and in the manner set forth in the Resident Handbook and without any need for demand therefore by PLSB.

5.0 CANCELLATION PRIOR TO OCCUPANCY OR PREMATURE WITHDRAWAL FROM ACCOMMODATION

Any Residents who wishes to cancel this RAA must do so by written notice received by PLSB at FMD Office not later than thirty (30) days prior to occupancy. A penalty of two (2) months rental will be deducted from the rental deposit regardless if the room was actually moved into.

6.0 CHECK-OUT

Residents must ensure to vacate the Accommodation before the term ends. Any over-stay of more than seven (7) days, Residents are subject to the monthly rental as well as all standard rules, regulations, procedures etc. An over-stay of longer than one (1) month, shall automatically be considered an extension of the RAA for another term thus all standard rules, regulations, procedures herein etc shall henceforth applies.

7.0 TERMINATION

This RAA may be terminated by PLSB upon occurrence, among others, the following events:

A. Disciplinary Actions

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

B. Residents Behaviour

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

C. Failure to Vacate Room and/or Apartment

If the RAA is terminated as provided in A or B 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, PLSB 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 PLSB for damage or loss. In that event, PLSB will make no charge for the first two (2) week's storage; but thereafter storage charges shall accrue at the rate of Ringgit Malaysia: Fifty (RM50.00) per week for the next four (4) weeks; and at the end of this eight (8) week period PLSB is irrevocably authorized on behalf of Residents to dispose of these belongings in any manner which it shall see fit without any obligation to make payment of any kind to Residents resulting from such disposition, damage or loss. In connection with disposition of such property by PLSB, it is expressly agreed by Residents that as a condition of this RAA the value of Residents' belongings is Ringgit Malaysia: One Hundred (RM100.00) or less.

D. Notice to Residents

Unless otherwise provided, PLSB may terminate the RAA by providing such notice to the Residents by registered mail or certified to the Residents at the Residents' address, or by hand delivery to the Residents.

8.0 RESIDENTS OCCUPANCY OF ROOM

Only the Residents bound by the terms of the RAA may occupy the room assigned to the Residents by PLSB. Residents are prohibited from assigning their rights or responsibilities under this RAA to a third party. The provisions of this paragraph shall not prevent PLSB, 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.

9.0 JOINT RESPONSIBILITY

If the room is assigned to more than one Residents, each shall be responsible for his/her own rental payments; but all shall be responsible jointly and severally for the utility bills and such damage beyond reasonable wear and tear, and cost of repairs may be charged.

10.0 CARE AND USE OF SPACE

Residents shall use the space exclusively as lodging.

11.0 MAINTENANCE

Residents must resolve any accommodation issues with Residence Management appointed by PLSB using the procedures outlined in the Residents Handbook and documents. PLSB 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 PLSB property.

RESIDENTS SHALL:**A. Care of Space**

Take care of the space 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, PLSB authorized agents and employees shall have the right after having first 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 PLSB authorized agents 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. PLSB Regulations

Abide by PLSB policy and the regulations for Residents conduct in PLSB property; and those regulations set forth in PLSB brochures and notices, including PLSB regulations 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 PLSB, 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 PLSB agents or employees.

RESIDENTS SHALL NOT:**E. Violation**

Violate published rules governing PLSB property, 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 PLSB published regulations or the rules governing PLSB property, as set forth in the provisions of this RAA, may subject Residents to immediate relocation or expulsion.

F. Damages

Damage 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

PLSB shall provide for general maintenance and upkeep of the space. Maintenance will be done on schedules developed by PLSB. 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

PLSB maintains limited communal facilities (provided, however, that Residents maintains sanitary conditions), and laundry facilities for Residents use. PLSB shall also provide electricity and water, chargeable as per usage, and shared sanitary facilities, all as adequate and necessary in the judgment of PLSB's agents. PLSB 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 PLSB control or unless the failure is caused by and results from the negligence of the PLSB agents or employees. Any unauthorized tampering with electricity and/or water supply may result in discontinuation of service and any charges incurred by PLSB due to such unauthorized usage shall be billed to the Residents.

12.0 ALTERATIONS, FIRE HAZARDS, WASTE

Residents shall not make any material alterations in the space without express written permission from the Residence Management; 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 or 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 reason for disciplinary action, including, but not limited to, dismissal from PLSB property.

13.0 DAMAGES TO PROPERTY OR PERSONS

PLSB 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 PLSB 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 PLSB residence.

14.0 MOTOR VEHICLES

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

15.0 RESIDENTS HANDBOOK

All provisions of the Residents Handbook shall form part of this RAA. The Residents shall always comply with all provisions set out in the Residents Handbook from time to time.

D. STUDENT DECLARATION/UNDERTAKINGS

- 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.
- 2.0 I should undertake to comply with Section C and the fees and payment policies, and others stipulated by-laws by Protasco Land Sdn Bhd and/or its appointed manager, SF Property Management Sdn Bhd.

Applicant	Witness (Parents / Guardian)	Residence Management
..... Sign Sign Sign
Name: Designation: Date:	Name: Designation: Date:	Name: Designation: Date:

F. TO BE COMPLETED BY RESIDENCE MANAGEMENT (For Office Use Only)

PAYMENT	RM	
ROOM DEPOSIT (2 months rental)		√
UTILITIES DEPOSIT	250.00	
ADVANCE RENTAL (3 months rental)		
GRAND TOTAL		

TYPES OF PAYMENT
CASH / CHEQUE / MONEY ORDER
Cheque No.:

Room No.:

Receipt No.:

Processed by:	Verified by:	Endorsed by:
..... Sign Sign Sign
Name: Designation: Date:	Name: Designation: Date:	Name: Designation: Date: