



# GRIFFITH HALLS OF RESIDENCE

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Campus Accommodation in the Heart of the City

## Licence to Reside



## Licence to Reside

### **BETWEEN**

- 1. The Griffith College Co-Ownership trading as Griffith Halls of Residence** (“GHR”) of Griffith College Campus, South Circular Road, Dublin 8.
- 2. The Resident**, of the second part

(“You”) IT IS AGREED AS FOLLOWS

#### **1. DEFINITIONS**

“Campus”	meaning all parts of Griffith College’s campus located in Ireland;
“Communal Areas”	means all stairs, corridors, landings, gardens, grounds, social spaces, entrance halls, laundrettes, reception areas, classrooms, and other communal areas within the Residence;
“Deposit”	means the Deposit referred to in this Agreement;
“Law”	means every Act of the Oireachtas, law of the European Union and every instrument, directive, regulation, requirement, action and bye law made by any government department, competent authority, officer or court which now or may hereafter have force of law in Ireland;
“Licence Fee”	the charges for your occupation of the Room as selected by You online on the GHR booking form;
“Period of Residence”	shall be the period selected by You on the online on the GHR booking form non-related to any academic institutions teaching calendar or the delivery of same.
“Residence”	means the Hall of Residence within which the Room is located;
“Residence Management”	means the directorship, management, employees and contractors responsible for GHR;



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### 1. **DEFINITIONS**

- “Community Values” means the values and regulations governing the Residence which are posted on our web listing and available at the Reception area of the Residence;
- “Room” The Room allocated to You and where applicable the bathroom serving the Room;
- “Learner Code of Conduct” means the [Griffith College Learner Code of Conduct](#) applicable to all persons undertaking a programme of study or otherwise in attendance or in residence on the College’s premises.
- “Application Fee” means the non-refundable fee paid as of the application process which becomes the Deposit on check in.

### 2. **ACCEPTING THIS AGREEMENT**

This Agreement is not a tenancy, it is a licence. This means You have a right to occupy the Room during the Period of Residence but not have exclusive possession of the Room. This means GHR has the right to:

- a) Enter the Room at any time for any reason as referred to in this Agreement;
- b) Require You to move to a different room as referred to in this Agreement;
- c) Where your Room is of shared type GHR requires You to share it with another person.

By accepting this Agreement, You are entering into a legally binding contract with GHR, which for the Period of Residence and subject to the terms of this Agreement, gives You the right to live in the Room and to use the Communal Areas. You should be aware that any breach of the terms of this Agreement or Community Values could result in GHR being entitled to action against You. By signing this agreement, you confirm you understand the content within the document.

A parent/guardian is required to co-sign leases of residents under the age of 18. Only residents who will be at least 18 years of age at the end of their tenancy will be permitted to stay at GHR.

If You are under the age of 18 years by accepting this Agreement You and your parents or guardians acknowledge and accept that You will most likely be sharing accommodation with students over the age of 18 years.

If any term or provision in this Agreement is held to be illegal or unenforceable in whole or in part such term shall be deemed not to form part of this Licence Agreement but the enforceability of the remainder of this Agreement is not affected.



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### 3. **ENQUIRIES**

If there is anything You do not understand about this Agreement or your accommodation or if You have any other queries please contact the Residence Management.

### 4. **DEPOSIT**

In order to secure booking of the Room You have paid GHR an Application Fee in the sum of €300. You accept the Terms and Condition associated with the Application Fee when booking online.

Once the Period of Residence starts the Application Fee becomes the Deposit that is held by GHR as a security deposit to act as credit against any Licence Fee arrears, bills owing or damage beyond normal wear and tear at the end of the Period of Residence or its early termination. GHR is entitled to apply the Deposit against these items. A departure inspection and inventory are conducted post the Period of Residence. The Deposit is refunded between 4 and 6 weeks after the last day of the Period of Residence less any deductions.

### 5. **PAYMENTS**

Payment can be made by bank transfer, cheque, postal order, debit card, and credit card. If payment is made by Bank Transfer, all resulting foreign exchange banking and 3rd party charges will be your responsibility. Similarly, if You opt to have your Deposit refund issued by foreign exchange bank transfer, all foreign exchange banking and or third-party charges resulting will be your responsibility. We do not accept cash payments.

### 6. **GHR's RESPONSIBILITIES**

GHR will use its reasonable endeavours to:

- a) Maintain the structure of the Residence and keep the Residence and the Communal Areas clean, tidy, in reasonable repair and fit for use;
- b) Ensure that an adequate supply of utilities including water, heating, hot water and wireless internet are provided in the Residence; and should supply be lost to reinstate as soon as possible;
- c) Ensure the launderette facilities are available and in good working repair.
- d) GHR will not be liable for any failure to provide services where such failure is beyond its reasonable control (such as mechanical breakdown, third party actions and labour disputes);



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### 6. **GHR's RESPONSIBILITIES**

- e) During the Period of Residence GHR insurance covers the Residence but not its contents. Residents are advised to source their own personal insurances. In sourcing same Residents should be aware GHR's insurance policy has a minimum excess of €5,000 which You will be liable to cover in the event of any fire damage.

### 7. **YOUR RESPONSIBILITIES**

#### a) **Licence Fee**

You must pay the Licence Fee and associated charges in full on the due dates in accordance with the Terms and Condition of this agreement and as specified in the payment portal section of our online booking process.

Your obligation to pay the Licence Fee applies whether or not You move into the Room and irrespective of your course dates, and the delivery of your same.

GHR reserve the right to charge You a reasonable fee to cover its administrative expenses should it have to pursue You for payment.

#### b) **Use of the Room**

You may only use the Room as a temporary residence for your personal use and unless specifically authorised by GHR not share possession of the Room or any part thereof with any person or permit the Room to be occupied by any person other than those authorised during the Period of Residence.

You must not carry on any business in the Room nor do or allow to be done any act or thing which is likely to become a nuisance, danger or annoyance to GHR or adjoining community members. You must maintain the status of a registered student or be in a paid internship for the whole of the Period of Residence.

You are responsible for the behaviour of any visitor (including any family member) and You must ensure they comply with the terms of this Agreement and the Residences Guest Policy. If they do not You will be held liable. You are not permitted to have guests staying overnight unless You have approval from the Residence Management. GHR may remove or exclude any or all visitors (including family members) from the Room.

Sofa beds are exclusively for the use of approved overnight guests. Residents may not use sofas as their primary sleeping place.



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### 7. **YOUR RESPONSIBILITIES**

#### **b) Use of the Room (continued)**

You must check out of the Room at the end of the Period of Residence or earlier termination of this Agreement (where relevant) and return keys to Residence Management. If You fail to do so you will be liable to pay a fee to GHR. The fees would be based on a daily rate for extensions of stay past the initial Period of Residence or the full amount as agreed at the time of booking online for early termination.

GHR offers Residents the ability to purchase in advance of arrival and during the application process Linen + Crockery / Cutlery Packs pertaining to their selected bedroom category. Residents are free to take all items within with Linen + Crockery / Cutlery Pack away with them at the end of their lease period.

GHR is not equipped for infants/toddlers or children and as such, cannot permit minors on site.

GHR cannot allow residents to facilitate childminding/babysitting in apartments.

#### **c) Respect for Others**

In line with our Community Values you agree to show respect, at all times, for all persons living or working within the community and not to cause or do anything that is likely to cause a nuisance or annoyance to them.

You must not use violence or threaten to use violence, verbally assault, shout at or harass or threaten to harass (including harassment on grounds of age, gender, sexual orientation, religion, belief, race, culture, disability or lifestyle) any person.

You must ensure you follow our Data Protection and GDPR policies as outlined on our website and commit to respecting each other when using any social media platform or communication vehicle.

You must not bring into the Room or any part of the Campus or Residence any weapons, illegal items or items which GHR considers offensive or dangerous (which may include replica, ceremonial or toy weapons, knives, martial arts weapons or air weapons) or allow the Room to be used for any criminal,



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immoral or illegal purpose including (but not limited to) selling, supplying or using illegal substances, storing or handling stolen goods or prostitution.

You must not engage in any form of anti-social or reckless behaviour in the Room or any part of the Communal Areas and shall indemnify GHR against any claims made by any agent or employee of GHR or visitor arising out of any breach of the permitted use of the Room.

You must not hold parties in the Room or in or on any part of the Residence save with the express permission of GHR Residence Management. You must keep noise at a level that does not interfere with the study, sleep or comfort of persons living or working in the Residence and not to play musical instruments or radios, televisions or other sound-producing apparatus in such a manner as to cause distraction or nuisance to others in particular between the hours of 23:00hrs and 07:00hrs or other times as GHR notifies.

You must communicate with your housemates should issues arise. You must be able to demonstrate a genuine ability to resolve any inter-personal issues.

### **c) Respect for Others (continued)**

You must not keep a dog, cat, reptile, insect, pet, fish or other animal at the Room or the Residence.

### **d) Repairs, Maintenance and Alterations**

You must keep the Room in a clean and tidy condition at all times. You must not build up rubbish in the Room. You shall only put rubbish in the bins provided by GHR. You must segregate rubbish and place recycled rubbish in designated recycling bin areas.

You must leave the Room in the same condition at the end of your Period of Residence as when You found it at the beginning (fair wear and tear excluded).

You must not make any alterations to the Room (including fitting any aerial or satellite dish) or make any alterations whatsoever in the internal arrangements or external appearance of the Room.

You must not remove, alter or damage any furniture, equipment, windows, locks or curtains in the Room.



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You must not drill any holes or to affix any nails, tacks, screws, drawing-pins in the windows, doors, woodwork walls, floors or ceiling of the Room.

Items may be attached to the notice board in the Room with pins, Blu Tack and Sellotape.

You must not hang any flags, banners, clothes, bed linen or other items from the windows or the outside of the Room.

You must report all maintenance and repair issues to Residence Management through email or our online system as soon as You become aware of them.

### **e) Safety and Security**

It is your responsibility to help ensure that the Room and the Residence are safe and secure to live in.

You must not smoke or vape in the Room or any part of the Residence.

You must not bring any cooking equipment into the Room or the Residence that will be used in such a way as to cause a hazard. This includes improvised “chip pans” or cooking utensils containing large quantities of oil. Portable heaters including any external heat source devise must not be brought into the Room or the Residence.

You must not overload electrical sockets or use unsafe electrical equipment.

You agree to respond to all fire alarms and comply with all fire regulations and evacuation procedures.

You must not obstruct the Communal Areas or any parts of the Residence including fire escapes routes. For the avoidance of doubt no items may be left outside the Room and bicycles are not permitted within Residences.

You must not tamper with any fire equipment or fire doors which are designed to reduce the spread of fire and to help prevent injury or death. Any Resident deemed to have interfered with the fire detection system (either permanently or temporarily e.g. by covering it) or deemed to have activated a block “false alarm” will be required to attend a Community Values hearing.

Residents must immediately report any instance of interference with the fire detection system. Should multiple Residents be involved in a compromised detector or a block “false alarm”, and the responsible Resident(s) are not clearly identified, all associated Residents may be held partially/equally responsible.





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Due to the serious risk of fire, the Resident is required to give their full attention to the use of the cooking facilities. The Resident must be fully responsible in the use of the cooking facilities and not share the responsibility with other Resident(s) or Visitor(s)/Guest(s). The Resident should never leave the cooking area or partake in any other activity whilst using the cooking facilities.

Resident(s) must ensure that they switch on the extractor fan (located above the cooker hob), the room is adequately ventilated (by opening kitchen windows and blinds) and the cooking appliance is clean before starting to use the cooking facilities.

Use of the cooking facilities/appliances is only allowed within the kitchen countertop area. It is prohibited to use any such items elsewhere in the apartment e.g. in the bedroom(s)/hallway/elsewhere in the kitchen/sitting room. The Resident must switch off all cooking appliances when not in use, inclusive of the red switch located on the kitchen wall and ensure electrical cables are safely stored. They must ensure all cooking appliances are kept clean to avoid a risk of fire/an activation of the fire detection system e.g. an accumulation of crumbs/foodstuff in a toaster is a fire risk.

The kitchen/sitting room area and hallway of the Apartments are fitted with a local smoke & heat detector and alarm siren that are connected to a centrally monitored system. Any Resident found interfering with, including “decorating”, or covering, any such detector(s) will be called to a Community Values Hearing.

Residents have a duty to immediately report any instances of abuse of the fire safety equipment to Security/Accommodation Office Staff in the interests of all who rely on the equipment in an emergency. In an Apartment where it is found that the fire equipment has been interfered with, and not reported by any of the Residents associated with that apartment, or present prior to, during or when the issue occurred and/or was discovered, all associated Residents may be liable.

Residents must not interfere with any safety signage or equipment (fire alarm, fire extinguisher, fire blanket, smoke detector, window limiter/restrictors etc.). Residents are fully responsible for the actions of their Visitor(s)/Guest(s).

You must not part with the possession of any keys provided by GHR for the Room and You must report any loss immediately to Residence Management.



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You must leave your Room and the Residence secure at all times and you must not prop open or block locks on the door to your Room or the Residence. You must not do anything which may increase GHR insurance premium for the Room or the Residence.

You must not store or keep or permit to be kept in the Room or in any part of the Residence any dangerous, combustible or unlawful substances or materials whatsoever and to report immediately the presence of such substances or materials. You agree to comply with the Community Values.

You acknowledge and agree to comply with all GHR policies and guidelines including, but not limited to, health and safety and the use of Monitoring Equipment in GHR Residences and CCTV.

While GHR shall be responsible for the provision of security with the Residence as a whole GHR is not responsible for the security of the Room or apartment. Responsibility for security of the Room and items within the apartment rests with You and You shall report all security incidents to Residence Management.

### 8. **GHR'S RIGHTS**

#### a) **Relocation**

GHR reserves the right to move You to similar accommodation in any circumstances on giving You at least 7 days' notice and You acknowledge that You do not have a right of exclusive possession of the Room.

#### b) **Alterations and Building Works**

GHR has the right to carry out any building works, decoration, refurbishment, repairs, alterations or any other works as required to the Room and in any part of the Residence.

#### c) **Removal and Disposal of Items**

GHR may remove from the Room or the Residence any items which it considers offensive, dangerous and/or which may cause a fire hazard (this includes any kind of portable heaters). You will not be entitled to take any such items back into the Room or the Residence and GHR may dispose of any such items. GHR may dispose of any items left in the Room or the Residence at the end of your Period of Residence.



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### **d) Access**

Upon giving You at least 24 hours' notice GHR or its agents or work personnel may enter the Room and examine the state of repair and condition of it and may carry out repairs or renovations to the Room or any adjoining premises. GHR may enter the Room without notice in an emergency situation or where a breach of Community Values is suspected under the provisions of this Licence Agreement or under the provisions of the Learner Code of Conduct. Griffith College Campus Security on behalf of GHR is a joint key holder of the Room with You.

### **e) Mental Health Provisions**

GHR offers a communal living space, prioritising the well-being of all residents. In accordance with our commitment to maintaining a healthy community, we may recommend fully funded (i.e.free) counselling services to residents for their personal welfare on rare occasions. Attendance at recommended sessions, again with the community wellbeing in mind, will be contingent on a continued ability to reside at GHR in line with RTB regulations. Residents utilising counselling services external to Griffith College must furnish written confirmation thereof.

GHR requests disclosure of medical conditions at the time of booking which any resident wishing to join our community might manage if they hold the belief that this might require a helping hand from other residents and or staff. We like to know this information so that we can assist and guide as to best bedroom selection. GHR will not keep any records of this disclosure from a GDPR perspective or communicate this information to any resident. GHR might recommend residents who have engaged in disclosure to impart this information to their fellow apartment friends and or roommates. Whilst disclosure of such medical conditions is not mandatory GHR's ability to manage any matters which might arise from such non-disclosure will be to refer all parties to the appropriate professionals. Attendance with these professional is contingent on a continued ability to reside at GHR in line with RTB regulations. Residents utilising professional services external to Griffith College must furnish written confirmation thereof.



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### 9. **YOUR RIGHTS**

#### a) **Occupation**

GHR grants You:

- i. The right to occupy the Room;
- ii. The non-exclusive use of the shared kitchen and bathroom areas serving the Room dependent on Room category reserved;
- iii. Non-exclusive use of the Communal Areas.

### 10. **BREACH OF AGREEMENT**

**Payment for Loss or Damage:** You must pay for all loss and damage suffered by GHR as a result of any breach of this Agreement by You or any of your visitors (including family members). This includes but is not limited to additional cleaning costs, replacement keys, repairing or replacing fixtures, fittings or equipment, collecting arrears, paying professional advisors, pursuing court proceedings, administration expenses and income lost by GHR by your failure to vacate the Room when You should have.

If you or any of your visitors (including a family member) breach any of the terms of this Agreement then action may be taken against You as follows:

#### **Residence Management**

Residence Management will investigate the alleged breach and may invite You to discuss the circumstances of the alleged breach with them. Arising out of this Residence Management may:

- a. Take no action / b. Reprimand You and may also give You a written warning or / c. Refer the matter for a Community Values Hearing with Directorship.



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### 11. **TERMINATION RIGHTS**

#### **Your Rights**

Should You cancel your booking within 24 hours of making it You will be refunded.

The Application Fee is non-refundable in the event of cancellation, change of mind, non- arrival, etc. by the Applicant, unless there is a reason GHR deem valid (Visa Refusal / Cancellation of College Course).

If an application is unsuccessful, (i.e. GHR is unable to offer the requested room type for the requested period) the Application Fee shall be refunded.

Application and Accommodation Fees paid will be refunded in the event of non-arrival before the Period of Residence, on the condition that the Resident provides a replacement, to whom his/her Room shall be assigned. The replacement Resident must be deemed suitable by GHR and make full payment of the Application and Accommodation Fees for the remainder of the term. If the replacement criteria are met, GHR will refund the Resident the sum of Accommodation Fee equivalent to the fee received from the replacement Resident.

No refund of Deposit and Accommodation Fees paid will be made in the event of early vacation. GHR will endeavour to re-sell the bed space to another student, to a student they deem suitable. Residents also with consultation with the Residence Management can also re-sell the space providing the replacement is deemed suitable by GHR. If successful, and GHR is fully sold for that semester/academic year to which your booking applies, GHR will refund the departed Resident a sum of Accommodation Fees equivalents to those received from the replacement person. The Deposit will be retained by GHR. This is based on GHR running at 100% occupancy for all academic sales periods.

There will be no refund of accommodation fees once occupation of the lease occurs.

Unless otherwise requested by the Resident, payments will be refunded through the same process they were made (i.e. Bank transfers will refunded to the same bank account; Credit card refunds will be paid to the Credit card).

Refund of your Deposit is subject to payment of the Licence Fee and associated charges being up to date. GHR shall be entitled to use your Deposit as credit against any costs it incurs for cleaning, repair and replacement of damaged items and against settlement of any monies owed by You to GHR.

You must submit a Cancellation Form to Residence Management if You wish to terminate the Licence Agreement prior to the end of the Period of Residence.



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Should this Agreement be terminated by You during your Period of Residence You will still be liable to pay the Licence Fee in full for the whole of the Period of Residence. GHR will use its reasonable endeavours to re-licence the Room and in the event that GHR is able to re- licence the Room You will be entitled to receive credit for the balance of the Licence Fee (less your Deposit as referred to in this clause) paid by You in advance corresponding to the Period the Room is resold.

GHR shall serve a valid notice of termination on You, providing no less than 90 days' notice of the termination date of this Agreement.

### **GHR's Rights**

GHR may terminate this Agreement in any of the following circumstances:

- a) You have failed to take up occupation of the Room.
- b) You have failed to pay the Licence Fee and associated charges on the due dates.
- c) You have committed a serious breach of this Agreement or have persistently breached the terms and condition of this Agreement and GHR has followed the procedures followed in the Learner Code of Conduct. You have been convicted of a criminal offence which GHR regards as serious.
- d) You have supplied information to GHR in connection with your application for a Room which is false or misleading or have failed to supply information to GHR which it considers relevant.
- e) You are no longer undertaking a course of study as a registered student or engaged in an internship.
- f) Your Room is not habitable due to events beyond GHR's control (such as fire or damage) and GHR does not have alternative accommodation for you to occupy.
- g) GHR considers it necessary to move You from the Room for your protection or the protection of others.
- h) GHR has a right to terminate this Agreement by serving a valid written notice of termination on You. GHR shall give the required period of notice to You pursuant to S66 Residential Tenancies Act 2004 (as



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- i) amended).
- j) GHR has the right to pack / store personal items that You leave within your Room or Apartment at the end of the Period of Residence. If storage is not available to the Residence Management they will be posted at a cost to You.
- k) GHR has a further right to terminate this Agreement early if one of the following situations occur: -

Should You breach an obligation under this Agreement, GHR can terminate this Agreement with 28 days' notice;

Should serious anti-social behaviour arise where there is a high and imminent risk of death, serious injury or danger to any person living, working or otherwise lawfully in the dwelling concerned or its vicinity or to the structure of the property as a result anti-social behaviour by You, GHR can terminate this Agreement with 7 days' notice.

- l) GHR follows all national and regional Irish Government, Health Service Executive and Foreign Affairs directives which may include You requested to leave the Residence. In these instances, the issue of refunds does not apply.

In the event that GHR terminates this Agreement by reason of any of the above in this Section or you have been subject to sanctions referred to in Section 10, following a Community Values Hearing, with in this Licence To Reside You will not be entitled to apply for student accommodation in the future without the consent of GHR which it may withhold at its sole discretion.

You must be aware that any evidence provided by a Resident to staff can be used in a CVH or dealing with Resident issues that require resolution.

### **12. OUTSTANDING PAYMENTS**

Any account or balance that remains outstanding one (1) day after the due payment date will be deemed to be an overdue account. GHR will charge an administration fee of €60 on balances that remain outstanding two (2) days after the due payment dates and commence recovery of this fee coupled with outstanding payments. GHR will issue a twenty-eight (28) day notice to vacate the dwelling once any account remains outstanding for three (3) days after the due payment date.



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### **13. COMPLAINTS**

If you are unhappy with any decision GHR had made or You feel that it has failed to fulfil its obligations to You in connection with this Agreement You should in the first instance raise your concerns with Residence Management. If you feel You have not resolved the matter then You should bring a Complaint under GHR's Residents' complaints policy.

### **14. GENERAL**

#### **a) Entire Agreement**

This Agreement shall constitute the whole of the terms agreed between the Parties in respect of the subject matter of this Agreement provided that nothing in this clause shall limit a party's liability for fraudulent misrepresentation.

#### **b) Severability**

If any provision of this Agreement is held to be illegal or unenforceable then the remainder of the Agreement shall be unaffected.

#### **c) Waiver**

Unless otherwise agreed in writing, no failure by either party to exercise any right or remedy available to it nor any delay so to exercise any such right to remedy shall operate as a waiver of it nor shall any single or partial exercise of any right or remedy preclude any other or further exercise thereof or the exercise of any other right or remedy.

#### **d) Force Majeure**

Neither party shall be liable for any delay or failure to carry out its obligations under this agreement caused by force majeure provided that it promptly gives written notice of the occurrence of the force majeure relied on to the other party and it uses all reasonable endeavours to remove or avoid the effect of such force majeure as promptly as practicable. If any force majeure is relied on for longer than 60 days by either party under this clause the other shall be entitled to terminate this Agreement forthwith on written notice.





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### **a) Communications and Notices**

All communications and notices relating to this Licence Agreement will be sent to your email address provided within our online booking form.

GHR reserve the right to speak with your emergency contact in the event we have exhausted all reasonable efforts to contact/communicate with you. This communication may pertain to any subject with which we need to speak with you including but not limited to disciplinary matters, safety concerns, breach of agreement or concerns raised by staff, other residents or another third party.

GHR reserve the right to reach out to your emergency contact close to your move- in date (either soon before or soon after) to relay pertinent information regarding safety, meal plans, offers in which they may be interested.

### **b) Governing Law and Jurisdiction**

This Agreement shall be governed and construed in accordance with the laws of the Republic of Ireland. The Parties hereby irrevocably submit to the exclusive jurisdiction of the Courts of Ireland.



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### **SIGNATURE CLAUSE**

Both parties consent to use e-signatures and are bound by this clause within the Licence. The Licence may be executed by any form of e-signature. The e-signature shall be considered as an original signature for all purposes. The e-signature shall have the same force and effect as an original signature.

SIGNED for and on behalf of GHR By:

A handwritten signature in black ink, appearing to read "Paul Smith", is shown within a rectangular box.

Name: Paul Smith Title:

General Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

(Digital Signature via Adobe Acrobat DC Pro Doc Sign)



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### **FIRST SCHEDULE FURNITURE, APPLIANCES AND CONTENTS**

In accordance with the Housing Miscellaneous Provisions Act, 2009, the Housing (Standards for Rented Houses) (Amended) Regulations 2009, the Housing (Standards for Rented Houses) Regulations 2008 and the Housing (Standards for Rented Houses) Regulations 2017, the Landlord must provide the following:

1. A fire blanket and either a main wired smoke alarm or at least two ten-year self-contained battery-operated smoke alarms;
2. Each self-contained house and multi-unit building should contain a mains wired smoke alarm and fire blanket and emergency evacuation plans;
3. Emergency lighting shall be provided in all common areas within a multi-unit building;
4. Four ring hob, oven and grill;
5. Cooker hood or extractor fan;
6. Fridge and freezer or a fridge/freezer;
7. Microwave oven;
8. Sink and fixed bath or shower with piped supply of cold water;
9. Facility for the piped supply of hot water;
10. Suitable and adequate number of kitchen presses for food storage purposes;
11. Washing machine or access to a communal washing machine facility within the curtilage of the building;
12. A dryer if the dwelling does not contain a garden or yard for the exclusive use of that dwelling.



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<b>Bedroom</b>	<b>Quantity</b>
Window Blind	1 per window
Headboard	2
Single bed	2
Single mattress & mattress protector	2
Under bed storage drawer unit	2 per bed
Bedside shelf unit	2
Wardrobe with shelf	2
Notice board	2
Study desk	2
Chair at study desk	2
Desk lamp	2
Ceiling lamp and shade	1
Waste paper bin	2
Door closer	1
WiFi heater	1
<b>Shower Pod (Toilet/ Shower-room)</b>	<b>Quantity</b>
Toilet, sink, shower unit	1
Shower curtain	1
Toilet roll holder	1
Toilet brush	1
Soap dish	1
Mirrors	2
Towel rail	1
Robe hook	1
Flow down heater	1
Ceiling extractor fan	1



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<b>Kitchen / living room</b>	<b>Quantity</b>
Dining table - one floors 0-3; two in some floor. 4 apts	1/2
Chairs for dining table	3/4/5/6
Coffee table - one floors 0-3; two in some floor. 4 apts	1/2
Sofa bed (or armchairs)	1 (2)
Ceiling lamp and shade and fluorescent light	1
Microwave oven + plate	1
Cooker hob	1
Oven	1
Fridge	1
Freezer	1
Kitchen Sink	1
Fire blanket	1
Fire extinguisher	1
Wi Fi heater	1
Cooker hood / extractor fan	1

Large 50l bins (with lid) Waste and recycling	2
Cutlery tray / divided drawer	1
Electric kettle	1
3-Piece Set saucepans with lids	1
Frying pan	1
Electric toaster	1
Iron	1
Ironing Board	1
Window Blind, per window	1
Vacuum cleaner	1
Granite chopping board	1
Clothes horse /airier	1
<b>Other items</b> – 1 mailbox key per apartment & 1 key fob/card per Resident	