

## Tenancy Agreement

House No:        /    Apt. No.:

Courtyard Student Village  
Brú Na Gruadán  
Castletroy  
Limerick  
087 6833790

**PLEASE READ THE ATTACHED DOCUMENT CAREFULLY BEFORE SIGNING, TO ENSURE YOU UNDERSTAND ALL THE ATTACHED CONDITIONS AND RIGHTS.**

**WHEN SIGNED IT FORMS THE BASIS OF A LEGALLY BINDING CONTRACT BETWEEN BRU NA GRUADAN LETTINGS AND THE TENANTS AND THE PARENT / GUARDIAN.**

**IF THE LANDLORD DECIDES TO SELL THE PROPERTY DURING THE TERM OF THIS LEASE, THEN THE NOTICE CONDITIONS UNDER THE RESIDENTIAL PROPERTIES ACT 2004 SHALL APPLY.**

Memorandum of Agreement made the \_\_\_\_\_ day of \_\_\_\_\_ 2024

**BETWEEN** Brú Na Gruadán Lettings of Brú Na Gruadán, Castletroy, Co Limerick (hereinafter called “the Landlord”) of the first part and the under recited (hereinafter called “the Tenants”) of the second part and the under recited (hereinafter called “the Parents / Guardians”) of the third part.

Name of Tenant: \_\_\_\_\_ (Room 1)

PPS Number: \_\_\_\_\_

Duration of Tenancy: Full academic year: 2024/25 1st September 2024 to 11th May 2025

Deposits:

Deposit: € 300

Rent: € 6,400 for the full academic year. Including Bills & Utilities

Name: Parent/Guardian: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

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Name of Tenant: \_\_\_\_\_ (Room 2)

PPS Number: \_\_\_\_\_

Duration of Tenancy: Full academic year: 2024/25 1st September 2024 to 11th May 2025

Deposits:

Deposit: € 300

Rent: € 6,400 for the full academic year. Including Bills & Utilities

Name: Parent/Guardian: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Name of Tenant: \_\_\_\_\_ (Room 3)

PPS Number: \_\_\_\_\_

Duration of Tenancy: Full academic year: 2024/25 1st September 2024 to 11th May 2025

Deposits:

Deposit: € 300

Rent: € 6,400 for the full academic year. Including Bills & Utilities

Name: Parent/Guardian: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Name of Tenant: \_\_\_\_\_ (Room 4)

PPS Number: \_\_\_\_\_

Duration of Tenancy: Full academic year: 2024/25 1st September 2024 to 11th May 2025

Deposits:

Deposit: € 300

Rent: € 6,000 for the full academic year. Including Bills & Utilities

Name: Parent/Guardian: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

## **DEPOSITS:**

**Rent Deposit** - €300 payable on application.

**Services:** A non-refundable €425 (included in rental payment) is payable to cover ESB / Gas / Water payable by 10<sup>th</sup> August 2024.

**Utilities:** A non-refundable €425 (included in rental payment) is payable to cover all utilities including (wi-fi, security, refuse, tv licence and maintenance) payable by 10<sup>th</sup> August 2024.

**Parking:** If successful in application to have a car parking space – A €100 per semester fee applies.

### Refund of Utility deposit:

The utility costs are fixed and non-refundable.

### Refund of Rent deposit:

The rent deposit is refunded less a sanitation fee. If the services deposit held does not cover the bills the excess owing will also be taken from the rent deposit.

**IF A TENANT LEAVES, NO DEPOSIT IS RETURNED. RENT PAID IS ONLY REFUNDED IF A TENANT REPLACES THEMSELVES, OTHERWISE, THIS MONEY IS FORFEITED.**

**CONDITIONS OF TENANCY:**

**A:**

1. The tenants of the property are solely and severally responsible for any damage caused to the property during the period of the lease.
2. Parties are not allowed in the property at any time. Failure by any occupant to comply will result in a verbal and written warning to the occupant/occupants concerned and a fine of up to €200 on the occupant(s) responsible.
3. Consumption of alcohol in the public areas of the Courtyard Student Village is not allowed. Failure to comply will result in a verbal and written warning to the tenant and a fine of up to €200 on the occupant responsible.
4. Playing of music so loudly that it can be heard in neighbouring houses is forbidden. Failure to comply will result in a verbal and written warning to the tenant and a fine of up to €200 on the occupant responsible.
5. Smoking is not permitted in any of the properties. Failure to comply will result in a verbal and written warning to the tenant and a fine of up to €200 on the occupant responsible.
6. Occupants of properties with balconies should use the balcony with care. Occupants who are seen to be negligent or careless in the use of balconies will be given a verbal and written warning to the tenant and a fine of up to €200 on the occupant responsible.
7. The Manager and/or workmen shall enter the premises and examine the state of repair and condition thereof and to affect such repairs or renovations to the premises or any adjoining property.
8. Tenants are not allowed to hang or allow to be hung from any window on the premises any clothes or other articles for drying or any other purpose or expose same therein and not to exhibit any signboard, poster or advertising matters or any flag or banner in or outside the premises or in the windows or doors thereof.
9. Tenants are not allowed to keep any dog, bird, or other animal in or on the premises.
10. Tenants are not allowed to place any obstruction, bicycle, dustbin, or perambulator in or upon the hall or stairways leading to the premises or in the premises.
11. It should be noted that Brú Na Gruadán and University have a zero-tolerance policy towards drugs and illegal substances. Tenants found to be using, selling, buying, in possession of or allowing their Premises to be used for the use, consumption, storage, buying or selling of any illegal substance in the Courtyard Student Village will be in breach of this Licence Agreement and will be required to leave the accommodation within twenty-four (24) hours' notice and shall have their rental Agreement revoked immediately. The Licensor reserves the right to inform the Gardaí of such activity.

**B: Security**

1. A CCTV system is in place in the Courtyard and to the rear of the properties. CCTV is also in place to the front, side and rear of the office and the apartments overhead.
2. Lost keys will be replaced in the office at a cost of €20 per replacement key.

## SPECIAL CONDITIONS

As a fundamental term of this Agreement, each of the tenants acknowledge that in entering into this Agreement he/she is liable to Brú Na Gruadán Lettings for:

- All and any damage caused to any of the residence (and/or any of the furniture, fittings effects, equipment, appliances and/or utensils of the residence therein from time to time) other than through fair wear and tear.
- To replace such of the said furniture, fittings effects, equipment, appliances and/or utensils as may be broken destroyed or damaged with similar other articles of equal value to the satisfaction and approval of Brú Na Gruadán Lettings.

**Inspections:** On vacating the property the tenants are responsible for thoroughly cleaning all cookers, fridges, sanitary apparatus, all hoovers, toasters and irons. Tenants are obliged to leave all carpets, floor coverings and furnishings in good and clean condition, as at the commencement of the tenancy. Provided all houses are left in good condition, rent deposits will be refunded. If there is a breach of this condition the cost of cleaning the house and such appliances shall be deducted from the deposit.

Brú Na Gruadán Lettings shall as soon as is reasonably practicable after termination of expiry of this Agreement, inspect the premises and, subject always to compliance by the tenants within the terms of this Agreement, but not otherwise, Brú Na Gruadán Lettings shall refund the tenants the security deposit paid by the tenants after deduction of any amounts for which any of the tenants shall be liable hereunder, within one month after termination of lease.

**Insurance:** Brú Na Gruadán Lettings shall affect insurance in relation to the premises against all normal insured risks. The tenants however shall be responsible for the insurance and safekeeping of his/her own personal chattels and goods kept by him on the premises (or any part thereof). Brú Na Gruadán Lettings shall not be responsible in any way for any loss, damage, personal injury, or consequential loss sustained by any tenant in relation to himself, his chattels, and goods in the property.

**Maintenance:** Brú Na Gruadán Lettings shall be responsible for the repair and maintenance of all electrical and mechanical appliances contained in the premises provided such repair and maintenance is required as a result of fair wear and tear and Brú Na Gruadán Lettings is specifically not responsible for any damage repair or maintenance required as a result of any wilful, careless or negligent act of any of the tenants, in which such circumstances the repair and maintenance aforesaid shall be the sole responsibility of the tenants.

**Punctuality:** Punctual compliance and payment without prior demand shall be the essence of this Agreement.

**Educational Requirement:** The tenants (and each of them) warrant that he is (and shall remain for the duration of the residence) a registered full-time student of the educational institution specified.

**Fire and Safety:** All houses/apartments are fitted with fire blankets, mains smoke alarms and fire safety procedural instructions. In the event of a fire, you must follow the fire procedure outlined in the house.

### Code of Practice for Students Health and Safety. 001

#### List of safety house rules and standards that students must comply with:

1	No candles to be used in any circumstance (fire safety).
2	No overloading of sockets.
3	No tampering with smoke alarms.
4	No use of metal in the microwave.
5	No inserting of any objects into the toasters or other appliances.
6	No bicycles or other tripping hazards in the hallway.
7	In the event of a fire reference emergency evacuation plan on the back of the front door in each property.
8	Any visitors are first signed into the office where they are inducted and informed of the relevant health and safety procedures.
9	Any notable health and safety risks are reported to the office immediately.
10	For any broken glass, notify the office immediately.

#### Car Parking & Traffic Management

- All residents of the Courtyard Student Village Campus may apply for a car parking space.
- If the demand for car park spaces exceeds supply a lottery system will apply.
- All successful tenants in the lottery will be offered a permit with a unique number which will correspond with a similar number identified within each car park space.
- This permit will apply for the duration of the tenants lease at a cost of a 100 Euros per semester.
- This permit must specifically apply to the tenants own vehicle and may not be sublet or sold to another person.
- Those successful in the lottery system on payment of 100 Euros per semester will receive a unique car parking permit which shall be displayed on the inside right hand corner of their windshield.
- All approved permit holders shall have their vehicle details registered at the reception office.
- Clamping shall be in operation for any unauthorised vehicles parked in a designated car parking space. A 120 Euro fee will apply to have the clamp removed.
- Clamping shall also apply for any vehicle parked outside their designated space or on a double yellow line. A 120 Euro fee will apply to have the clamp removed.
- No parking is permitted in the disability or staff parking spaces unless a valid disability or staff permits is displayed.
- Reverse parking into car park spaces will strictly apply.
- A One-way system in a clock-wise motion applies in the Courtyard Student Village. All signage should be observed and followed.

**SIGNED for and on behalf of the LANDLORD**

\_\_\_\_\_  
Landlord

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**SIGNED by THE TENANT (Room 1)**

\_\_\_\_\_  
Tenant 1

**SIGNED by THE PARENT GUARDIAN (Room 1)**

\_\_\_\_\_  
Tenant 1

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**SIGNED by THE TENANT (Room 2)**

\_\_\_\_\_  
Tenant 2

**SIGNED by THE PARENT GUARDIAN (Room 2)**

\_\_\_\_\_  
Tenant 2

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**SIGNED by THE TENANT (Room 3)**

\_\_\_\_\_  
Tenant 3

**SIGNED by THE PARENT GUARDIAN (Room 3)**

\_\_\_\_\_  
Tenant 3

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**SIGNED by THE TENANT (Room 4)**

\_\_\_\_\_  
Tenant 4

**SIGNED by THE PARENT GUARDIAN (Room 4)**

\_\_\_\_\_  
Tenant 4

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