

Student Services and Residential Life Office

RENTAL AGREEMENT

Webster University Geneva is pleased to offer you accommodation at:

**Les Berges du Rhône
2 - 4 rue des Deux-Ponts
1205 Geneva
Switzerland**

E-mail: housing@webster.ch

Conditions for renting housing accommodation:

1. You agree to pay rent per semester for the furnished room/apartment allocated to you by the Housing and Residential Life Office in accordance with the rents as described per room-type in the Webster University Geneva OffCampus Guide to Housing, before the end of week 2 each term. The rent is to be paid to Webster University, UBS Account Number 240-290052.00A. Payment slips (bulletins de versement) are available at the Housing and Residential Life office. The rent is inclusive of all charges (electricity, internet, heating, water). Rent for summer break is equivalent to a one-month rent charge.
2. You have already arranged the payment of the **deposit of CHF 1,000.00** into Webster University's UBS Account Number 240-290052.00A. The deposit is refundable.
3. You agree that **in the case of unpaid rent**, Webster University will place a hold on your student account, which will prevent you from registering for future courses or from receiving transcripts from Webster University. You are aware that this contract may be terminated at any time by Webster University with thirty (30) day's written notice in case of non-payment of rent or non-full-time enrollment in courses, unless the situation is remedied within that time frame.
4. You agree that you may be accommodated as long as you are a **full-time student** at Webster University. A student removed from University Housing or the University, as a result of disciplinary action or academic dismissal, must leave University Housing within 24 hours of such notification. The unused portion of the room charge payment, less any damages and outstanding obligations to the University, will be refunded in accordance with the University's refund policy. The deposit is subject to forfeiture and/or cancellation fees may apply.
5. This contract is **valid** from the moment you move-in to Webster University Geneva Housing **until you graduate**.

6. If you wish to **terminate** your contract with Webster University, a "*Request for Termination of Housing Contract*" must be filled out and returned to the Office of Housing and Residential Life to request a termination of contract. Requests are not guaranteed. Forfeiture of deposit and/or cancellation fees may apply. These rates and request form are available at the Office of Housing and Residential Life and online. The contract can only be terminated for the end of a specific term with a **2 months** prior notice.
7. **Respect** is due to all your neighbors, both within the room/suite and your neighbors in the building. Under Swiss law, noise is not tolerated after 10pm until 8am the next morning. This rule that applies to all citizens. Gatherings in the hallways are not allowed after 10pm. Gatherings in the communal kitchens are not allowed after midnight.
8. The use of the **suite kitchens** is subject to rules, as determined by the housing office, on the basis of decent and respectable behavior. Each resident **must always clean after use**. The doors remain closed at all times. No loud gatherings are allowed in the kitchens after 10pm.

Rules and regulations appearing in the Housing Policy Booklet, mutually agreed upon addendums to this contract, and other policies promulgated by the Office of Housing and Residential Life are made part of this contract by reference. Residents are responsible for knowing and adhering to all applicable policies. Residents are responsible for reviewing the policies, which can be viewed at:
<http://www.webster.ch/currentstudents/residentiallife/resources/housingpolicybooklet.pdf>
9. **Smoking indoor is not allowed.** Les Berges du Rhône is a non-smoking residence. Fines will be issued should some student violate this rule.
10. **Guests** must be announced to the ARCs and professional Housing & ResLife staff at least a week in advance. Guests are not allowed to stay more than three consecutive nights. Exceptionally a resident will be allowed to have a guest for more than three nights. In this case, the resident is obliged to pay a **rental fee of CHF 50.-** per extra night in advance using a payment slip provided by the Housing and Residential Life office. Parents, Brothers/Sisters, Cousins, Boyfriends/Girlfriends, etc, are all considered as guests. If guests would like to stay in a separate room, they will be charged CHF65.- per night and an additional CHF25.- for a set of linens.
11. **Subletting the apartment to a non-Webster student is strictly forbidden.** Subletting to other Webster University students is **only** possible with prior approval of the Housing and Residential Life Office.
12. **Any damages, robbery or non-observance** of the Housing policy (noise disturbance, smoking indoor, disorderly behavior...) will result in fines and in some cases in immediate expulsion of the resident. The 1st fine will be addressed only to the student/resident, but from the 2nd fine on, parents may be informed.

13. **Inspections** of Room, Apartment, and Property: The Office of Housing and Residential Life reserves the right to inspect rooms and property at any time for damage, unsafe, illegal or unhealthy conditions, to determine whether or not the residents are performing and observing all agreements as outlined in the contract and Residential Life Housing Policy, and to make any necessary repairs/inspections. The Office of Housing and Residential Life also reserves the right to access the room/apartment and property at all reasonable times for the purpose of showing facilities to prospective resident students.

Any illegal items or items prohibited in university housing in plain view may be confiscated and disposed of. Students will be held responsible for possession of those items.

14. Every student is obliged to arrange his/her **Assurance Responsabilité Civile - RC** (Personal Liability Insurance).

15. This contract is for **space in any of the Webster Residences** – LLC or Les Berges du Rhône. Webster University Geneva reserves the right to make allocation changes and to consolidate flat mates when necessary: if a student vacates a room, the remaining student in the apartment must be willing to accept a new flat mate or to move to another place when requested.

16. On the day of your move-in, the Assistant Resident Coordinator (ARC), will inspect the room/apartment and note the state of the **room**. At the end of your stay, the ARC will **re-inspect the room** and report any degradation to the room or damages. In case of any damages, you will be asked to pay for the necessary repairs. Your student account will be charged accordingly.

17. At the time of move-out, all furniture must be put back in its original place and the room should be emptied of all personal belongings, garbage, magazines and etc.

18. You agree to return all **room keys** to Webster University on the termination of your contract. In the case of lost or damaged apartment keys, you will pay for replacement keys.

19. Once you move-out, the CHF 1,000.00 deposit will be refunded provided there are no damages to the apartment and furnishing therein when you vacate the room.

However, if there are outstanding bills to be paid after your departure, Webster University Geneva will be obliged to hold on to a certain amount or all of my security deposit pending reception of payment.

I have read and understood my responsibility towards the rules explained above.

Date:

Resident's Signature:
