



STAY | STUDY | WORK | PLAY

Accommodation Contract – EazyCity Dublin

RENT

- Rent must always be paid in advance or on the due date by cash, credit card or bank transfer.
- All clients are required to provide a debit/credit card at the time of check-in for security purposes.
- EazyCity reserves the right to charge your debit/credit card for the total amount of rent if rent is more than 48 hours overdue.
- Late rent will incur penalties as follows: €5 per day penalty up to 3 days and €10 per day penalty thereafter.
- Rent payments are non-refundable.
- For security reasons rent will NOT be collected in cash at the property. Rental payments can be made online by debit/credit card, via bank transfer or in cash at the office.
- EazyCity reserves the right to amend rental rates at any time with 28 days' notice provided to tenants via email/letter.
- Dublin: Rent is charged on a weekly basis. If there are less than 7 nights at the end of a client's stay, these nights will be charged at an individual rate of €30 per night (shared/double) and €40 per night (single). Studio double occupancy €40 per person per night, Studio single occupancy €55.

SECURITY DEPOSIT

- A security deposit of €250 (or €100 if you have booked with a partner agent) is required on arrival which will be refunded to you after the check-out less €30 check-out fee, provided that 7 days' notice of departure has been given and that the accommodation is in good order. All individual clients will be required to pay their security deposit by credit card.
- All deposits for individual clients will be refunded only by Credit Card or Bank Transfer. Please note refunds via bank transfer or credit card are processed once per week by the EazyCity Accounts Dept. Please be advised that it can take up to 14 days from the date of check out to receive your deposit.

ACCOMMODATION STAY

- A 2-week minimum stay is required in all EazyCity accommodation. We can be flexible in certain periods of the year (ie. Christmas, New Year's Eve).
- Any legal proceedings arising from this agreement will be subject to Irish Law only
- The Residential Tenancies Act 2004 applies to this Agreement

- The maximum stay in EazyCity accommodation is 12 weeks. All tenants must provide a check out date on arrival. If you wish to stay longer than 12 weeks, this should be discussed with EazyCity management at least 14 days prior to the end of the 12-week period. Any extension in stay (max. further 8 weeks) is treated as a new booking and is subject to a booking fee and new booking procedure. Please note that a request for extension in stay is also subject to availability at the time of request and is not guaranteed.

NOTICE PERIOD & CHECK OUT

- Seven days' notice is the minimum requirement before departure. Failure to give at least seven days' notice may result in the loss of the tenant's deposit.
- Check-outs are between 09.00 and 12.00 Mon-Sun. A member of EazyCity staff will come to your house/apartment to check your room and to take your keys and bed linen. Your deposit will be returned to you by pre-agreed payment method provided that the room is clean and tidy and that there is no damage. Deposits will not be returned if the accommodation is not in good order!
- If you are leaving before gam we will check your room after your departure and your deposit will be transferred into your bank account in your home country or refunded directly onto your debit/credit card.

HOUSE RULES

GENERAL

- No parties are allowed and noise must be kept to a minimum out of respect to other tenants and neighbours.
- Guests are welcome to visit you at home but are not allowed to stay overnight. Please be mindful and respect other tenants when inviting guests to the property. Permission must be sought in advance from EazyCity if you wish to have a guest staying overnight in your room.
- EazyCity operates a strict no-smoking policy in all of its properties. Any tenant smoking in an EazyCity property will incur a €50 fine. EazyCity reserves the right to charge any fines for breach of contract directly to your debit/credit card. Any further breaches of this rule could result in possible eviction with the loss of the security deposit.
- You are not permitted to move to another bedroom in your accommodation without first seeking permission from EazyCity. If we accept your request to move rooms/house, you will be charged a movement fee of €30 for Dublin.
- It is forbidden to hang clothes on the windows/terraces.
- It is forbidden to hang/stick anything to the internal/external walls of the property.
- Food and drink supplies must not be consumed/stored in your EazyCity bedroom.
- No pets are allowed at any time in EazyCity accommodation.
- Keys are the responsibility of the tenants. The replacement of any keys lost/stolen/broken shall be at the cost of the tenant.
- Illegal drugs are not permitted to be kept or consumed on the premises. Possession/use of drugs will result in immediate notice to vacate/loss of security deposit and reporting of any such incidents to the authorities.
- Aggression and/or violence towards other tenants or members of EazyCity staff will not be tolerated and may result in immediate eviction with the loss of the security deposit.

SAFETY

- Ensure all personal electrical items such as laptops, phones, hairdryers/straighteners are unplugged after use/not left plugged in overnight or when you leave your room /house. Please note this in the interest of health and fire safety for you and your fellow tenants.
- EazyCity does not accept liability for any damage/loss of items from the tenants' personal belongings.
- All tenants are advised to have laptop insurance.
- EazyCity does not accept liability for any personal injury to any tenant or tenant's invitee in an EazyCity property.
- Tenants must keep entrance doors properly locked at all times. House/apartment security is the responsibility of the tenants.
- Tenants are to ensure house keys (bedroom and front door) are safe at all times. If your bedroom door/front door locks on closure please ensure you check that you have keys before leaving your room/house. If a tenant loses a key and a member of staff needs to attend, the following Call Out Fee will apply: After 6pm until 9am, during weekend and National Bank Holidays (€50 Dublin)

CLEANING & MAINTENANCE

- It is the responsibility of each tenant to keep the house clean. House cleaning rotas are organised by bedroom number (please see posters in each property). All tenants are required to follow these rotas in order to keep the house clean. The common areas (Kitchen, Living Room, Bathrooms, and Corridors etc) must be kept clean at all times. Tenants who do not clean/keep the property clean will be given one verbal/written warning only. After this the tenant will be given notice to vacate the property with the loss of their deposit.
- You are obliged to permit EazyCity staff members or hired technicians access to your room during daytime hours to fix maintenance issues. In most cases (excluding emergencies) 24 hours' advance notice will be given.
- As a tenant you are required to report all maintenance issues to EazyCity as quickly as possible after they are noted in the property to allow for swift remedy.
- An EazyCity staff member has the right to enter the property at any stage throughout your stay.

UTILITIES & RATES

- Please be mindful of energy wastage. EazyCity promotes a green policy in all properties so please conserve the use of electricity, gas, heating and water. Tenants must not leave heating on constantly or waste energy. Tenants will be responsible for any overuse of energy resulting in excessive bills. The bills (up to a certain limit which is indicated in the house rules posted in each property) will be included in your rent. Any bills over this amount will be deemed excessive and will incur a surcharge on your rent to cover these extra costs.
- Waste collection and water rates are included in your rent. It is the responsibility of all tenants to ensure that the waste is separated correctly for recycling / organic / glass and that the bins are put out to the correct place for collection the night before the designated collection day every week. The bins must be brought back in the same day following the collection. All rubbish is to be placed inside the bin and not next to it. A fine of €20 per tenant will be issued for allowing

rubbish to build up in the vicinity of the property which could result in a City Council fine and/or sanitary issues.

CONTACT

EazyCity can be reached on our mobile number 00353 87 6883368 at evenings and weekends in the case of emergency only. If unanswered please leave text message or voice message and we will return your call as soon as possible. Please make all other requests or comments by e-mail to dublin@eazycity.com. In the interest of the comfort of all of our clients EazyCity is entitled at any time to verify that the house rules are being respected.

Maintenance Form in case of House Maintenance:

Dublin -> <http://dublin.eazycity.com/accommodation-maintenance-form>

Any failure in respect of the above may result in a warning or notice to vacate from EazyCity accommodation and possible loss of the deposit.

Thank you!

EazyCity Management
www.eazycity.com