



CHRISTIAN SERVICE UNIVERSITY COLLEGE, KUMASI

CSUC EXECUTIVE HOSTEL TENANCY AGREEMENT

THIS AGREEMENT IS MADE THEDAY OF20
BETWEEN CHRISTIAN SERVICE UNIVERSITY COLLEGE, *KUMASI* represented by the Hostel Manager
(hereinafter called LANDLORD) of the one part AND
.....of.....Department
(Hereinafter called the TENANT) of the other part.

1. IN CONSIDERATION of the rent hereby reserved and the covenants, conditions and stipulations herein contained, the landlord hereby LETS TO the tenants a Room in the CSUC EXECUTIVE HOSTEL situate at CSUC Campus (hereinafter called the Premises) TO HOLD the same to the Tenant as a yearly tenancy from the beginning of the semester to the end of the 2nd semester in the academic year PAYING THEREOF at least 60% of an academic year's rent of **GH¢.....** payable in advance as spelt out in the advertised payment schedule and balance at the commencement of second semester

2. THE LANDLORD'S OBLIGATIONS

- I. The Landlord shall keep the Room and any other of the premises which the Tenant is entitled to use and all plumbing works, wires, drains and installations in the premises in good tenable state of repair and condition.
- II. The Landlord shall permit the Tenant to enjoy the peaceable occupation of the Room, provided that the Tenant complies with all his/her obligations under this Agreement.
- III. The Landlord acknowledges the receipt up front of the sum of **GH¢50.00** stated in paragraph 3(ii) below in respect of the deposit and agrees to repay it to the Tenant at the determination of this agreement less any sum which may be due to the Landlord from the Tenant as a result of any breach of the Tenant's obligations.

3. THE TENANT'S OBLIGATIONS:-

- I. To pay the rent hereby reserved in the manner aforesaid.
- II. To pay the Landlord a deposit of fifty Ghana Cedis only (GH¢50.00) to be held by the Landlord as security towards the Tenant's liability as contained in paragraph 2(iii) herein.
- III. To share the Room with at most three other persons assigned by the Landlord and use one bathroom and one toilet facility in common with same Persons. .
- IV. To keep the interior of the Room in a good and tenable condition as existing at the commencement of the tenancy.
- VI. Not to make any alterations or additions to the Room or the decorations, fixtures or fittings thereof
- VII. Not to deface the Room or permit or suffer it to be defaced internally or externally.
- VIII. Not to affix or exhibit or permit or suffer to be affixed or exhibited to or upon any part of the Room/Premises except on the Notice Boards any placard, poster or other advertisement.
- IX. To keep noise level reasonably low at all times especially between the hours of 9.00 p.m. and 5.00 a.m.
- X. Not to keep pets of any kind in the Room/Premises without the written consent of the Landlord.

4. ALL RESIDENTS OF THE HOSTEL SHALL ALSO ABIDE BY THE FOLLOWING RULES OF OCCUPANCY.

1. To use the room allocated to him/her for residential purposes only.
2. Not to sublet or assign the room to any other person or allow any unauthorized person(s) (Perchers) to

live in the room allocated. All occupants of a room where a "Percher" is harboured shall suffer the same and equal sanction.

Please note that all visitors (including non residential students) are to report at the front desk for identification before entering any room

3. The room allocated to the Occupant shall be shared with other Occupants AUTHORIZED BY THE UNIVERSITY COLLEGE. This notwithstanding, each occupant shall be individually bound by these Tenancy Agreement.
4. Occupants cannot themselves swap rooms allocated to them without the knowledge and approval of the Hostel Management.
5. For the safety of residents, visitors entering the hostel whether alone or in the company of a resident may be subject to security search by CSUC SECURITY OFFICERS and would be required to sign the visitor's book. Residents are to co-operate in this regard.
6. All male visitors to female floors must be received and entertained in the Common Hall Area. Under no circumstance should male visitors to female floors enter the bedroom and vice versa.
7. Male visitors to female floors **ARE NOT TO STAY BEYOND 10.00 PM.** Any female resident who keeps and entertains a male visitor inside the female floors beyond 10.00 pm shall be sanctioned. This sanction also applies to male residents as well.
8. Residents are at all times not to behave in any way that offends against decency.
9. Residents are not to cook or boil water in the room or any part of the premises except in the balcony/kitchen. Washing of clothes is not allowed in the rooms, balcony or wash room and drying of clothes, mop and others are also not allowed at the iron rail at the balcony.
10. Residents are not to engage in any act which amounts to a nuisance or inconvenience to other user(s) of the premises including drumming, whistling, noise-making, smoking in the flats or inside the hostel, quarrelling, fighting, shouting etc. or a crime under the laws of Ghana including the use of and dealing in Narcotic drugs or other banned substances or harboring any person who engages in criminal activities. Offenders shall be sanctioned including being expelled from the hostel without refund of rent paid.
11. Residents are not to engage in any act that will deface the premises such as fixing pictures or photographs or notices on the wall (except authorized boards) which amount to an alteration to the hostel building or any part thereof including the flat, room or other fixtures within the compound or immediate surrounding either of permanent or temporary nature.
12. Residents are to deposit their rooms' entrance door keys with the Front Desk Officer of the Hostel on leaving the premises to enable other co-users to have access to it.
13. Residents are **PERMITTED TO USE ONLY** the following electrical gadgets in the Hostel: Rice Cooker, Television Set, Radio, Refrigerator (**Table top only**), Blender, Modern Electric Kettle (Not Coil Heaters), mobile phones and laptops. Residents are not to bring unapproved electrical gadgets to the hostel.
14. Residents are not to park in and around the premises any vehicle except at the designated spots approved by CSUC. Residents and visitors park vehicles at their own risk.
15. Residents are to pay for the cost of repair of any fixture of the building or any part thereof which the resident willfully or negligently destroys.
16. Residents shall accord CSUC personnel in charge of the premises the due respect and comply with the directives given from time to time.
17. For purposes of repairs, CSUC officers may enter and inspect the rooms or the entire premises in the absence of the Occupants except that as far as practicable or expedient, the Hostel Manager shall endeavour to give prior notice of such inspection.

18. Any complaint or request by an occupant about the use of the Hostel shall first be lodged with the Front Desk Officer for redress. If there is no response within 24 hours, the attention of the Hostel Management should be drawn to the problem.
19. Every occupant shall vacate the room at the end of the period for which payment has been made. For the avoidance of doubt, occupants shall vacate the room not later than 3 days after the University's published date for the end of the semester/academic year.
20. Any occupant who intends to stay on in his/her room beyond the 3 days grace period from the date of the end of the academic year must regularize same with management of the hostel before the expiration of the 3 days grace period without fail. Offenders would be sanctioned as determined by the Estate and Hostel Management Committee
21. All residents must declare to the officer-in-charge of facility any valuable possession they bring into the facility.
22. Resident students are responsible for cleaning of the room and bathroom allocated. Residents who fail to clean their rooms will surcharged the cost of cleaning from time to time.
23. Resident students are not to play football on the corridors and the courtyards.
24. Occupants cannot install air-conditioner in their rooms without prior approval from the Hostel Management.
25. Resident students cannot paint their rooms using any other color apart from the original. Students who flout this regulation will be surcharged.
26. **Penalties for breach of Hostel Rules and Regulations:**
 - a. Permanent ejection from the Hostel for the rest of the semester or year.
 - b. Ejection for a certain period of time.
 - c. Banned from the usage of any Hostel facilities for a specified period
 - d. Seizure of item(s) for a certain period

Any of these is however to be determined by the Estate and Hostel Management Committee upon enquiry.

5. PROVIDED ALWAYS THAT.

1. This agreement may be renewed at the option of the Landlord for a further term of one academic year upon the TENANT giving the Landlord TWO (2) WEEKS WRITTEN NOTICE before determination of this Agreement subject to such rent, terms conditions and stipulations as the parties may decide.

IN WITNESS whereof the parties hereto have hereunto set their hands and names on the day and year first above written

SIGNED by the _____)
 _____)
 Within named Landlord in the presence of _____)

WITNESS:

NAME _____
 ADDRESS _____
 TEL. NO: _____ SIGNATURE _____

SIGNED by the within named TENANT (STUDENT)

WITNESS:

in the presence of the Witness below:

NAME _____
 ADDRESS _____
 TEL. NO: _____ SIGNATURE _____