

Booking Terms and Conditions

1. Only students successfully registered in any programmed conducted by the UNIVERSITY of Nottingham Malaysia Campus (UNMC) and any members of the university may apply for accommodation in UNIVILLAGE.
2. The application form must be completed accurately to facilitate processing by the Manager.
3. UNIVILLAGE MANAGEMENT (the Manager) reserves the right to reject any incomplete application form.
4. All applicants are required to sign a Tenancy Agreement and agree to abide to the Deed of Mutual Covenants and Accommodation Handbook, PDPA Notice & Consent Form.
5. Applicants are required to pay the upfront payment which is inclusive of 2 Months Security Deposit, 1 Month Utility Deposit and Registration Fees RM150 (Access Card, Accommodation Handbook & Processing of Tenancy Agreement) as mentioned herein upon successfully of booking made, failing which the Manager shall have the right to reject the application.
6. Upon end of contract Security Deposit and Utility Deposit to be returned (subject to the Terms & Conditions of the Tenancy Agreement) to the Tenant free of interest within ten (10) weeks from the termination of this Tenancy PROVIDED ALWAYS that the Security Deposit and Utility Deposit shall not be treated as towards payment of rent.
7. Room booking via this application form and payment of deposit are considered as provisional until a Tenancy Agreement is signed by the applicant and the Manager and the parties shall subject to the Terms & Conditions of the Tenancy Agreement. Take note that unless officially notified, this payment of deposit does not guarantee confirmation of the selected accommodation.
8. The Manager reserves the right to refuse any room booking application without giving any reason.
9. Rooms are allocated based on UNIVILLAGE's allocation policy. The Manager reserves the right to re-allocate room to the applicant at its absolute discretion before handling over keys and execution of any tenancy agreement between the applicant and the Manager.
10. In the event the applicant decides to **CANCEL OR POSTPONED** the booking at any time prior to the execution of the Tenancy Agreement, the Manager shall be entitled without prejudice to any rights to which the Manager is entitled under the law and equity, to forfeit the deposit and all monies paid by the applicant.
11. All bookings made are not transferable or postponed.
12. All rental rates may be subject to change without prior notice.
13. Rental payments must be made on the schedule payment method either Full Payment or Equal Billing. Subject to rental contract Terms & Conditions.
14. Upon confirmation of the availability of rooms, applicants are required to pay and settle the balance of all sums due as stated in confirmation notification prior to check-in, failing which the reservation shall be deemed cancelled and the deposit paid earlier shall be forfeited.
15. All refundable amounts under the conditions herein shall be claimed by the applicant within 1 month (30 days) from check out date, failing which UNIVILLAGE MANAGEMENT SDN BHD shall be entitled to transfer the said money into a separate account/fund to be applied for whatsoever purposes deemed fit by them. Henceforth the applicant shall have no further claim in respect of such money.

16. In the event the intended Tenant of the Demised Premises has not attained the age of majority as provided under Section 2 of the Age of Majority Act 1971, their legal guardian (biological father or biological mother) shall be required to be the Tenant in this Agreement.
17. In the event the Tenant's Bank Details has changed, the Tenant shall be required to notify UNIVILLAGE on the same for the purpose of returning the Security Deposit and Utility Deposit to the Tenant upon termination of this Agreement.
18. The Rental is inclusive of utility bills (electricity and water), PROVIDED ALWAYS that the Tenant's Unit shall not exceed the following monthly utility bills. In the event the Tenant's Unit monthly electricity bill exceeds the amount set (refer TA), any additional cost shall be fully borne by the respective tenants of the unit (the exceeded amount to be divided equally among the respective tenants) to UNIVILLAGE.
19. In the event that the Tenant chooses to make Payment of Rental or any other fees through a credit card or other electronic payment methods, the Tenant hereby agrees that UNIVILLAGE reserves the right to impose an additional processing fee of 1.6% of the total amount being paid. This processing fee is meant to cover the costs incurred by UNIVILLAGE for processing electronic payments and is separate from the Rental or other fees owed by the Tenant. The Tenant acknowledges and agrees to this processing fee.
20. All the Terms and Conditions set out herein are subject to change without any prior notice to the applicant(s).

[the remainder of this page is intentionally left blank]