

HOUSING ACCOMMODATION AGREEMENT

London Fall Semester 2016 Students

This Housing Accommodation Agreement (this “Agreement”) is made as of March 18, 2016, between SYRACUSE UNIVERSITY, Skytop Office Building, Syracuse, New York 13244-5300 (the “University”) and _____ (the “Participating Student”).
(Print your name here)

In consideration of mutual covenants, the University and Participating Student agree as follows:

1. Housing Accommodations.

- (a) Under a separate agreement between the Syracuse University (USA) London Program and Anglo Educational Services Ltd. (“AES”), AES has agreed to make flats in one or more apartment buildings in London, hereafter referred to as the “apartment building,” available for use by students participating in the Syracuse University London Program (the “Participating Students”) for a term (the “Term”) beginning on August 30, 2016 (the “Term Commencement Date”) and expiring on December 15, 2016 (“Official Program Ending Date”).
- (b) Each flat is furnished subject to inventory of its contents. No parking spaces are provided.
- (c) From the Term Commencement Date through the Official Program Ending Date, AES will grant a Participating Student use of one flat to be shared with other Participating Students. AES will provide to that flat the services set forth in Section 3 of this Agreement.

2. Use of Flat.

The Participating Student will use one of the flats for the Term from the Term Commencement Date through the Official Program Ending Date with the understanding that the flat and the flat mates of the Participating Student will ultimately be selected by AES Properties. The Participating Student is required to arrange for his own or her own accommodations after the Official Program Ending Date.

3. Services.

Under the separate Agreement between the Syracuse University (USA) London Program and AES, AES has agreed to furnish each flat with the following services:

- (a) all utilities, i.e. gas, electricity, council taxes or its replacement, water rates, sewer charges, and any other utility or service including telephone service;
- (b) full maintenance cover for plumbing, heating, electrical service, appliances, and fixtures;
- (c) access to a wireless broadband internet connection, subject to the Internet Rules attached to this Agreement as Attachment A, as they may be modified from time to time;
- (d) regular treatment as is necessary for pest control, and an immediate response and treatment plan to deal with infestations;
- (e) cleaning of the flat once a week;
Note: Individuals may be allergic to cleaning solutions or to pest control sprays used in the flats.
- (f) one set of bed linen, which is changed each week, per Participating Student (no towels are provided);
- (g) a washer in each flat;

- (h) 24-hour flat emergency phone line;
- (i) a secure access control system for all exterior doors to the apartment building;
- (j) all parents and family members of Participating students will be eligible for discount rates at Vienna Group hotels.

Any maintenance issues or problems will be channeled through a person to be designated by AES who will be the point person between the Participating Students and AES.

4. Housing Fee.

From the Program Fee for the London Program, the “Housing Fee” of \$5,000 USD and a supplement fee of \$1,595 USD (the “Supplement”) will be used by the University to pay AES for the use by the Participating Student of one of the flats in the apartment building for the Term. The Participating Student acknowledges that the Participating Student will use and occupy one of the flats in the apartment building without having the opportunity to have inspected the apartment building or the flat to which the Participating Student will be assigned. Flat size will vary, and even rooms within flats will not be the same size. Further, the Participating Student may not have met one or more of the flat mates to be sharing the flat. If, for any reason, the Participating Student does not use the flat assigned to the Participating Student from the Term Commencement Date through the Official Program Ending Date, the Housing Fee and Supplement will nonetheless be used for the sole purpose of paying AES for its making one flat in the apartment building available to the Participating Student unless the Participating Student cancels this agreement before May 27, 2016 as set forth in Section 13.

5. Security Deposit and Responsibility for the Loss or Damage of AES Property.

The Participating Student is responsible for any lost or damaged AES property in the Participating Student’s flat and in the common areas of the apartment building. Further, the

Participating Student shall be responsible for any unacceptable telephone charges, payable in accordance with Section 8 of this Agreement. The Participating Student is required to pay the University offices of Syracuse University Abroad, Syracuse, NY 13244 the sum of \$600 USD as a security deposit (the "Security Deposit") for the Participating Student's obligations under this Agreement. The Participating Student, along with the flat mates of the Participating Student, will have the obligation to vacate the flat on the Official Program Ending Date in the condition which the flat existed as of the Term Commencement Date; ordinary wear and tear and damage by fire or other elements are excepted. Inspections of the flat will be scheduled at the beginning and end of the Term. All or a portion of the Security Deposit will be used by the University to pay for the cost of repairing any damage to the flat or any damage to communal areas of the building that can reasonably be attributed to the Participating Student. The Participating Student shall pay the University the cost of repairing any damages in excess of the Security Deposit. The balance of the Security Deposit shall be refunded to the Participating Student when the flats have been vacated, inspected and possible damage charges assessed. It may be several weeks after the Official Program Ending Date before the University is able to process any refunds. If for any reason, the Participating Student does not use the flat assigned to the Participating Student from the Term Commencement Date through the Official Program Ending Date, the Security Deposit will not be refunded unless the Participating Student cancels this Agreement before May 27, 2016 as set forth in Section 13.

6. Smoke Alarms.

A penalty of 250 GBP per flat will be imposed by AES if it is discovered that smoke alarms have been tampered with or removed during the students' occupation of a flat.

7. Lost Keys.

Lost keys will be replaced at a cost of 25 GBP, payable to the University.

8. Telephones.

Each flat will be provided with one telephone capable of receiving incoming calls and permitting outgoing calls made with a telephone charge card. Outgoing emergency calls are also possible to 999. Any unacceptable telephone charges will be assessed to the Participating Student after the Official Program Ending Date (see Section 5).

9. The Apartment Building.

The apartment buildings are not owned or managed by Syracuse University. AES is responsible for the provision of flats in the apartment building, and for the provision of services as described in this Agreement. A University staff member in London will provide oversight in the resolution of problems that may occur in the flats. In the event of a problem with the flat, the Participating Student is expected to notify AES of reasonable requests by calling the contact number provided to the Participating Student by AES. AES is the entity charged with resolving the problem. Although AES is responsible for problem resolution, AES will keep the University apprised of ongoing problems and the resolution of those problems through regular contact with the University's designated staff member. Participating Students may approach the University's designated staff member to express concerns or to ask for clarification of their housing situation. The University will provide assistance to students in making their concerns known to AES and in working out these problems with AES.

10. Safety and Security.

Although the University has used its best efforts to locate housing accommodations that are safe and secure, the University cannot guarantee the safety and security of students. The Participating Student understands and agrees that the University shall not be responsible or

liable in any way for injury or loss suffered by the Participating Student except for any injury or loss proximately caused by the University's intentional or negligent act or omission. The University strongly recommends that the Participating Student obtain insurance coverage for the personal property of the Participating Student.

11. Rules Relating to the Apartment Building.

The Participating Student shall comply with the House Rules relating to the apartment building. The House Rules are attached to this Agreement as Attachment B.

12. Contingency.

- (a) The obligations of the University and the Participating Student are subject to the Participating Student being placed in the pre-arranged housing group for the University's London Program for the Term. The Participating Student acknowledges that there may be more students who wish to participate in the pre-arranged housing option than there are spaces available. If there are more students who wish to participate than there are spaces available, the University will hold a lottery drawing which will determine the students who will be placed in the pre-arranged housing group. The University will process the security deposit check given by the Participating Student to the University upon the signing of this Agreement. If the Participating Student is not selected to be placed in the pre-arranged group, this Agreement shall become null and void and the University will coordinate the return of the security deposit to the Participating Student within 30 days after the lottery drawing.
- (b) The obligations of the University are subject to approval of the separate agreement between AES and the University by the trustees of the University. If the agreement between AES and the University is not approved, the University reserves the right to seek a replacement for AES to provide substantially similar services and

accommodations. In such case, this Agreement will remain in full force and effect, and the University shall provide notice to the Participating Student of any changes to the AES related services and accommodations. In the alternative, the University may terminate this Agreement and refund the Participating Student's Security Deposit.

13. Cancellation Policy.

If the Participating Student cancels this Agreement before May 27, 2016, the Housing Fee and Supplement of \$6,595 USD and the Security Deposit of \$600 USD will be refunded. If, for any reason, the Participating Student cancels this Agreement after May 27, 2016, the Participating Student will be charged the full Housing Fee and Supplement of \$6,595 USD and the Security Deposit of \$600 USD, and no refund will be given, unless another student is found to use and occupy the flat assigned by this Agreement.

14. Co-Signer.

Each co-signer to this Agreement is a parent or legal guardian of the Participating Student. Each co-signer shall be jointly and severally liable for the obligations of the Participating Student under this Agreement. This Agreement shall not be effective unless and until this Agreement is signed by each parent or legal guardian of the Participating Student.

15. Miscellaneous.

- (a) GBP as used herein refers to British Pound Sterling and shall be subject to exchange rates in effect as of the date such payment is due.
- (b) This Agreement is not assignable by Participating Student without prior written consent of the University.
- (c) This Agreement may be signed in counterparts and delivered by facsimile or other electronic means, each of which is deemed to be an original and all of which taken together constitute one and the same agreement.

- (d) Electronic, facsimile or .pdf signatures shall be deemed to be originals.
- (e) This Agreement constitutes the entire agreement between the Parties pertaining to its subject matter, and it supersedes all prior and contemporaneous agreements or understandings, whether oral or written, between the Parties with respect thereto. No amendment or modification to this Agreement, or waiver of any right or provision, shall be effective unless agreed to in writing by both Parties.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

This Housing Accommodation Agreement has been signed by the University and the Participating Student as of the day and year first above written.

SYRACUSE UNIVERSITY

By: Jean B Gallipeau ^{3/23/16}
Jean B. Gallipeau, Comptroller Date

(print name of student)

By: _____
Participating Student Date

By: _____
Co-Signer Date
(Parent or Guardian)

By: _____
Co-Signer Date
(Parent or Guardian)

Attachment A
INFORMATION ON INTERNET SERVICE

Global Gossip Internet Access

Internet access Information

Global Gossip Wireless Internet is available throughout the apartments at Kamen House. Your account will allow you unlimited access to the communal Wi-Fi for the duration of your stay. All accounts will be pre activated by Anglo Educational Services Management and you will be issued with an access code to log in.

Your Wi-Fi account enables you to use 3 different devices, simultaneously.

Service Restrictions

You are not permitted to access any online illegal material whilst using the Kamen House Wi-Fi system.

Bandwidth Restrictions

The issued Wi-Fi access gives a standard speed of 5Mbps download and 1Mbps upload, unlimited.

How to connect:

1. Turn on your wireless networks
2. Within the available wireless networks - choose network "Kamen House Access"
3. Open a Browser, a login page will open, and you will be asked to enter your access code.

Help and Support

Global Gossip provides 24/7 support for wireless internet services. This is provided in the form of a speed dial phone within each apartment. Otherwise the students can call a toll free number or contact us at our email address.

- 24/7 Technical Support Toll Free Number; 08000 789 642 (free from landlines, mobile providers may charge)
- Customer Service Support email address: customerservice@globalgossip.net

Attachment B

HOUSING

Your apartment is the responsibility of each person within. Please keep it clean and tidy at all times and be considerate to those living with you.

In order to limit damage and charges, please follow these Do's and Don'ts:

DO's

DO maintain reasonable quiet at all times, especially between 10 p.m. and 8 a.m. There is an excessive noise ordinance in London. If a neighbor complains about you or your flat-mates, the local authorities have an appointed environmental health office who can be called 24 hours a day. If he believes the noise is unacceptable, he can impose a fine of up to £5,000.

DO ensure that any spillage to the carpet or upholstery is cleaned immediately to reduce the chance of damage charges being made upon your departure.

DO turn off your lights, water and heating when they are not in use.

DON'Ts

DO NOT smoke within the building. It is illegal. Charges and fines will apply.

DO NOT have parties.

DO NOT have overnight guests. Due to fire regulations, it is not permitted.

DO NOT light candles or incense sticks, as this is dangerous and causes damage.

DO NOT put up posters, pictures, etc. on the walls. Damages will result in charges.

DO NOT add, remove, or move any furniture or fixtures from or around the apartment.

DO NOT iron on anything other than an ironing board.

DO NOT ever place a hot pan on a kitchen work surface, carpet or table.

DO NOT hang clothes, etc. around windows or light fixtures.

DO NOT participate in any recreational drugs of any form.

SECURITY

For your own safety, please follow this advice:

DO NOT:

- Leave cash or valuable lying around in your apartment. We cannot take responsibility if something goes missing. **A safe is available in every apartment!**
- Prop your apartment door open at any time or leave the door on the latch, even if you are in at the time.
- Buzz any caller into your building until verifying their identity.
- Allow anyone who is not known to you, or anyone you have just met into your building or apartment.

DO:

- Make sure that your apartment is properly locked when leaving, using ALL locks. Also ensure that all windows are securely locked.
- Keep the **front door** of your building shut at all times.
- Ensure front gate is closed at all times.