

Uninest Student Residences

Highlighted clauses from Booking Reservation Agreement

This document is designed to bring to your attention some clauses within the booking reservation agreement that we would particularly like to highlight to you. This document is NOT designed to replace the booking agreement and is not legally binding. Uninest recommends that you read the booking reservation agreement in full and make sure you fully understand the terms and conditions you are agreeing to by signing it and becoming a resident at Uninest Student Residences in Dubailand.

Highlighted clauses:

- It is your responsibility to promptly notify the Uninest Team of any damage or defect in the room, flat or building including its contents
- You must immediately notify the Uninest Team in the event of fire, flood or other such incidents involving or upon discovery of any damage or fault requiring repair or attention
- Please be fully aware of the payment notifications procedure and penalties incurred for late or non-payment as follows;

When	Action taken by Uninest
16 th and 17 th of this month	48 hour grace period. Please pay to avoid penalty charges.
18 th of this month	AED 500 late payment penalty charge applied. Invoice reissued to include penalty charge.
21 st of this month	Reissued invoice due date
22 nd of this month	Resident is no longer granted access to their room until they are able to prove the necessary payment steps are in place
28 th of this month	Final warning issued
21 days after initial due date of 15 th of this month	Immediate eviction served

- Students are required to pay a security deposit of AED 4,000 to secure their room booking. This amount is kept for the duration of their stay and returned to them upon check-out subject to satisfactory room inspection, which the resident is required to attend with a member of the Uninest team. Deductions will be made for damage, unacceptable uncleanliness and missing inventory items as well as any other unacceptable room/apartment or building condition that may have occurred during the period of the residency.
 - damage to a Room will be deemed to have been caused by the Resident registered for that Room;
 - damage to the shared facilities in any Flat will be deemed to have been caused by all the Residents of that Flat;
 - damage to any Common Areas will be deemed to have been caused by all those Students who generally use the Common Areas in question;
 - In the absence of any evidence to the contrary, the cost of remedying any such damage will be apportioned accordingly.

- You must permit the Uninest Team or their approved third-party contractor access to the room to execute all necessary works of repair and maintenance. Where possible Uninest will provide 24 hours' notice, but in emergency situations this may not be possible.
- You must not do anything to the building which is illegal or immoral or which may be or become a nuisance or annoyance to the Uninest Team or the students or occupiers of any adjoining rooms or buildings or which may potentially invalidate any insurance of the building against fire or otherwise increase the ordinary premium for such insurance. This includes smoking inside ANY part of the building or smoking irresponsibly in the outdoor areas of the building as well as propping open or obstructing internal doors all of which are designed to prevent the spread of fire.
- You must not cause any disturbance, distress annoyance or damage to any other occupiers, staff or visitors of the Building or the surrounding buildings. This includes playing loud music, shouting, dropping litter or leaving rubbish in public spaces inside or outside of the building, borrowing items without permission, failing to keep common areas in a clean and hygienic condition.
- You must not keep any animal, bird, insect or reptile or pet in the residences.
- You must not commit any form of harassment (whether on the grounds of race, religion, sex, disability or otherwise), or cause offence to the Uninest Team or any of its employees or authorised representatives or any other occupiers or visitor, or to any owner or occupier of any neighbouring property.
- The Uninest Team provides a specifically coded key card for every resident at Uninest, enabling them access to the areas they are permitted to enter.
 - Residents are not permitted to enter an apartment or bedroom of a member of the opposite gender under any circumstances
 - Residents are not permitted to enter an apartment or bedroom of a member of the same gender without permission of the residents of that apartment or room
 - Residents who lose their key card or lock-themselves out of their room will be charged AED 50 for Uninest to provide a new specifically coded key card and cancel the previous one. The previous one should be returned without delay if found.
 - Key cards must be returned to the Uninest team upon check-out
- This booking is not held until Uninest receive the Security Deposit of AED 4,000. The Security Deposit of AED 4,000 together with 1 months' rent are non-refundable if the reservation is cancelled by the resident before the end date of the tenancy contract agreement.