

Terms and Conditions

Your room in Tilburg – exchange students – 2018/2019

1. Eligibility

- A. Via the “Your room in Tilburg” website, WonenBreburg only arranges accommodation for new international students, NOT for international students currently studying in Tilburg.
- B. WonenBreburg only arranges accommodation for students who have been either conditionally or unconditionally accepted on a program of study at Tilburg University.
- C. Disabled students who require special living requirements must not arrange accommodation via this website; but must contact WonenBreburg via the contact form in the “My Account” part of the “Your room in Tilburg” website.
- D. Students who wish to be housed with their spouse and/or children must not arrange accommodation via this website; but must contact WonenBreburg via the contact form in the “My Account” part of the “Your room in Tilburg” website.

2. Personal code

- A. Only students mentioned in 1B. above will receive a personal code to the “Your room in Tilburg” website.
- B. It is not permitted to give your personal code to anyone else. Only one room can be reserved with this personal code. If your personal code is given to others, WonenBreburg is no longer obliged to arrange accommodation for you.

3. Fixed rental period

- A. The rental period is a fixed period. The tenancy agreement cannot be ended before the fixed period has ended. For the academic year 2018-2019, the fixed rental periods are as follows:
- B. Exchange students studying only for SEMESTER 1
Fixed rental period: 16 August 2018 to 14 January 2019, 10.00 AM
- C. Exchange students studying only for SEMESTER 2
Fixed rental period: 19 January 2018 to 24 June 2019, 10.00 AM
- D. Exchange students studying for the FULL ACADEMIC YEAR 2018/2019
Fixed rental period: 16 August 2018 to 24 June 2019, 10.00 AM

4. Extension of rental period

- A. Exchange students who wish to extend their rental period with one additional semester, will be informed about this possibility by the housing company. This should be done ultimately 1 November 2017 for semester 1 students and 30 April 2018 for semester 2 students. Requests submitted after these dates will not be taken into consideration.
- B. All exchange rooms provided via “Your room in Tilburg” have new exchange students moving in each semester. Therefore, it cannot be guaranteed that the housing company is able to arrange an extension and it may therefore be necessary to move or to find another solution by yourself.
- C. Once your housing company accepts your extension request you can only extend your rent for a fixed period. Your housing company will inform you about the options.

- D. It is possible to extend your exchange room tenancy agreement for another full semester. If you extend your Autumn exchange period, the extension will be from 16 January 2018 to 18 June 2018, 10.00 AM.
- E. In the second semester it is also possible to extend your exchange room tenancy agreement until 1 July 2018.

5. Payment

- A. A one semester exchange room reservation can only be made by paying the following:
 - administration costs
 - full rental period as mentioned in 3B / 3C
 - a linen package of € 45,-
- B. A full year exchange room reservation can only be made by paying the following:
 - administration costs
 - rent of September, October, November 2017 and May 2018
 - twice half month's rent (16-31 August 2017 and 1-24 June 2018)
 - a linen package of € 45,-
- C. Payment of the fees mentioned in 5A-B above must be made via Ogone, by using a credit card. More information about Ogone can be found here. It is not possible to pay these fees via bank transfer. In addition, partial payments are not accepted.
- D. The payment for the reservation cannot be refunded in any case. The payment for reservation will not be refunded to "no-shows" nor to students who are allowed to end their rental agreement because of exceptional circumstances (see 6 D below) ;
- E. All contracts start on 16 August 2018 or 19 January 2019 and you will have to pay as of this date, irrespective of your actual arrival day.
- F. For full year exchange students only: Once you arrived in Tilburg, you must fulfill the monthly rent payments at the housing company's office (by bank- or credit card). Students who fail to fulfill the monthly payments will receive a warning of the housing company. When the payment remains unpaid, the housing company will hand over your case to a bailiff. This is only applicable for full year exchange students.

6. Cancellation of reservation

- A. If you cancel your accommodation before your arrival in Tilburg, or if you do not collect the keys to your accommodation by 15 September, the tenancy agreement will be terminated without notice. In all such cases, the payments detailed in 5A/B above will not be refunded. Students who have paid the full rental period (5A) will receive a partial refund of the payment.
- B. It is not possible to terminate your tenancy agreement during your stay except under exceptional circumstances (see 6 D below). After you have made the online reservation, you are legally obliged to pay for the entire fixed rental period. Please note: deciding to switch to another university, doing an internship in another city, being faced with too high costs, having found another (cheaper) room or having problems with housemates are not reasons for which you will be allowed to end the tenancy agreement.
- C. Once you have chosen a specific room, it will not be possible anymore to move into another room. You are legally obliged to fulfill the tenancy agreement of the reserved room.
- D. In exceptional circumstances, it is possible to cancel your tenancy agreement after the start of the fixed rental period. Exceptional circumstances are as follows:

- death, serious illness or serious accident of the student or first degree family member, which is so serious that the student decides to stop his/her program of study at Tilburg University (and to return to his/her native country)
- the unforeseen refusal of a Dutch visa or Residence Permit (if required for legal travel to and/or residency in the Netherlands)
- the unforeseen withdrawal of a Dutch visa or Residence Permit (if required for legal travel to and/or residency in the Netherlands)

In these exceptional circumstances, cancellation of the tenancy agreement is possible from the first day of the month, with one month's notice. A request for cancellation needs to be submitted in writing – included evidence of the reasons of your request - to Wonen Breburg.

7. General conditions

- A. All rooms are single occupancy only: you are the only person allowed to live in your room. It is not allowed to permit any family members, friends or others to live in your room. The housing company has the right to check this when they have reasonable suspicion that someone else is living in the room together with you. In case you are living together with someone, appropriate measures will be taken (paying additional fees and a fine).
- B. It is not permitted to keep pets in your accommodation. The housing company has the right to check your room when they have reasonable suspicion that you are keeping a pet in your room. In case you are keeping a pet, appropriate measures will be taken (paying additional fees and a fine).
- C. You are obliged to keep your room and the common areas of the house in good condition. This means that you will have to clean all areas regularly. The cleanliness of your house will be checked by the housing company. In the case of negligence, Wonen Breburg hold the decision power to hire a professional cleaning company, at the costs of you and your housemates.
- D. It is not allowed to copy the keys of your room. If there's a need to copy one of your keys, you have to request this at Wonen Breburg; they will then help you. Copying your key(s) without asking permission from the housing company, will be punished with a substantial fine of 500 Euros per key.

8. Questions and Complaints

- A. Questions or complaints about your accommodation should be addressed to Wonen Breburg directly by using the contact form in your personal account or by using the official forms of the housing company itself.

9. Integration

- A. The rooms on your roomintilburg.com - by WonenBreburg - are offered on an integration policy base.
- B. The reservation system of Yourroomintilburg automatically creates international houses with a broad variety of cultures and nationalities.
- C. Based on the integration policy WonenBreburg is allowed to change your order.

10. Change rooms

- A. It is not possible to change rooms during your tenancy agreement.
- B. In special circumstances the housing company can decide to move you to another room during your tenancy agreement.

- C. When a student needs to move to another room the housing company is obligated to inform student one month in advance.

11. Policy regarding damages

- A. If during the period of stay damage is caused, the student who is responsible will receive a fine of € 34 plus the costs of the damage. The student is required to pay the invoice within two weeks. If the student fails to do so, an official warning will be reported to Tilburg University.