

Wenzao Ursuline University of Languages      Student Housing Agreement  
【 For Overseas Students 】

Parties to Agreement: Wenzao Ursuline University of Languages (hereinafter referred to as Party A) and Resident \_\_\_\_\_ (hereinafter referred to as Party B). Party B will reside on-campus from this academic year, and the abovementioned parties agree to enter into an agreement with the following terms and conditions:

Article 1 Agreement Content: Agreement content includes the Wenzao Ursuline University of Languages Student Housing Discipline and Management Guidelines and the Wenzao Ursuline University of Languages Student Housing Daily Life Regulations and this Agreement. The laws of the Republic of China shall apply for content not stipulated in this Agreement or other disputes.

Leased Items : A room at the Millennium Hall (Student Housing), desk/chair, bed, and common use facilities.

Article 2 Housing Duration: From \_\_\_mm \_\_\_dd \_\_\_\_yyyy to \_\_\_mm \_\_\_dd \_\_\_\_yyyy, for a total of one Academic Year (winter/summer vacations not included).

Article 3 Housing Cost:

1. Housing cost is 12,000 NTD per semester; A 5,000 NTD deposit is required.
2. Party B shall pay both the housing cost and deposit upon registration for the first semester and only the housing cost for the second semester.
3. **In the event of an agreement violation by Party B, Party A may terminate the Agreement based on actions listed in Article 7-2 to 7-6, and is not required to return the deposit to Party B.** In the event that Party B applies for deferral or withdrawal, or departs from Taiwan during the duration of the housing agreement, Party A shall return the deposit to Party B without interest.
4. Air conditioner in the student housing is on a pay-per-use basis. Party B may share a prepaid A/C card with roommate(s).
5. Housing cost refund policy: Resident who moves out of student housing before 1/3 of the semester shall be entitled to a refund of 2/3 of the housing cost; resident who moves out after 1/3 of the semester but before 2/3 of the semester shall be entitled to a refund of 1/3 of the housing cost; No refund for resident who moves out after 2/3 of the semester.

Article 4 Housing Usage:

As management of the premises, Party A may enter Party B's dormitory room or switch rooms when deemed necessary due to safety, maintenance, hygiene, or cleaning concerns. Party B may not object the abovementioned actions by Party A. Party B shall keep the room clean and proper.

Article 5 Repair:

1. Party B shall use all items on the premises with care. Party B may request repairs for normal wear and tear or other reasons not attributable to Party B, and Party A shall be responsible for repair.
2. Party B shall be responsible for repair or compensation in the event that an item on the premises is damaged by Party B deliberately or negligently.

Article 6 Vacation of Premises:

1. Party B shall return the dormitory room to the original condition and remove all personal belongings before vacating the premises to Party A at the end of the Agreement period.

Party B may not provide any excuse or claim any rights, and Party B may not demand any relocation cost or other associated costs from Party A. Furniture or personal belongings left in the dormitory room at the end of the Agreement period shall be considered abandoned by Party B and be disposed by Party A without any objection from Party B. Cost associated with the disposal shall be deducted from the deposit. Party B shall pay for additional disposal cost in the event that the deposit is not enough to cover such cost.

2. Party B shall abide by housing regulations and conduct midterm and end-of-semester general housecleaning. Failure to comply or unsatisfactory housecleaning will result in a deduction of 1,000NTD from the deposit. Party A may request cleaners to clean the said dormitory room in such circumstance and Party B may not object.
3. Party A shall deduct bank transfer fee and all costs associated with damages to the housing facilities and equipment and return the remaining deposit without interest to Party B by bank transfer.

**Article 7 Termination of Agreement:**

1. Party B loses student status as a result of deferral, withdrawal, transfer, or graduation; or moves out of the student housing due to other non-personal reasons.
2. Party B moves out of the student housing voluntarily due to personal reasons.
3. Party B uses drugs, narcotics, or alcohol; or engages in gambling, brawl, vandalism, or theft.
4. Party B transfers lodging rights to others without authorization or allow a member of the opposite sex to stay over.
5. Party B is asked to vacate the premises by the Management Office or Housing Self-Governing Management Committee for repeat violations of regulations related to public hygiene and safety or housing.

**Article 8** The abovementioned terms and conditions are agreed by both parties. Two copies of the Agreement shall be signed with each party keeping one copy of the Agreement. The Agreement becomes effective upon payment of housing cost by Party B and signing of this Agreement.

Party A: Wenzao Ursuline University of Languages

Designated Authority: Office of Student Affairs

Address: 900 Minzu 1<sup>st</sup> Road, Sanmin District, Kaohsiung

Phone: 07-3426031 Extension 2251~2253

Party B (Resident):  
(Signature)

**Passport Number:**

Date of Birth (mm/dd/yyyy):

Address:

Phone:

**Date: (Month) (Day) (Year)**