



# Prince House - NTU Hsiu Chi House Accommodation Agreement

## 【Right to Review the Agreement】

This Agreement has been provided by the Landlord for the Tenant's review \_\_\_\_\_(yyyy/mm/dd) for \_\_\_\_\_ days (review period should be at least three (3) days).

Signature/seal of the Tenant: \_\_\_\_\_

Signature/seal of the Landlord: Prince Housing & Development Corp.

\_\_\_\_\_, (hereinafter referred to as the "Tenant"), agrees to rent the dormitory at Prince House - NTU Hsiu Chi House owned and operated by Prince Housing & Development Corp. (hereinafter referred to as the "Landlord"). In consideration of the matters with regard to the dormitory accommodation set forth in this Prince House - NTU Hsiu Chi House Accommodation Agreement (the "Agreement"), the Parties hereto agree as follows:

### Article 1 Leased Premise

1. The room assigned to the Tenant is: Building \_\_\_\_\_ Floor \_\_\_\_\_ Rm. No. \_\_\_\_\_ of NTU Hsiu Chi House. For table of improvement number and address of exclusively owned parts and jointly owned parts, please refer to Attachment 1 attached hereto.
2. The aforementioned room comes with furnishing as listed in Attachment 2 attached hereto. When the Tenant moves in, the Tenant shall confirm and check all items listed on the custody card for dormitory property provided by the Landlord.
3. Any other right established Yes No.  
If yes, the type of right: Maximum amount of mortgage right. Any registration of attachment Yes No.

### Article 2 Term of the Agreement

1. The term of the lease by the Tenant shall commence from \_\_\_\_\_(yyyy/mm/dd) and ends on \_\_\_\_\_(yyyy/mm/dd). (The maximum term of the Agreement shall be one (1) year. The actual move-in date will be the reference date for all regular faculty/staff member or contracted personnel (the maximum period for the lease shall not exceed the appointment period as stated in the Letter of Appointment or the legal contractual period specified by National Taiwan University).
2. If the Tenant intends to renew the lease upon expiration thereof, he/she shall inform the Landlord one (1) month before the Agreement is set to expire and shall enter into a new accommodation agreement with the Landlord within the period notified or announced by the Landlord. Otherwise, it shall be assumed that the Tenant does not intend to renew the Agreement.
3. At the time of moving-in and renewal of the Agreement, the Tenant must be a current faculty or staff member of National Taiwan University or its affiliated institutions and provide the original copy of documentary proof thereof for inspection. A photocopy will be retained for future reference. Failure to submit such documents within one (1) month from the date of the Agreement shall be deemed as having no documentary proof. The Landlord may then terminate the Agreement without notice.

### Article 3 Rent Agreement and Payment

1. The monthly rent to be paid by the Tenant shall be: NT\$ 10,800 per room/month (T1) / NT\$ 13,200 per room/month (T2-1) / NT\$ 14,200 per room/month (T2-2) / NT\$ 15,600 per room/month (T3) / NT\$ 18,900 per room/month (T4) / NT\$ 28,800 per room/month (T5). The Tenant shall make payment of the rent in full for the current month prior to the 5th day of each month by remittance or wire transfer to the Landlord's bank account as set forth below, as well as bear all related transaction charges. The Tenant shall not delay or refuse to pay the rent for any reason. Within the term of the Agreement, the Landlord shall not make any adjustment to the rent for any reason.

**Bank: Mega International Commercial Bank Foreign Department Branch**

**Account Name: Prince Housing & Development Corp. Account No.: 816888-\_\_\_\_\_**

2. The rent mentioned in the preceding paragraph does not include the fees for electricity, water, cable TV and dial-out phone calls for the dormitory room. Such fees shall be borne by the Tenant.
3. In the event that the Tenant intends to use electricity and water in the dormitory room, the Tenant shall purchase an additional electricity & water card from the Landlord. The current electricity and water fees collected by the Landlord from the Tenant is NT\$5.2 per kilowatt hour and NT\$26 per unit of water.
4. In the event that part of the building is destroyed during the term of the Agreement due to reasons not attributable to the Tenant, the Tenant may request a reduction of the rent for the part destroyed.
5. During the term of the lease, relevant fees arising from the use of the building:
  - (1) Administration fees: to be borne by the Landlord to be borne by the Tenant  
NT\$ \_\_\_\_\_/ per month for the building. NT\$ \_\_\_\_\_/ per month for parking space.  
In the event of any increase in the amount of the abovementioned fees due to reasons not attributable to either Party during the term of the lease, the Tenant shall pay up to a maximum of 10% of the additional amount. Likewise, for any reduction of the abovementioned fees, the Tenant will pay the amount after reduction. Parking space is not included in the lease. The Tenant shall contact the parking facility management office on his/her own for lease and management.  
Other: \_\_\_\_\_.
  - (2) Water bill:

to be borne by the Landlord    to be borne by the Tenant (NT\$26 per unit of water)

Other (such as NT\$\_\_\_\_\_per unit of water)

(3)Electricity bill:

to be borne by the Landlord    to be borne by the Tenant (NT\$5.2 per kilowatt hour)

Other (such as NT\$\_\_\_\_\_per kilowatt hour)

(4)Gas bill: None.

(5)Other fees and method of payment thereof: cable TV, dial-out phone calls as well as private internet fees shall be borne by the Tenant.

6. Any tax fees or agency expenses related to this Agreement shall be handled as follows:

(1)House tax and land value tax shall be borne by the Landlord.

(2)The stamp duty for monetary receipt shall be borne by the Landlord.

(3)Agency fees for signing of the Agreement: None.

(4)Notary fees: NT\$0

to be borne by the Landlord

to be borne by the Tenant

to be borne equally by the Parties

Other: notarization is not necessary.

(5) Agency fees for notarization: NT\$0

to be borne by the Landlord

to be borne by the Tenant

to be borne equally by the Parties

Other: notarization is not necessary.

(6) Other taxes and method of payment thereof: (None).

#### **Article 4 Arrangement and Return of Security Deposit (Deposit)**

1. The security deposit (deposit) for the Agreement is equivalent to the amount of two (2) months' rent, which is NT\$\_\_\_\_\_.

The Tenant shall pay the security deposit (deposit) to the Landlord in accordance with the method designated by the Landlord before signing of this Agreement as guarantee for performance of the obligations of the Agreement by the Tenant and compensation for any relevant liabilities under this Agreement.

2. Except in the event of Tenant's failure to pay rent or other fees or in the event the Tenant is liable to the Landlord for damages or penalty, and the Landlord uses the security deposit (deposit) to offset such amount, the Landlord shall return the remainder of the security deposit (deposit) without any interest upon expiration of the lease term or termination of the Agreement and return of the leased premise by the Tenant. Any charges incurred from the return of the security deposit (deposit) shall be borne by the Landlord (charges for foreign remittance shall be borne by the Tenant).

3. In the event that the security deposit (deposit) alone is insufficient to offset all fees that the Tenant owes, the Landlord shall have the right to seek compensation for damages in accordance with legal procedures.

4. Unless otherwise stipulated in this Agreement, the Tenant shall not claim that the security deposit (deposit) should offset the rent payable before expiration or termination of the Agreement.

#### **Article 5 Method and Restriction on Use of the Leased Premise**

1. The Tenant shall comply with all provisions set forth in this Agreement, as well as in the NTU Hsiu Chi House Management Rules, Hsiu Chi House Accommodation Regulations, Important Information and Dormitory Management Announcement.(All the aforementioned regulations and announcements are posted on the Landlord's website, which the Tenant should carefully read through).

2. The Tenant shall not sublease, lend or allow any third party to use the leased premise in any way, or assign his/her right of lease to any third party.

3. The leased premise shall only be used as accommodation for the faculty or staff members of National Taiwan University. The Tenant shall not use the leased premise for any other purpose. In addition, no illegal use or storage of any explosive or flammable item which may affect public safety is allowed.

4. The Tenant shall not modify the leased premise and shall use and maintain the leased premise with the care of a good administrator. Except due to force majeure events such as natural disasters or normal wear and tear from use, the Tenant shall be liable for damages for any damage to or decrease in utility value of the leased premise caused by the Tenant's intentional or negligent conduct.

#### **Article 6 Repair of the Leased Premise**

1. If any of the furnishing of the room leased by the Tenant is damaged and requires repair, the Tenant shall immediately notify the Landlord by sending an online repair request. The Landlord shall be responsible for repair or replacement unless the damage is caused due to the Tenant's breach of the provisions set forth in the preceding Article.

2. In the event that the Landlord is responsible for the repair and fails to complete such repair within the reasonable time period designated by the Tenant, the Tenant may repair on his/her own and ask the Landlord for reimbursement of the repair costs or deduct such costs from the rent.

3. If the Tenant fails to notify the Landlord in accordance with the provisions set forth in the preceding paragraph, and upon expiration of the lease or termination of the Agreement, shortage or damage is found in the furnishing during the Parties' joint inspection of the leased premise, the Tenant shall be liable for damages.

4. In the event that the Landlord conducts any necessary repair and maintenance of the leased premise (including but

not limited to entering the room rented by the Tenant to repair or replace furniture, water and electricity, or electrical appliance), the Landlord shall give prior notice to the Tenant within a reasonable period, and the Tenant shall not refuse the Landlord's request.

5. In the event of imminent danger to life, body or property, the Landlord may enter the room rented by the Tenant without prior notice to take necessary actions, and the Tenant shall not refuse such entry.

#### **Article 7 Change of Room by the Tenant**

1. During the term of the Agreement, the Tenant may apply for change of dormitory. However, such application shall be limited to once per year. At the same time, such change is not allowed one (1) month before moving-out by the Tenant. When the Tenant changes dormitory, the Parties shall cooperate and amend all relevant content of this Agreement.
2. When the Tenant applies for change of dormitory, the Tenant shall pay the rent of the original room for the then-current month and start paying the rent for the new room from the following month.
3. If the Tenant changes to a room with rent that is higher than the original rent, the Tenant shall make up for the difference in security deposit (deposit) in order for the change to be effective. In the event that the Tenant changes to a room with rent that is less than the original rent, the Parties agree that the excess amount of the security deposit (deposit) may be used to offset the rent payable by the Tenant.
4. The Landlord will post separate announcements regarding the deadline and procedure for accepting application for change of dormitory. The Landlord will not accept any application from the Tenant if the Tenant fails to comply with the requirements set forth in the announcement.

#### **Article 8 Termination of the Agreement**

1. Unless due to the expiration of the Tenant's appointment, the Tenant shall not terminate this Agreement prior to the expiration date. In the event that the Tenant terminates the Agreement prior to the expiration date of the Agreement due to expiration of his/her appointment or the Tenant terminates the Agreement early during the month when the Agreement is due to expire, the rent for the month will be calculated as the "actual days the dormitory is occupied for the month" (until the day on which all move-out procedures are completed) multiply by the "amount of average daily rent for the month". In the event that the Tenant terminates the Agreement early due to no longer being a qualified faculty or staff member of National Taiwan University or its affiliated institutions, or the Tenant terminates the Agreement early at a time other than during the month when the Agreement is due to expire, in addition to the rent calculated as set forth above, the Tenant shall also pay a penalty in the amount equivalent to one (1) month's rent (such penalty may be deducted from the security deposit (deposit) at the Landlord's discretion).
2. Under any of the following circumstances, the Landlord may elect not to renew the lease even if the Tenant applies for renewal within the time limit:
  - (1) The Tenant frequently delays the rent payment, and the Landlord has delivered the overdue payment notice to the Tenant three (3) times within one (1) year.
  - (2) The Tenant is in violation of Paragraph 4 of Article 6 of this Agreement and refuses entry by the Landlord into the room to conduct necessary repair and maintenance, and the Tenant still refuses such entry before the date the Landlord starts accepting applications for renewal of the lease (exclusive of the date on which the Landlord starts accepting such applications).
  - (3) The Tenant is in violation of Paragraph 5 of Article 6 of this Agreement and refuses entry by the Landlord into the room to take necessary actions.
  - (4) The Tenant is in violation of the provisions or rules set forth in this Agreement, Accommodation Regulations, or dormitory announcements.
3. Under any of the following circumstances by the Tenant, the Landlord may terminate the Agreement and may claim compensation for any loss or damage arising therefrom:
  - (1) The total amount of rent overdue by the Tenant has reached the equivalent of two (2) months' rent, and the Tenant fails to make the payment within the time limit (more than five (5) days) as specified by the Landlord. The Landlord may therefore terminate the Agreement.
  - (2) In the event of violation of Paragraph 1 of Article 5 of this Agreement by the Tenant, which has affected the environment and sanitation, public safety as well as public peace of the dormitory and caused serious impact on the lives of other residents, and the Tenant fails to correct such violation within the time limit as specified by the Landlord. The Landlord may therefore terminate the Agreement.
  - (3) In the event of violation of Paragraph 2 of Article 5 of this Agreement by the Tenant, the Landlord may terminate the Agreement without notice.
  - (4) When the Tenant is no longer appointed as a faculty or staff member of National Taiwan University or its affiliated institution, and is therefore stripped of his/her right to lease, the Landlord may terminate the Agreement without notice.
  - (5) The total amount of other fees owed by the Tenant has reached the equivalent of two (2) months' rent, and the Tenant fails to make the payment within the time limit (more than five (5) days) as specified by the Landlord. The Landlord may therefore terminate the Agreement.
4. In the event the Landlord has any one of the following circumstances, the Tenant may terminate the Agreement:
  - (1) The Tenant has notified the Landlord for repair in accordance with Paragraph 1 of Article 6 of this Agreement, and the repair has not been completed after a reasonable period of time.

- (2) The leased premise contains defect that harms the safety and health of the Tenant.
- (3) The circumstance provided by Paragraph 4 of Article 3 occurs, and the reduction of rent cannot be agreed upon or the remaining part of the building cannot fulfill the lease purpose.

### **Article 9 Return of the Leased Premise**

1. When the term of the Agreement expires or the Agreement is terminated, the Tenant shall lose the right to use the leased premise. The Tenant shall immediately start the move-out procedure, clear all personal effects, move out of the dormitory and inspect the leased premise together with the Landlord and return the leased premise.
2. In the event the Tenant fails to move out and return the leased premise in accordance with the preceding paragraph and still fails to do so after the three (3)-day period specified by the Landlord's notice, the Landlord may cancel the effectiveness of the Tenant's front door magnetic button and cease providing any service to the Tenant. In addition, the Landlord may request the Tenant to pay an amount equivalent to the rent for the period when the leased premise is not returned as well as a penalty of one times of such amount (the rent shall be calculated on a daily basis if the period is less than a month) until the Tenant returns the leased premise. The Landlord may deduct such relevant costs and penalty directly from the Tenant's security deposit (deposit).
3. If the Tenant fails to conduct handover of the leased premise with the Landlord when moving out and still fails to do so within the three (3)-day period specified by the Landlord's notice, the handover shall be considered to have been completed and shall be as deemed by the Landlord, and the Tenant shall not have any objection thereto.
4. For any personal effects left by the Tenant at the dormitory upon expiration or termination of the Agreement, the Landlord does not bear any custodial responsibility. When the Tenant fails to clear its personal effects after moving out of the dormitory, the Landlord may clear the dormitory and move such personal effects to another location for storage and notify the Tenant to retrieve his/her personal effects within a specified period. If the Tenant fails to retrieve the personal effects, it shall be deemed that the Tenant has waived and released all rights and title to such personal effects, and the Landlord may dispose of such personal effects as wastes. All costs related to clearing and storage arising therefrom shall be deducted from the Tenant's security deposit (deposit). If the deposit is insufficient to cover such deduction, in addition to requesting payment from the Tenant for the shortfall, the Landlord may also obtain compensation from the abandoned personal effects in accordance with legal procedures.
5. In the event of natural disasters or notifiable communicable diseases, the relevant implementation measures will be announced by Hsiu-Chi House according to the actual situation at the time.

### **Article 10 Transfer of Ownership of Building**

1. Upon delivery of the leased premise by the Landlord, during the Tenant's occupancy of the leased premise, even if the ownership has been transferred to a third party by the Landlord, this Agreement shall continue to be in force and shall be binding to the transferee.
2. In the event of the circumstance mentioned in the preceding paragraph, the Landlord shall transfer the security deposit (deposit) and the rent already collected in advance to the transferee and shall notify the Tenant in writing.

### **Article 11 Service and Delivery of Notice**

1. Unless otherwise provided by this Agreement, notices between the Parties may be sent by post, electronic mail or text message and shall be effective by the contact method set forth below:  
The Landlord:  
By post: Hsiu Chi House, 3F., No. 16-1, Siyuan St., Zhongzheng Dist., Taipei City  
Email: ntuhcservice@prince.com.tw; Telephone: (02)23631066  
The Tenant: As filled by the Tenant below upon signing
2. In the event of any change to the contact methods stated in this Article, the other Party shall be notified immediately, otherwise such change shall not be deemed to be effective for such other Party. In the event notice cannot be delivered (including delivery being rejected) due to failure to notify the other Party of the address change, the notice shall be deemed to be delivered on the date the notice was posted or made.

### **Article 12 Miscellaneous**

1. This Agreement shall become effective from the date of execution.
2. The Parties agree to notarize this Agreement not notarize this Agreement.

### **Article 13 Governing Law and Jurisdiction**

This Agreement shall be governed by the laws of the Republic of China (Taiwan). In the event of any litigation arising out of or in connection with this Agreement, the Parties agree to submit to the Taiwan Taipei District Court as the court of first instance.

### **Article 14 Effect of the Agreement and Relevant Annexes**

1. The attachments to this Agreement shall be deemed part of this Agreement.
2. The rights and obligations provided under this Agreement shall be binding to the successors of both Parties.
3. This Agreement shall be executed in two (2) counterparts, with each Party holding one (1) counterpart as reference.

### **Parties:**

Landlord: Prince Housing and Development Corp.

Representative: Lin, Hong-Jun      Unified Business Number: 72058206

Tenant: \_\_\_\_\_

Personal ID Number:

Address:

Phone:

Email:

**Attachment I Table of Improvement Number and Address for Exclusively Owned Parts and Jointly Owned Parts**

Building	Address	Improvement Number of Exclusively Owned Parts	Improvement Number of Jointly Owned Part
Hsiu Chi House	No. 16-1, Siyuan St., Zhongzheng Dist., Taipei City	Fuhe Section, 2nd Subsection, Improvement No. 03343-000	Fuhe Section, 2 <sup>nd</sup> Subsection, Improvement Nos. 03348-000
Miscellaneous	T1 Room with area around 5.65 ping, T2-1 Room with area around 7.2 ping, T2-2 Room with area around 7.2 ping, T-3 Room with area around 8.92 ping, T4 Room with area around 10.65 ping, T5 Room area around 16.15 ping		

**Attachment II Confirmation Form for the Current Status of the Leased Premises Date:** [yyyy /mm/dd]

Item	Details	Notes
1	<input type="checkbox"/> Including <input checked="" type="checkbox"/> Not including unregistered reconstructions, extensions, additions, and illegal constructions: <input type="checkbox"/> First floor __ m <sup>2</sup> <input type="checkbox"/> __ floor __ m <sup>2</sup> <input type="checkbox"/> Top floor __ m <sup>2</sup> <input type="checkbox"/> Others __ m <sup>2</sup>	In the case of an illegal construction (building for which no extension or addition application has been filed according to law), the Landlord shall offer an explanation so that the Tenant is fully aware of the possibility of the illegal building being demolished at any time or other risks.
2	Building type: <u>residential or multi-purpose building</u> Current layout of the building: <u>1</u> bedroom(s) <u>__</u> living/dining room(s) <u>1</u> bathroom(s) <input type="checkbox"/> with <input checked="" type="checkbox"/> without partitions	1. Building types: (1) General buildings: townhouses and villas (exclusive ownership and no jointly owned parts) (2) Strata titled buildings: apartments (with five floors or less and no elevators), townhouses, shops (stores), commercial office buildings, residential or multi-purpose buildings (with 11 floors or more and elevators), condominiums (with ten floors or less and elevators), studios (one bedroom, one living/dining room, and one bathroom), etc. (3) Other special buildings: such as factories, factory and office buildings, farmhouses, warehouses, and other types 2. Current layout (such as the number of bedrooms, living/dining rooms, and bathrooms as well as the existence of partitions or not)
3	Type of parking space <input checked="" type="checkbox"/> ramp/surface <input type="checkbox"/> lift/surface <input type="checkbox"/> ramp/mechanical <input type="checkbox"/> lift/mechanical <input type="checkbox"/> parking tower <input type="checkbox"/> ground level <input type="checkbox"/> others: __ Assigned number: __; individual ownership certificate: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no An agreement on separate management of common property and drawings <input type="checkbox"/> are enclosed <input checked="" type="checkbox"/> are not enclosed.	
4	Fire protection equipment: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown; if yes, the equipment includes: (1) fire extinguisher (2) fire hydrant cabinet (3) smoke detector (4) emergency lighting equipment	
5	The water and drainage system are <input checked="" type="checkbox"/> normal <input type="checkbox"/> not normal.	
6	Condominium regulations: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no; if yes, the regulations <input checked="" type="checkbox"/> are <input type="checkbox"/> are not enclosed.	
7	Auxiliary equipment: subject to the custody card for dormitory property according to the type of room. The Tenant shall confirm and check all items listed on the custody card for dormitory property provided by the Landlord.	
Landlord: Prince Housing Development and Corp.		Date: (yyyy/mm/dd)
Tenant: _____ (signature/seal)		Date: (yyyy/mm/dd)

Personal Information Declaration: The Tenant agrees that all personal information (including but not limited to the name, address, phone number and email, or any other personal information that may identify an individual directly or indirectly) provided by the Tenant for staying at Prince House may be collected, used and managed by the Landlord in accordance with the privacy protection policies pursuant to the Personal Data Protection Act as well as all related laws and regulations for the purpose of, without limitation, dormitory management, filing, electronic contract, online signing, data transfer and confidentiality agreements, telephone contact, and the sending of written and email notices regarding relevant services. The Tenant may exercise his/her rights stipulated in Article 3 of the Personal Data Protection Act. In the event that the Tenant refuses to provide or fails to provide accurate and complete personal information, the Landlord will not be able to provide the services related to this Agreement.