

The Landlord hereby certifies to UCC that:-

- 1) The property complies with the relevant housing regulations, fire and safety standards.
- 2) Rents will include all charges except heat & light.. The Landlord will retain all accounts in his/her own name and take an energy deposit at the start of the tenancy to cover heat and light only. This deposit is in addition to any security deposit. Any usage over and above this figure can be charged to the tenant. Any amount left over will be refunded. The tenant will be supplied with a copy of all bills to confirm usage.
- 3) Rents will be charged weekly or monthly. The landlord may ask for a maximum of one month's rent in advance and a deposit of up to 1 month's rent can be taken at the start of the tenancy.
- 4) The landlord will respect the security and privacy of his/her tenants.
- 5) The property shall be let on the basis of a residential tenancy and not a licence agreement.
- 6) The landlord shall register the tenancy with the PRTB - application forms are available from www.prtb.ie
- 7) The rented accommodation complies with the legal obligation to have:
 - Fridge
 - Freezer
 - Washing machine
 - Tumble dryer (if there is no outdoor line)
 - Four ring hob, oven and grill
 - Cooker vent to external air
 - Mains wired smoke alarm
 - Fire blanket
 - Humidity-controlled extractor fan in bathroom
 - Fully functional window in each room
 - ETCI Periodic inspection report (electricity)
 - Declaration of conformance for IS813 (gas)
 - Adequate refuse storage/bins given
- 8) The rented accommodation has:
 - Study desk, chair and lamp in each bedroom
 - Each bedroom with enough space to study comfortably in
 - At least one bathroom for every four students

PLEASE NOTE THAT UCC will only advertise properties on StudentPad where they will be let on the basis of a single agreement between each tenant and the landlord. UCC will not advertise group lease only houses. If a landlord seeks to impose a group contract on tenants his/her advertisement will be removed from Studentpad.

PLEASE FURTHER NOTE that UCC reserves the right to remove any advertisement at its sole discretion and without notice in the event that it becomes of any breach of the afore-mentioned certifications.