



RENTAL AND ADMISSION AGREEMENT

1000-A Quezon Boulevard, Sampaloc, Manila

This Rental and Admission Agreement is between the Landlord of Briones Bedspacing, dba/aka Bedspace and Beyond, and you, the Applicant, to rent a bedspace located at 1000-A Quezon Boulevard, Manila:

1. Parties: The **Landlord** represented by the Facility Manager of Bedspace and Beyond; the Applicant, referred to as **Resident**:

Name of Resident: _____ Cell Phone Number: _____

Home Address: _____

2. Terms: This Rental and Admission Agreement, herein the Agreement, shall commence on: ____ (day) of _____ (month) _____ (year) and shall automatically self-extend under the same terms and conditions described herein to continue in full force from month-to-month until otherwise terminated by either Parties with the last day of occupancy clearly stated.

3. Rent: The monthly rent shall be P _____ pesos (*written in words* _____ Pesos) payable on the first day of each and every month while this Agreement is in force. This rent is inclusive of utilities: water, electricity, gas, and internet. The Landlord reserves the right to increase the rent after a year without the Landlord disclosing any reason for the increase.

Late Payment: Rent is considered late after five (5) days and subject to a late payment fee of Php 200.00 (two hundred pesos) or at the discretion of the Operations Manager.

Bedspace Assignment: Assigned to Floor No. _____ Room No. _____ Bed No. _____

4. Appliances, Facilities, and Furniture: Inclusive to the bedspace are use of individual and lockable personal storage cabinet/closet, kitchen facilities, living/study areas, bed, refrigerator, microwave oven, rice cooker, keys to the bedroom where bedspace is located, front door access code and card key, electric fans, laundry area and washing machine, TV, air conditioner (if selected room is equipped), and any other appliances, facilities, furniture, and areas designated by the Landlord.

5. Security Deposit: The Resident shall deposit with the Landlord the sum of _____ Pesos (P _____), held by the Landlord as security for any damages to the premises and shall be returned to the Resident less costs to offset damages made by the Resident; the Resident may chose to apply the Security Deposit as payment for the last month's rent so long as no other financial liabilities are outstanding.

6. Notices: All notices to either Resident or Landlord shall be in writing.

7. Comments and Complaints and Escalation: The Resident shall direct any complaints, comments, or suggestions directly to the Landlord, preferably written, or escalate to the Facility Owners of Bedspace and Beyond via email at willybri@comcast.net or katherine_omega@yahoo.com.

RESIDENT AGREES TO:

1. Use of Property: The facility is for residential purposes only; any other use is not permitted.

2. **Resident's Duty:** The Resident shall maintain the premises in a clean and neat condition at all times; free of trash, debris, and rubbish; participate in activities intended for the safety of all Residents such as orientation on emergency evacuation/routes, fire response/escape system, use of fire extinguishers, and any other deemed important by the Landlord. Any illegal activities or violations of the House Rules shall be grounds for termination of Agreement and potential inclusion in any report to the Police on criminal activities; including expulsion from the Facility.
3. **Damage and Alterations:** All appliances, fixtures, and equipment shall be used in a safe manner and only for the purposes for which they are intended. No alterations or addition shall be made to the premises without the permission of the Landlord in writing. Such consent shall not be unreasonably withheld, but may include the Resident's agreeing to restore the alteration to its prior condition upon termination of the Agreement. The Resident shall pay for repairs of property damage caused by the intentional or negligent conduct of the Resident or Resident's visitor; see above under Security Deposit.
4. **Locks:** The Resident shall provide their own locks only for their assigned cabinet/closet and are not required to provide a duplicate key to the Landlord.
5. **Termination:** Upon termination of this Agreement through written notice from either Resident or Landlord, the Resident shall vacate the premises, remove all of his/her personal property and leave the premises as clean as he/she found them, normal wear and tear and damage by unavoidable casualty excepted, and return all keys to the Landlord before leaving. Any personal property left in or about the premises after the Resident has vacated shall be considered abandoned property which the Landlord may sell or dispose of without liability to the Landlord.
6. **Entry and Inspection:** The Resident agrees to allow full access of the Landlord during business hours to all the premises and facilities in the building without further notice so as to effectively maintain, clean, repair, improve, inspect, exterminate for pests, or to show the premises to government inspectors, fire marshals, prospective Residents, purchasers, mortgagers, or their agents.

LANDLORD AGREES:

1. **Maintenance of Premises:** The Landlord agrees to maintain the premises in compliance with applicable building, dormitory, fire, and sanitary Codes. Moreover, the Landlord shall maintain, clean, repair, improve, inspect, and exterminate for pests all common areas, bedrooms, furniture, appliances, equipment, and others which are not identified as personal property of Residents. The Landlord shall also employ an adequate number of staff to perform the maintenance and operation of the Facilities.
2. **Destruction of Premises due to Disasters.** If the premises are rendered uninhabitable by fire, flood, or other natural disasters during the term of this agreement, it shall be thereupon terminated.
3. **Notification of Termination of Agreement.** The Landlord shall not immediately terminate this agreement except for serious or repeated breach of Agreement and House Rules. On nonpayment of rent, the either Landlord or Resident shall terminate Agreement with a 30-day written notice to vacate.

ADDITIONAL PROVISIONS, CHANGES, AND ATTACHMENTS:

The Resident agrees to obey the House Rules attached to this Agreement and made a part thereof, which Landlord reserves the right to amend or supplement at any time. The House Rules are viewed as common and acceptable conduct and behavior which intends to respect the rights and privacy of other Residents and thus deemed it may be altered.

No changes or additions, excepting the House Rules, shall be made without written consent from both

Landlord and Resident; thus, this document and the House Rules represent the entire Agreement.

WHEREFORE, We, the undersigned, agree to this **RENTAL AND ADMISSION AGREEMENT**, by signing below and on the left side of each two (2) preceding pages of the two copies (one each for the Resident and the Landlord) declare this Agreement binding and legally enforced from the date of the signatures below regardless of whether it is notarized or not; further understood that it is in full force until both parties agree to terminate it or the Landlord finds the Resident in violation of the terms defined herein.

LANDLORD

RESIDENT

Printed Name Over Signature
Facility Manager, Bedspace and Beyond

Printed Name Over Signature of Resident

Date of Signature

Date of Signature

House Rules

This facility is student-centered in providing a peaceful and comfortable environment for its Residents. Any action that directly conflicts with this mission is regarded as offensive and is grounds for eviction:

1. Verbal or physical abuse; use of profanity or threatening language
2. Destruction of property
3. Violent behavior, including harming oneself
4. Refusal to practice general hygiene such as bathing to meet basic hygienic needs, oral care, wearing clean clothing, etc.
5. Refusal to store personal medications in Resident's locker
6. Taking or damaging other Resident's belongings
7. Possession of firearms or illegal drugs
8. Smoking within the premises
9. Refusing to clean after self and leaving personal properties in common areas after use
10. Making distracting noise
11. Allowing Visitors beyond Visiting Hours and in areas not designated for visitation
12. Violation of any laws and statutes of the City of Manila
13. Wasting water, electricity, and gas
14. Curfew observed - Front Gate and Front Door are locked from 10 P.M. Through 6 A.M.

PROTECT OURSELVES

Please report all potential theft and illegal activities to any Bedspace and Beyond Staff

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