



CARRAIG ABHAINN  
STUDENT PROPERTY

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(Office Ref

)

# **Carraig Abhainn Student Village Licence to Reside**

## **Part A (page 1 of 2)**

### **Housing Licence Agreement**

Between “the Company”

**Carraig Abhainn Ltd, 26 Carraig Abhainn, Mortarstown Rd, Carlow R93 DW 40**

and

**New Student for Academic Year 2025/2026**

**Period of Residence:**

40 weeks from 24<sup>th</sup> August 2025 – 31<sup>st</sup> May 2026

# Carraig Abhainn Student Village Licence to Reside

## Part A (page 2 of 2)

### Licence Fee payments:

Standard Single per month: €707.00  
Large Single per month: €751.00  
Single Ensuite per month: €800.00  
Apt 28 per month: €867

Payments to be made monthly via subscription commencing end August 2025 and ending end April 2025. 9 payments in total. Exact payment date to be confirmed.

**Deposit to be Paid:**                              €500          

The Deposit is first used as a booking deposit and on acceptance of this licence it becomes a security payment paid by each student against damages, breakages, cleaning costs or fines. In the event that a charge or charges for excess electrical useage are necessary these may also be charged against a deposit. Please note that of the €500 paid, €400 is the maximum refundable amount. €100 is retained by Carraig Abhainn for administrative purposes at the end of the academic year.

### Declaration and Undertaking

By clicking the “agree button” I confirm that

I have read this licence document comprising two parts, A and B, and

I understand and accept the conditions contained in it

For Carraig Abhainn Ltd:                    *Lavinia McCarron*

*(If at the date of signature the student is under 18 years of age it is necessary that his / her parent or guardian agrees to the terms therein).*

# **Carraig Abhainn Student Village Licence to Reside**

## **Part B (page 1 of 4)**

### **General**

**This housing licence gives the Student personal permission to use the accommodation as outlined in Part A of the licence. No interest is given in relation to the accommodation. The permission is revocable, and does not give exclusive possession. The Student is obliged to co-operate as detailed below in relation to the control and management of the accommodation.**

### **Fees**

1. Each application to reside must be approved. Any submitted application and booking deposit is an intention to reside until it has been reviewed and approved.  
  
The Student will receive an email confirmation stating whether or not the application has been accepted by the Company
- 1.2 The licence fee(s) is/are set out in Part A.
- 1.3 The Student will receive written notification confirming the licence fee(s) due for the appropriate period.
- 1.4 The Student will pay the fee(s) as outlined and accepts that if fee(s) are not paid on time he/ she may at the discretion of the Company incur a late payment penalty fee and or a revocation of the licence agreement.
- 1.5 Any foreign exchange banking and 3rd party charges arising will be the responsibility of the student and not the Company.

### **Utilities**

- 2.1 Utilities comprise the supply of electric heating (standard amount), water, disposal of domestic waste, cable TV, TV licence, site security and Wi Fi.
- 2.2 Payment for these Utilities are part of the licence fee charge. Any excess cost over the standard allowance for electricity useage will require an additional payment.
- 2.3 In the event that a unit is consistently showing high electricity usage the students occupying will be informed that an additional payment will be required to adequately cover this excess over the standard allowance.
- 2.4 Information on the level of ongoing electricity useage is available and may be requested by the student at any stage during the period of the licence.

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## **Part B (page 2 of 4)**

### **Cancellations**

- 3.1 Any student that takes up an offer of residence and subsequently leaves during an academic year will not be refunded their deposit. Their balance of any rent will not be refunded

### **Responsibilities of Student**

- 4.1 Insurance cover for personal possessions retained in the unit is not available as part of the licence Agreement. Each Student is responsible for any insurance cover for their own personal possessions.
- 4.2 Unless previously agreed to in writing by the Company, pets may not be kept on the property or in the unit.
- 4.3 The Student must not allow loss or damage, save for normal wear and tear to the unit and its contents.

Wasted light bulbs must be replaced at their cost by the student(s) during the duration of the student(s) stay.

In the event of loss or damage in excess of normal wear and tear the Student(s) will forfeit all or part of their deposit (s) and will have to pay for any further costs of any required repairs. This will include the cost of additional cleaning. This also applies to anyone visiting, Each Student is responsible in this regard for the actions and behaviour of any of their guests.

- 4.4 Each Student must regularly maintain their room and common parts in the unit in a clean and tidy manner. Inspections by the Company will be carried out at regular intervals. Students continually failing to adhere to house rules regarding cleanliness and tidiness will be subject to disciplinary action and possible fines.
- 4.5 There is a no noise policy from 12 midnight to 8am and at all other times any excessive noise must be kept to a minimum as Carraig Abhainn is a residential area.
- 4.6 On occasions the Student may have a guest stay overnight, however this must be by agreement of their fellow residents.

Guests are not permitted to stay on a continual basis or for prolonged periods of time. Other visitors must vacate the unit by 12 midnight.

Parties in the apartment are not permitted. Resident are responsible to the Company for the actions and behaviour of any guests or visitors in their unit. Residents must not allow visitors have possession of their keys, any resident found in breach of this will be subject to fines.

- 4.7 At the end of licence term each student must remove all personal possessions from the premises failing which (within two weeks of vacation) after then the Company will dispose of any remaining possessions and a charge will be levied in respect of costs incurred.

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## Part B (page 3 of 4)

4.8 On vacation all Students must also ensure that their unit has been fully cleaned to a standard equal to that when they first occupied the unit and as set out in the Student Handbook.

Any necessary costs of additional cleaning of a vacated unit will be deducted from the deposit.

4.9 Each student must return all keys and fobs on departure. Failing to do so will incur additional costs for the Student.

### Rights of the Company

5.1 The Company has the right to access the rooms / premises to inspect, maintain and repair a room and any of its contents.

5.2 The Company aims to maintain to a good standard and carry out repairs to the property as it considers necessary. If however there has been physical damage through misuse or abuse of either the property or its contents the occupying students will individually be held responsible for the costs of repair or replacement.

5.3 The Company has the right to access a room without notice in the cases of emergency i.e. breach of regulations or if it is suspected that a criminal offence has taken place.

5.4 The Company reserves the right to transfer a student to an alternative room during the year term for any operational or disciplinary reasons.

5.5 The Company reserves the right to vary the services provided under this licence at its own discretion.

5.6 The Company reserves the right to terminate the licence giving reasonable notice in circumstances where the student is in breach of the licence.

5.7 The Company reserves the right to terminate the licence without notice in an emergency situation which requires the unit or room to be cleared of occupying students.

### General Safety / Good Housekeeping Matters

6.1 All rooms and units are NO SMOKING areas

This prohibits the smoking of tobacco or any other substances in the residence. All students are responsible for enforcing this regulation within their own rooms and units. Anyone found in breach of this regulation should be reported to the Residence Manager. This rule also applies to all visitors and guests.

6.2 Unit doors should not be opened to unknown individuals. Even when a unit is occupied the front door should remain locked.

6.3 On leaving the unit ensure all doors and windows are securely closed and locked. On entering and leaving through main doors it's each students responsibility to ensure doors are closed securely behind them and not allow any unknown person access to the building.

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## Licence to Reside

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- 6.4 A student must not act in a way which will or may result in the insurance on the property or building of which the property is a part being void or voidable, or in the premium for it being increased, nor permit anyone else to do so.
- 6.5 A student must not use the property or any part of it nor to allow anyone else to do so for activities which are dangerous, offensive, noxious, noisome, illegal or which are or may become a nuisance or annoyance to the Company, or the occupier of any neighbouring property.
- 6.6 Students must keep the hall, passages and staircases leading to the property free from obstruction.
- 6.7 Students must not to hang or allow to be hung from any window any clothes or other articles for the drying out of clothes or any other purpose. Nor may they exhibit any signboard poster or exhibit advertising from within or outside the building.
- 6.8 The rubbish bins provided must be used. Any dirt or refuse must not be allowed to be placed in or about the premises but only in the rubbish bins provided in the designated waste storage area.
- 6.9 If an individual loses their keys /fob this should be immediately reported to the office. A replacement set can be issued at a cost of €70 (keys) and €50 (fob). This loss may also incur additional costs for replacing lock and the re issue and distribution of new keys to other residents in the unit.
- 6.10 Students must adhere to all guidelines as set-out in the Student Handbook as provided.

### Fire Safety

- 7.1 It is an offence to tamper with or remove any fire safety equipment and any person or persons found to be in breach of this regulation will automatically be fined €200. If after reasonable enquiry the Company is unable to identify the person or persons involved, this fine will be issued to all the students using the unit or to the residents using the unit
- If a student notices anyone tampering with the onsite safety equipment they must immediately inform Company Management.
- 7.2 Every Student must familiarize themselves with all the emergency exits and fire regulations.
- 7.3 If a smoke alarm activates please treat this as real and immediately evacuate the premises. On exiting all doors should be closed but not locked. Evacuees should then assemble at the nearest fire assembly point. A call should then be made to the emergency number.
- 7.4 Any use of candles, incense, additional electric heaters and deep fat fryers is strictly prohibited and any such items will be removed if found in a unit.

### GDPR

All personal information will be used/stored in accordance with our GDPR policy which is available upon request.

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