

## **CMA TERMS AND CONDITIONS**

- **Term of Tenancy**  
Three (3) months from date of check in
- **Deposit**  
One (1) month room rental
- **Extension Period**  
Once the three (3) month tenancy period has ended, extension of stay will be reviewed by “The Otomotif College Sdn Bhd” (Main Tenant). Students must inform 1 month in advance and 3 months advance rental is required.
- **Payment of Rental**  
Three (3) months advance rental and one (1) month rental deposit shall be made payable to “The Otomotif College Sdn.Bhd. Rental must be paid before the 7<sup>th</sup> of each month. (Tenant will not be allowed to stay at the hostel without paying the rental.)
- **Payment of Utility Bills**  
Utility bills consist of electricity and water (not included in the monthly room rental) shall be paid by the end of each month to avoid the rental deposit being forfeited.
- **Termination of Tenancy**  
The termination of tenancy agreement will take into effect should there be any tenants who breach the agreement.

### **CMA RULES AND REGULATIONS (OTHERS)**

1. Tenant is fully responsible for the cleanliness of the hostel at all times and spot checks will be conducted regularly by the college personnel.
2. Tenant will not be allowed to change room without a prior written approval from Main Tenant.
3. Musical instruments, television and audio equipment should be operated at low volume to avoid nuisance to other tenants and neighbors.
4. Cooking is not allowed at the CMA.
5. Pets are strictly not allowed at the CMA.
6. Tenant is liable for damages or loss of items listed in Inventory list.
7. To pay the reserved rent within the stated timeframe aforesaid.
8. To pay all utility charges in respect of water, gas, electricity and telephone bills charged according to the meters consumed at the premise.
9. During the term of this tenancy, tenant must keep the CMA properties for example the furniture, fixtures and fittings as listed in the inventory in good condition. Tenant will be allowed to repair the condition of the properties however, normal wear and tear are accepted.
10. To use the premise as a residential place only and to observe all the house rules and regulations made by the Main Tenant.
11. Unlawful or immoral activities are prohibited at the premise.
12. Tenants are not allowed to perform any acts which may cause danger, nuisance or annoyance to the owners, other occupants at the CMA or the owners of adjacent and nearby houses