

Dormitory Residence Authorization Contract

Which was signed on _____

Between

_____	_____	_____
Given name	Surname	I.D./Passport No.
_____		_____
Permanent residential address		Email address

(hereinafter: "**the student**")

of the one part;

and

The Reichman university 511936759 (Public-Benefit Company)

(hereinafter: "**Reichman university**")

of the other part;

Whereas The Reichman university owns and manages student dormitories which are located within the campus complex:

1. The Recanati Building which is located at 3 Isser Harel Street
(hereinafter: "**the RD Dormitories**").
2. The Kramer Building which is located at 5 Isser Harel Street
(hereinafter: "**the CD Dormitories**").
3. The Arison Building which is located at 7 Isser Harel Street
(hereinafter: "**the AD Dormitories**")

and the three of them are jointly located in the Reichman university campus, 8 University Street Herzliya.

(jointly hereinafter: "**the dormitories**")

And whereas The student has registered for studies in **The Reichman university** for the academic year _____ and has asked **Reichman university** to permit him to reside in the dormitories.

And whereas **Reichman university** agrees to grant the student authorization to reside in the dormitories upon the terms and conditions specified in this License Agreement and/or in the Dormitory Regulations.

And whereas Without prejudice to the provisions of this Contract, the aforementioned authorization is conditional upon the basic conditions, which are that the student is lawfully registered as a student of **Reichman university** who actually studies at least 20 hours a week and that his studies were approved by **Reichman university** 's academic authorities (hereinafter: "**the preconditions**").

It is therefore agreed, declared and stipulated between the parties as follows:

Status of the preamble and appendices

1. The foregoing preamble and the appendices attached herewith constitute an integral part of this Contract.
 - Appendix A - The Dormitories Regulations
 - Appendix B - Equipment List
 - Appendix C - Authorization Fees

2. The paragraph headings are intended for orientation within the contract only and shall not be used for its interpretation.

License

3. **Reichman university** hereby grants the student authorization to reside in the apartment which shall be allocated to him in one of the apartments in the dormitories (hereinafter:

"the apartment") and to use the common areas of the dormitories, and the student hereby accepts this authorization from **Reichman university**, all in accordance with and subject to the provisions of this contract and payment of the authorization fees and other sums which he is responsible for under this contract (hereinafter: **"the authorization"**).

4. The student confirms and agrees that he is aware that in addition to dormitories, the CD Dormitories building and the AD Dormitories also have a coffee shop and that each floor of the dormitory buildings contains a shared protected institutional space (hereinafter: **"PIS"**) and he shall make no complaints and/or claims pertaining thereto, including, inter alia, complaints of noise, uncleanliness, operating hours and any other complaint or claim relating to a coffee shop and/or PIS.
5. The authorization is for the student to reside in the apartment and to use it for his own residential purposes only, all in accordance with the terms of this Contract. Any use which deviates from this authorization shall constitute a fundamental breach of the contract on the part of the student.
6. **Reichman university** may in exceptional cases, after giving its reasons for doing so and in accordance with the needs of the dormitories, transfer a student from apartment to another, from floor to floor and from one dormitory building to another and the student undertakes to follow **Reichman university** 's instructions, and move his belongings and chattels to the new apartment, with 24 hours of being notified by **Reichman university** and/or its representative about the change in the location of the room being given to him for his residence.
7. It is clarified, that should the student wish to move to another apartment or building, he may only do so after submitting an orderly written request to **Reichman university** and obtaining **Reichman university**'s written approval. **Reichman university** may in its sole discretion deny the request for any reason and without having to explain why it did so. The cost of moving and changing the room shall be subject to payment of handling fee, the amount of which shall be determined from time to time by the Dormitory Manager, as well as other conditions.
8. The student declares and confirms that this Authorization Contract only grants him a license to reside in the apartment and does not and is not intended to create a landlord and tenant relationship between **Reichman university** and himself, and that the

provisions of the Tenants Protection Law [Consolidated Version], 5732-1972 (hereinafter: "**the Tenants Protection Law**") shall not apply to this authorization, or to the dormitories and/or to any part thereof, and that the student has no right in the dormitories, and has not paid, is not paying and/or shall not pay to **Reichman university** and/or any other person (either directly or indirectly) any key money.

9. A student who has special and/or specific needs shall inform **Reichman university** of this in advance and in writing (hereinafter: "**modified conditions request**") and all before the signing of this Contract, so that it shall be able, in so far as possible, to provide that student with an apartment which is compatible with his needs. It is clarified that nothing stated in this paragraph shall entitle a student to reside in the dormitories and/or compel **Reichman university** to take any action beyond that which it is obliged to take by law and whether or not it does so shall be a matter for **Reichman university** to decide in its sole discretion. **If the student did not submit a request for preconditions before signing the Contract, he shall be precluded from raising that request after signing the Contract.**
10. It is clarified that in certain cases and after explaining its reasons for doing so, **Reichman university** may in its sole discretion decide not to allow the student to continue living in the student dormitories.
11. Without prejudice to the other provisions of this Contract, the authorization is conditional, at all times, on fulfillment of the preconditions, as defined above. The student confirms that he is aware that these conditions are cumulative and that should he ceases to fulfill one of them for any reason, the authorization to reside in the dormitories shall expire immediately and the relevant provisions regarding this matter shall apply, as detailed below. The student undertakes to notify **The Reichman university** in writing, within 7 days, should he cease to fulfill any of the preconditions.
12. It is therefore clarified that the location of the apartment, including the floor and side, is determined at random, cannot be changed or adjusted for any reason and **the student shall not have any grievance or complaint in this regard.**
13. The student agrees and understands that there is no parking in the dormitory complex and/or on campus unless he is legally entitled to disabled parking, in which case **The Reichman university** shall provide that student, **subject to the provisions of the law**,

with a disabled parking space in close proximity to the dormitories.

The authorization period

- 14. The authorization under this contract is for a period beginning on _____ and ending on _____ (hereinafter: "**the authorization period**"). For the avoidance of doubt, it is clarified that the authorization period encompasses the entire period of time as defined, including the examinations period and/or periods during which no studies shall take place in **The Reichman university**, for any reason.
- 15. The student may not extend and/or reduce or curtail the use period, without obtaining **The Reichman university's** prior written approval.
- 16. The student confirms that he is aware that the authorization is being granted to him on the basis and understanding that the authorization period is fixed and unchangeable, and he has no, and shall have no, claim and/or demand in this regard.
- 17. Notwithstanding the foregoing, **The Reichman university** may, in its sole discretion, in exceptional cases and in light of special and anomalous circumstances, such as: student misconduct, violence, the occurrence of natural disaster, other unforeseen event or a serious disciplinary offence, terminate the authorization period before the date on which it was due to expire. In such a case, the student must vacate the apartment within 24 hours of receiving a notice from **The Reichman university** informing him of the early termination of the authorization.
- 18. Events relating to COVID19 or unforeseen security events including a switch to online learning shall not constitute a justifiable reason for cancelling this authorization contract in a manner which is at variance with its cancellation provisions.

The dormitory authorization fees

- 19. The dormitory authorization fees are as follows:

Type of apartment:	
Total for the entire authorization period:	

The authorization fees shall be paid in accordance with **Appendix C**.

The authorization fees **do not** include payment for water and electricity supplied to the apartment which the student resides in, or for, inter alia, telephone, television, Internet and/or any other services to the extent and in the manner provided by **The Reichman university** in its discretion. It is further clarified and agreed that the student shall be charged separately and in addition to the authorization fees, for all the aforementioned services which are not included in the authorization fees, as stated hereinafter.

20. For the avoidance of doubt, it is agreed that the student shall be required to pay the authorization fees for the entire authorization period, even if he did not use the apartment at all during the authorization period, only used it during part of the authorization period, or vacated the apartment before the end of the authorization period.
21. The authorization fees shall be paid in the manner specified in **Appendix C**.
22. Utility bills
 - (a) It is hereby clarified that the authorization fees due not include utility bills for electricity, water and energy consumption.
 - (b) The student confirms that he is aware that **The Reichman university** has installed individual European and/or Israeli standard meters for measuring the student's electricity, water and energy consumption. The student likewise agrees and confirms that he is aware that the meters conform with the European standard and have been thoroughly inspected and in accordance with all statutory requirements and that he shall make no claims regarding their integrity or the accuracy of their readings.
 - (c) **The Reichman university** shall periodically submit to the student the bills which he must pay for electricity, water and energy consumption according to the meter readings and the student shall make no complaint with respect to these charges. The student confirms and agrees that **The Reichman university** may submit the final bill without detailing consumption and/or the meter data in accordance with **The Reichman university's** decision and its sole judgment and

the student agrees to pay the consumption costs.

- (d) It is agreed between the parties that **The Reichman university** may, in its discretion and without having to explain its reasons for doing so, submit to the student an estimated bill for electricity, water and/or energy consumption, rather than one based upon meter readings, and the student agrees to accept the amount due as determined exclusively by **The Reichman university** 's representative.

23. **Payment arrears:**

- (e) It is agreed between the parties that only the crediting of **The Reichman university** bank account in accordance with Appendix C, shall be regarded as punctual payment of the authorization fees. It is hereby clarified that receipt of a standing order and/or cheque and/or other means of payment shall not be regarded as payment on account of the authorization fees and only the actual and full redemption of each installment of the authorization fees shall constitute payment of the authorization fee for any given month under the provisions of this Contract.
- (f) Should the payment of the authorization fees by the student be more than 7 days overdue, then without prejudice to the other reliefs granted to **The Reichman university** under this contract and by law, he shall pay **The Reichman university**, immediately upon first demand, interest of 2% per month on the outstanding sum until its redemption.
- (g) The student shall pay the full amount of the commissions which **The Reichman university** shall be charged with respect to any cheque and/or account debit authorization and/or credit card payment which shall not be honored by the bank/credit card company or other entity, including a handling fee charged for a bounced cheque. **The Reichman university** shall also charge a NIS 21 handling fee for a charge which was not honored by the bank in addition to any other fee.
- (h) For the avoidance of doubt, without derogating from **The Reichman university** right to be fully paid for the entire authorization period, failure to punctually pay the authorization fees shall entitle **The Reichman university** to revoke the contract and evict the student from the apartment and the dormitories.

24. **Security for payments and liabilities:**

In order to guarantee the performance of all the student's obligations under this Contract, and each and every one of them separately, at the time of signing this contract the student shall present and/or deposit with **The Reichman university** all of the following securities:

- (a) A credit card number with coverage that shall be in force throughout the student's authorization period, and which shall be used to pay the authorization fees and as security for additional charges.
- (b) A deposit in the amount of \$1,500 upon submission of an application for dormitory accommodation which shall be returned (after deducting of 25\$ bank fee) to the student by no later than 24 months from the end of the authorization period , all in accordance with **The Reichman university** decision and subject to the student's full compliance with the terms of this contract(hereinafter: "**the deposit**").

The Reichman university may use the deposit if the student cancels or fails to honor the means of payment, or causes damage of any kind to **The Reichman university** or another person acting on its behalf by breaching the Authorization Contract, including by failing to vacate on time, a contingency for which agreed compensation was prescribed. **The Reichman university** shall determine the extent of the damage in its sole discretion.

- (c) **The Reichman university** may deduct from the deposit any amount required to cover the student's obligations, including payment of the authorization fee and/or other sums relating to the authorization which the student is liable for, and/or any amount owed to **The Reichman university** with respect to and as a result of damages, under this Contract.
- (d) It is clarified that the provision of the securities under this contract and/or their full or partial realization by **The Reichman university**, shall not prejudice and/or constitute a waiver by **The Reichman university** of any right and/or remedy granted to **The Reichman university** under this contract and/or by law.

(e) For the avoidance of doubt, it is clarified that the foregoing terms concerning deposit of the securities constitute fundamental terms of this Contract.

25. **The Reichman university** may cancel this contract and all its clauses should the collateral as stated in paragraph 24 not be transferred and/or be invalid and/or unredeemable. In this case, **The Reichman university** shall return any payments which it received to the student, after deducting the sum required to cover the use made in practice until the cancellation of the contract. Nothing in the foregoing shall invalidate **The Reichman university's** right to claim differentials with respect to unredeemed payments owed to it by the student for staying in the dormitories and compensation for the damages which it sustained.

The authorization conditions and prohibition on transfer of rights

26. The student undertakes to use the apartment and dormitories in accordance with the authorization granted to him only and in accordance with the terms of this contract and its appendices.

27. The student undertakes not to transfer all or some of his rights under this contract to any person or other entity, whether in return for payment or gratuitously. This provision is a fundamental provision, a breach of which shall constitute a fundamental breach of the contract.

28. Without derogating from the generality of the foregoing, the student undertakes not to duplicate the key to the apartment/entrance door to the dormitories and not to give the keys to the apartment/entrance door to the dormitories to a third party or to allow him to make any use of it.

Rules of conduct in dormitories

29. The student undertakes to act throughout the authorization period in accordance with the provisions of the Dormitory Regulations, which are attached herewith marked **Appendix A** as an integral part of this contract. It is clarified that the provisions of the Regulations are intended to supplement and not derogate from the provisions of this contract. The student also declares that the provisions of the Regulations were brought

to his attention before he signed this contract and that he is thoroughly aware of and familiar with them.

30. The student undertakes to comply with the instructions of the Dormitory Manager appointed by **The Reichman university** and of the staff in charge of the dormitories.
31. The student undertakes not to cook at all in the dormitory areas, other than in the kitchen of the apartment and using the appliances which shall be provided for this purpose only.
32. The student undertakes to operate the extractor fan whenever cooking with any appliance, whether that appliance was provided by **The Reichman university** or not.
33. The student undertakes not to bring into the dormitories, including the apartment, and not to use in these areas any electric or other cooking and/or heating and/or cooling appliance without obtaining **The Reichman university's** approval, unless the appliance is being provided by **The Reichman university** which gave express permission for it to be used. The Dormitory Manager or a person authorized by him, shall approve the use of domestic electrical appliances after they have been inspected and found to be in working order. No domestic washing machine or blow heater of any kind shall be brought into the dormitories.
34. The student undertakes not to bring a weapon, electric bicycle and/or electric scooter of any kind and/or any other dangerous device or item and/or animal of any kind or type into the dormitories and/or the apartment and/or any other place within **The Reichman university**.
35. As a rule, should the student be involved in a criminal act or should an indictment be filed against him in court for the suspected commission of a criminal offense or if he was convicted in disciplinary or legal proceedings or for an act that violates order in **The Reichman university**, then upon the recommendation of the Police and/or pursuant to its own decision and subject to giving the student the right to a hearing, **The Reichman university** may, should it see fit in its sole discretion to do so, revoke the authorization contract with immediate effect.
36. The student is aware that **The Reichman university**, including through the dormitories' management, may distribute circulars amongst residents of the dormitories and publish

notices and guidelines regarding residence in the dormitories for the purpose of updating the rules and passing on current information about the dormitories. Instructions and notices shall be distributed through text messages, emails, electronic bulletin boards in the dormitories, letters to residents, notices posted throughout the campus and information published in any other way. The student undertakes to provide **The Reichman university** with a phone number available for text messages and an active email address, and the student agrees to **The Reichman university** utilizing appropriate tools and technologies in order to check whether the student has opened/read the notice and the opening or reading of the notice per se shall remove all responsibility from **The Reichman university** for the student's lack of awareness of its contents. The student undertakes to act in accordance with the information published through the various channels which the management has at its disposal.

The apartment, the furniture and the common facilities

37. The student undertakes to keep, and return, the apartment and the furniture therein as itemized in the list of equipment and furniture attached to this contract marked **Appendix "B"** (and which shall hereinafter be referred to as: "**the furniture**") in a clean, sound and undamaged condition. The student also undertakes to maintain the cleanliness and integrity of the common areas and/or facilities and of the common equipment located in the apartment or the dormitories. It is clarified that should the students be provided with extra items of furniture and/or common equipment in addition to the standard furniture and equipment specified, this shall be ex gratia, without **The Reichman university** being under any obligation to do so and/or to continue doing so. In any case, the student's duty to maintain cleanliness and integrity shall also extend to this additional furniture.
38. The student is aware and agrees that the right to use the facilities and/or common areas, including common facilities within the dormitories, such as laundry rooms or a club, is given to all residents of the dormitories, even if those facilities or areas happen to be located next to a particular apartment. It is therefore prohibited to prevent or interfere with the use by other students residing in the dormitories of those areas or facilities, and the student shall be obliged to pay a fine of NIS 250 for breaching this clause, without derogating from **The Reichman university's** right to recover the full damage caused to it and/or to any other person as a result thereof.

39. The student is aware and agrees that the cooling system installed in the dormitory buildings is a central system and is accordingly not in use from December to March each year. The student shall make no complaint in this regard.
40. The student undertakes to notify the Dormitory Manager or another person authorized by him of any damage, spoilage or loss caused to the apartment and/or the furniture and /or the common facilities and/or the common equipment, immediately upon becoming aware of it.
41. The student undertakes to report malfunctions in the apartment or in another part of the dormitory and to monitor his referral, exclusively through an online malfunction reporting system.
42. The student undertakes to bear at his own expense the cost of repairing any spoilage, defect, damage, breakage or deficiency occurring in the apartment or furniture or in the common facilities, excepting any spoilage or defect which according to the final determination of **The Reichman university** 's representative was attributable to natural wear and tear or reasonable use in accordance with the authorization.
43. The student shall not attempt to repair by himself any spoilage, defect or breakage and/or to supplement a deficiency as detailed above. **The Reichman university** or someone acting on its behalf shall carry out the repairs itself and should it become clear that the student was responsible for them, **The Reichman university** shall charge the student for the expenses involved, as determined by **The Reichman university**. The student may appeal against the imposition of these expenses to the Dormitory Manager in writing. The sums which the student shall be charged under this clause shall be added to the authorization fees and paid to **The Reichman university** within 7 days of its demand and mutatis mutandis shall be subject to all the provisions of this contract relating to payment of the authorization fee.
44. Upon admission of the student to the dormitories he shall sign an admission entry form listing the equipment and furniture in the apartment as well as a statement regarding his receipt of the apartment as required, and the Dormitory Councilor or Dormitory Manager confirming his admission shall also sign. Upon vacating the apartment, the student shall sign a handover of apartment form and the apartment shall be inspected in the presence of the student by the Dormitory Councilor or Dormitory Manager who

shall confirm by his signature that the apartment was handed over.

The right to renovate, repair and make changes in the dormitories

45. **The Reichman university** and/or anyone acting under its authority shall be entitled at any time to renovate and/or repair and/or demolish and/or build any room and/or apartment and/or building and/or other area within the dormitories and the student shall not be entitled to any compensation for any damage and/or nuisance that may be caused to him as a result thereof. **The Reichman university** shall make every effort to prevent such nuisance or damage and shall give the student as much advance notice as possible of its intention to take these actions on the earliest possible date, except in urgent cases such as a sudden breakage when repairs must be undertaken immediately.
46. The student may not make any change and/or addition to and/or undertake any renovation of the apartment. This paragraph constitutes a fundamental term of the contract.

Health insurance

47. The student undertakes to have a health insurance policy and/or to be a member of one of the recognized Health Funds throughout the authorization period and to have in his possession for the entire duration of his stay in the dormitories a valid magnetic card of the Health Fund or other health insurance.

Liability and indemnification

48. The student shall bear sole responsibility for any damage or injury caused to property and/or to a person and/or to any third party by him and/or anyone acting on his behalf.
49. The student undertakes to indemnify **The Reichman university** against any expense, payment or compensation obligation which shall be imposed on it due to damage to property and/or a breach of the rules of conduct in the dormitories and/or of any of the student's obligations under this contract.

50. It is clarified that **The Reichman university** shall not be responsible for any damage, expense, loss, accident, and/or any detriment caused to the student and/or anyone acting on his behalf, due to the act or omission of the student or anyone acting on his behalf. Without derogating from the foregoing, the student shall indemnify **The Reichman university** or any other person acting on its behalf in any situation of noncompliance with one of the terms of this contract.
51. **The Reichman university** shall not bear any responsibility for any damage to the property of the student, his visitors, invitees and/or any third party, in connection with this contract. The student may purchase an insurance policy as stated in paragraph 56 as well as additional insurances as necessary. However, the insurance company shall not have any right of subrogation against **The Reichman university**.

The Reichman university 's powers

52. **The Reichman university** - including through the Dormitory Manager and the Dormitory Coordinator and/or any person authorized to act on their behalf, may at any time and in its discretion take, inter alia, the following actions:
- (a) Determine and change the identity of those residing in the dormitories and all the details of the residence in the dormitories and/or in the apartment. For the avoidance of doubt, it is clarified that **The Reichman university** may, its absolute discretion, transfer the student from one apartment to another apartment on the same floor or on a different floor, in the same dormitories or in other dormitories. **The Reichman university** shall reimburse the student for authorization fee differentials if they exist.
 - (b) Enter a room, apartment and any other area within the dormitories, without requesting permission from the student, at any time and for any purpose. Without derogating from the foregoing, **The Reichman university** and/or anyone acting under its authority, shall make every effort to inform the student that it wishes to enter the apartment and/or room, although this does not oblige it to do so or derogate from its right to enter without prior notice and at any time.

- (c) Remove items of furniture and equipment details for a specific period or permanently, replace them with others and/or make changes and repairs to them.
 - (d) Order the student to remove equipment and/or furniture and/or any other item which he brought into the room and/or into the apartment and/or into the dormitories, prohibit the use of certain equipment and furniture in the dormitories and/or the bringing of them into the vicinity of the dormitories and/or the apartment.
53. During the academic year and vacations between semesters, renovation works may be undertaken in dormitories. **The Reichman university** shall do its utmost to ensure that renovation works in the dormitories which can be postponed, shall only be carried out during the summer months and that any disruption involved in the renovation and construction works shall be minimal. However, it is clarified in advance that under no circumstances shall performance of the works as stated in this paragraph reduce the authorization fees or other sums payable under the provisions of this contract or by law, shall not entitle the student to any discount or compensation, and shall not impose on **The Reichman university** any obligation to a refund and/or pecuniary or other compensation.
54. The student is aware that there are no security services are provided for the dormitories and that **The Reichman university** is not responsible for the loss of or damage to his and/or equipment or property and/or that of others which is located in the room, in the apartment or in the dormitories. Personal belongings within the dormitory premises are not insured and their owners shall be responsible for their integrity and/or insurance. The student may, independently and at his own expense, enter into a contract with an insurance company (hereinafter: "**the insurer**") to insure his personal equipment in accordance with the prevailing policies in the market (hereinafter: "**private insurance policy**") and the student shall pay all costs imposed by the insurer and **The Reichman university** shall not be a party to the contract with the insurer.
55. Without derogating from the provisions of paragraph 54, even if it should decide to provide security services, including a security guard or security guards, biometric entry services, installation of cameras in every area or other security measures or all cumulatively in the dormitories, **The Reichman university** shall not be liable for loss or damage to equipment or property of the student and/or of others which is located in

the room, the apartment or in the dormitories.

56. The student is aware that security cameras are installed in the dormitories and that **The Reichman university** may use the information recorded by the security cameras for security and control purposes. The student waives any claim or other right against the cameras, including the manner of their installation and the use made of the information recorded by them. The student is likewise aware that the campus is secured 24 hours through security services provided by **The Reichman university** and that the dormitories complex is located on the campus and that, *mutatis mutandis*, all security services applying on the campus shall equally apply to the dormitories. Without derogating from the provisions of this contract, the student agrees to comply with the instructions of the security guards including by identifying himself through any means and undergoing any check required.

Should the student decide to activate a private insurance policy, he hereby waives in advance any demand to receive a copy of the security photographs in order to forward them to the insurer or to anyone acting on behalf of the insurer or on behalf of the student (hereinafter for the purposes of this paragraph only: "**third party**") and shall be precluded from claiming otherwise in relation to this matter or to any other matter concerning how the cameras or security services are operated and **The Reichman university** shall not bear the costs connected with the non-transfer of the information as aforesaid to a third party pertaining to the excess payable by the student under a private insurance policy.

57. **The Reichman university** shall charge a fine of \$80 to \$ 257, subject to its discretion and in accordance with the circumstances for each breach by the resident of Disciplinary Regulations and/or this authorization contract. The charge shall be made automatically after the fine is given, the resident may request, within 7 days from the date of payment of the fine to appear before **The Reichman university** Disciplinary Committee and to plead his arguments against the fine. The student declares and understands that the Disciplinary Committee may also impose pecuniary and nonpecuniary punishments.

Termination of the Contract

58. **The Reichman university** may terminate this contract forthwith (even before the end of the authorization period) in response to a breach by the student of any provision of the contract (including the Regulations) or a failure to honor any financial obligation to **The Reichman university** and/or to another person acting under **The Reichman university**'s authority which he took upon himself. **The Reichman university** may also demand that the student indemnify and compensate it for any damage caused by him to the apartment and/or to the dormitories and/or to the facilities therein.
59. Should the authorization period be reduced upon **The Reichman university's** instruction for reasons beyond his control, the student shall only be obliged to pay the for the period of actual use.
60. Without derogating from the generality of the foregoing, **The Reichman university** may terminate this contract forthwith and demand that the student vacate his apartment or room within 7 days, if the student ceased to be a student at **The Reichman university** and/or if he violated the authorization contract and/or the Dormitory Regulations and/or if the student ceased to fulfill one or more of the preconditions for entitlement to reside in the dormitories.
61. preparatory tenant - In this Contract, you commit to bear the payment for the period of the Contract starting from the preparatory date. If this Contract is canceled for any reason from the date of signing, you will be charged for one month's payment without any need to prove damages.
62. It is clarified that the student shall be obliged to pay authorization fees for the entire authorization period as defined in this contract. Should the contract be terminated before the end of the aforementioned period whether as a result of a breach by the student or at his request, the student shall be liable to pay the authorization fees as

Date of notice	Type of contract	Total for payment
Up to July 1st 2025	First year tenant (excluding preparatory tenant)	Without cancelation fee

	Tenant second year onwards / preparatory tenant	Single unit – \$980 Roommate unit - \$850 Couple apartment – \$1,550
Up to October 1 st 2025	Applies to all types of contracts	Single unit – \$980 Roommate unit - \$850 Couple apartment – \$1,550
Up to the last day of semester A (the first day between the vacation of semester A and Semester B)		Single unit – \$1,960 Roommate unit - \$1,700 Couple apartment – \$3,100
A notice received after the end of semester A		The balance of payments remaining until the end of the agreement

Should the contract be revoked due to a breach of it by the student, then in addition to payment of the authorization fees as aforesaid, the student shall be liable to pay fixed and pre-agreed compensation in the sum of NIS 7,290.

63. The compensation obligation under this paragraph shall for all intents and purposes have the same status as the authorization fees.
64. Without derogating from the foregoing, **The Reichman university** may terminate this contract at any time and for any reason, subject to giving 30 days' prior written notice to the student.

Vacation

65. The student undertakes to vacate the apartment and the dormitories immediately upon expiry of the authorization period or upon termination and/or early cancellation of the contract and to return them together with the equipment listed in **Appendix B**, with vacant possession, in sound, clean and undamaged condition, wear and tear resulting from normal and reasonable use excepted, and to give the keys to the apartment to **The Reichman university** or its representative.
66. Should the apartment be vacated when it is not in the condition stipulated in paragraph 65 above, the student shall be obliged to pay a fine in the sum of NIS 1,000, in addition to any other compensation which **The Reichman university** is entitled to under this

contract or by law.

67. Should the student fail to return the keys to the apartment, he shall be obliged to pay a fine in the amount of \$ 40 for each key.
68. Should the student not remove his belongings from the apartment and from every other part of the dormitories at the time when he is obliged to do so under this contract, then **The Reichman university** may remove these objects from the apartment and the dormitories, to any place which it shall in its sole discretion see fit, and the student relinquishes in advance any claim which he might have as a result thereof. **The Reichman university** does not undertake to store and/or safeguard these objects. The student undertakes to reimburse **The Reichman university** within 7 days of receiving its demand that he do so, for any cost or expense which **The Reichman university** incurred with respect of these activities, including storage.
69. It is clarified that **The Reichman university** shall not be responsible for the integrity of the student's belongings, whether it chooses to exercise its right and to remove them or not.

Addresses

70. The parties' addresses for the purposes of this contract are:

Reichman university , 8 hauniversita st. Hezliya Israel

Via Email address: fdc.dormitories@runi.ac.il

71. The student - In the dormitories

Via Email address _____ and/or his apartment as it appears in **The Reichman university** 's records.

72. Any notice which one party is obliged to give to the other shall be in writing and shall be sent or delivered to the aforementioned email address.

Jurisdiction

73. The competent courts in the Tel Aviv District and/or the Central District shall have exclusive jurisdiction to adjudicate any dispute arising between the parties in connection with and/or anything arising from this contract, including its performance and/or interpretation. This contract, its implementation and interpretation **shall be governed by Israeli law**, without its rules of dépeçage.

Miscellaneous

74. The student shall not be entitled and/or permitted for any reason to set off any sum which he is obliged to pay to **The Reichman university** under the provisions of and/or as a result of this contract.
75. The student shall not be entitled and/or permitted for any reason to impose a lien of any kind or type vis-a-vis the apartment or any part thereof, in connection with this contract.
76. Masculine pronouns have been used in this contract for convenience only, and with the necessary linguistic adjustments, all the provisions of this contract shall equally apply to female students.
77. No change, amendment or waiver with respect to any term of this Contract, and no forbearance, shall be binding on **The Reichman university** or serve as grounds for preclusion or a claim of estoppel unless made in writing and signed by the parties.
78. The non-use by **The Reichman university** of any right granted to it under this contract and/or by law shall not be regarded as a waiver on its part of that right, which it may go back and exercise whenever it sees fit.
79. No legal relationships exist between **The Reichman university** and the student other than those expressly stipulated in this contract.
80. The provisions of the Hire and Loan Law, 5731-1971 shall not apply to this contract.

The student

Appendix A to the Authorization Contract to use the Reichman university Dormitories

Dormitory regulations

1. **Cleanliness and order**

- 1.1. **The student undertakes to keep the apartment and the common areas in a clean and tidy condition during the entire authorization period.**
- 1.2. **The student shall collaborate with the other students in the dormitories, in order to maintain an acceptable and reasonable standard of cleanliness and hygiene in the common areas of the apartment and the dormitories.**
- 1.3. **The student shall look after and take care of the equipment and furniture in the room and/or in the apartment.**

2. **Hosting**

- 2.1. **It is prohibited for guests to enter and/or stay in the dormitory rooms from 22:00 until 8:00 the next morning on any day of the week.**
- 2.2. **It is prohibited for guests to stay overnight in the dormitories.**
- 2.3. Without derogating from the foregoing, the student shall be responsible for the behavior of his guests and visitors and shall ensure that his guests and visitors behave properly and avoid doing anything that may inconvenience the students in the apartment and/or in the dormitories and/or disturb the quiet and order in the dormitories and/or engage in any activity which is prohibited for the dormitory residents under the Residence Contract and the Dormitory Regulations.

2.4. A breach of the foregoing provisions of this paragraph shall constitute a serious disciplinary offense **punishable, inter alia, by expulsion from the dormitories** and termination of the authorization.

3. **Safety and protection of property**

3.1. **The student undertakes to act at all times in a non-life-threatening manner and subject to the safety guidelines which The Reichman university publishes from time to time.**

3.2. **The apartment must be kept locked during the day for security reasons. The keys shall not be left above the doors. The key shall not be left in the door lock or in any other public place.**

3.3. No additional lock to the dormitory apartment shall be affixed or suspended.

3.4. Electrical appliances shall not be left running unattended in the apartment.

3.5. The responsibility for the integrity and/or safeguarding of the student's belongings and/or property and/or for their insurance rests solely with their owners. It is recommended not to keep valuables or sums of money in the apartment. Any case of theft or loss should be reported to **The Reichman university** immediately. It is clarified that **The Reichman university** shall not be responsible for any damage to or loss or theft of property belonging to the students or their guests in the dormitories.

3.6. No furniture or bedding belonging to the dormitories shall be moved from one apartment to another and/or outside the area of the dormitories. No property or equipment which is intended for the common use of all residents of the dormitories, including classroom equipment shall be transferred to or kept in the apartment.

3.7. No cooking utensils shall be used in the living rooms other than those provided by **The Reichman university**.

3.8. No fires shall be lit in the apartments or any other area within the dormitories.

- 3.9. The keeping of animals in the dormitories (including in the apartments) is prohibited.
- 3.10. **Pictures may be hung in the rooms from nails only and after receiving The Reichman university's prior written approval.** A student who hangs pictures contrary to the provisions of this paragraph shall be obliged to pay the costs, as determined by **The Reichman university**, of repairing the damage and whitewashing the room. It is clarified that under no circumstances may a student whitewash a room himself.
- 3.11. **Painting the room and/or drawing on the walls is forbidden.** Stickers shall not be affixed to the walls, furniture or equipment in the apartment.
- 3.12. **Students are required to clean the apartments in which they live, including the kitchen, bathrooms and toilets therein, and to ensure that the apartments are clean throughout the authorization period. Students who fail to honor this obligation shall be charged for the cost of having the apartment thoroughly cleaned.**
- 3.13. Care must be taken to ensure that the kitchen and dining area are kept clean and tidy.
- 3.14. **The corridors, courtyards, gardens and other public areas in and around the dormitories must be kept clean. A student who dumps materials and waste in these public areas (including by throwing them out of the window) shall face disciplinary charges and is liable to penalties including expulsion from the dormitories.**
- 3.15. **Hanging flags and/or washing outside the room is strictly forbidden.**
- 3.16. **Care shall be taken to switch off lights whenever they are not needed.**
- 3.17. **Smoking in the dormitories, including in the apartments, stairwells, entrances or lobbies of the building is prohibited. This prohibition also applies to hookah smoking and "electronic cigarettes".**

3.18. A person who violates one or more of these paragraphs shall be liable for penalties, including expulsion from the dormitories and cancellation of the authorization to reside in the apartment.

4. **Illness**

4.1. A student who resides in the dormitories must hold a valid Health Fund card and/or other medical insurance.

4.2. The student must notify the Dormitory Manager or **The Reichman university's** representative of any health problem, illness or injury which may endanger the health of the other residents.

5. **Absence**

5.1. The Dormitory Manager or Dormitory Coordinator must be notified of any absence of seven days or more from the dormitories and the student's address during the period of his absence.

6. **Discipline**

6.1. The student shall behave properly and appropriately and not participate in any way in or in any manner of criminal or prohibited activity. The student shall refrain from doing anything that could harm the good name of **The Reichman university** and/or the student body.

6.2. The student shall behave in a way that does not endanger, inconvenience or impair the reasonable use of dormitories by the other students.

6.3. **The student shall refrain from making noise during all hours of the day and shall be particularly careful to do so from 22:00 in the evening. The making of disruptive noise and/or disorderly behavior shall be a reason which justifies expelling a student and cancellation of his authorization to reside in the dormitories.**

6.4. The student shall follow the instructions of the Dormitory Manager, the Dormitory Councilors or **The Reichman university** and its representatives at all

times.

- 6.5. Every student is required to participate in the normally biannual dormitory meetings and safety drills.

7. **Additional facilities and equipment**

- 7.1. The student may not bring additional equipment or appliances into the apartment without **The Reichman university's** prior written approval.
- 7.2. The student shall be exclusively responsible for the preservation and maintenance of any additional equipment as aforesaid.
- 7.3. **The Reichman university** shall not be responsible for any damage to or loss or theft of property or equipment as aforesaid.
- 7.4. The student may not ride a motor scooter or bicycle within the dormitory complex.

8. **General**

- 8.1. Keeping explosives and/or ammunition and/or flammable materials such as gasoline, oil, etc., in the area of the dormitories and the apartment is strictly prohibited.
- 8.2. Light a fire in the area of the dormitories and/or apartment is prohibited.
- 8.3. Engaging in games of chance and gambling, card games, and other games involving money, possession and/or use of drugs, or any unlawful action or act are strictly prohibited.
- 8.4. The drinking or keeping of alcohol in the apartment and/or in the area of the dormitories is prohibited.
- 8.5. The student shall not engage or participate in any way in or in any manner of criminal activity and/or in an activity that includes acts of violence, racism,

sexual harassment and/or a violation of the laws of the State of Israel and/or which is at variance with the contract, these regulations or **The Reichman university's** other regulations and/or instructions.

A non-binding list of **The Reichman university's** regulations and protocols can be viewed at the following address:

<https://www.idc.ac.il/en/students/Pages/regulations.aspx>

- 8.6. **The Reichman university** may institute guarding, security or inspection arrangements for the dormitories' visitors at the entrance to them. The student undertakes to act in accordance with such arrangements, to cooperate with **The Reichman university's** representatives, if required to do so, to present a pass showing that he is a resident of the dormitories and is entitled to enter them.
- 8.7. A violation of any of the provisions of this paragraph shall constitute a serious disciplinary offence which is punishable by expulsion from the dormitories.
- 8.8. No events may be held in the dormitories without obtaining prior written clearance from **The Reichman university** or its authorized representative.

I declare that I have carefully read the Dormitory Regulations and that I undertake to fully observe their terms, conditions and details.

Full name _____

Student No. _____

Signature _____

Address _____

Home telephone _____

Cell phone _____

Appendix B to the Authorization Contract for use the Reichman university Dormitories

List of personal equipment in the apartment

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Appendix C to the Authorization Contract for use the Reichman university Dormitories

Authorization fees and payment of utility bills - transaction summary

The following is a summary of the contract with the **Reichman university** - Student Dormitories:

Student's details:

Given name	Surname	I.D. number
Passport/I.D. card number	Full address	
Telephone	E-mail address	

Authorization fees:

Total payment for the entire authorization period as defined in the authorization contract:	
Billing currency:	
Billing method:	
Billing frequency:	

Payments for utility bills:

Definition:	Ongoing payments charged separately from the authorization fees including electricity, water, Internet, TV services, etc.
Billing currency:	
Billing method:	
Billing frequency:	On 15 th of the month for the previous month

1. **Conversions**

- a. Authorization fees are charged at the dollar rate for students studying in the international program. An international program student who wishes to pay in Israeli currency may do so by prior written notice. The student shall pay according to the prevailing representative rate of the dollar on the date of each and every payment. If there is no trading in the dollar on that date, the payment shall be calculated according to the first representative dollar exchange rate to be published thereafter.

- b. Utility bills or any part thereof shall be paid in NIS according to according to the prevailing representative rate of the dollar on the date of each and every payment. If there is no trading in the dollar on that date, the payment shall be calculated according to the first representative dollar exchange rate to be published thereafter.

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Credit card debit standing order

For the attention of

The Reichman university

1. I _____ hereby give you enduring permission to debit my account, from time to time, through the credit card, the details of which are stated above, for the sums which I owe and/or shall owe you in connection with dormitory services, which shall be provided by you, as reflected and/or shall be reflected in the list of debtors and/or magnetic tapes in your possession. The aforementioned debit shall be carried out through your notification to the credit card company, including within the framework of a telephone transaction.
2. Any debit made pursuant to this authorization shall be regarded as having been made with my full knowledge.
3. I may cancel my authorization in a written notice from me to you, provided that the following conditions are met:
 - a. The authorization period of at least 12 months has elapsed.
 - b. The cancellation shall take effect 7 working days from the time you received the notice, and shall not apply to debits of the account which were made prior to the date on which the cancellation came into force.
4. I have signed this authorization without specifying the number of payments and their amounts, since I have consented to **The Reichman university** forwarding to the issuer of the card debits from time to time as you shall specify to the issuer.
5. I, the undersigned, undertake to submit to you, immediately upon your request, a standing order for payment of the various charges should I exceed the permitted credit ceiling, or should the card be declined for any other reason. Should a standing order not be submitted, you may terminate my residence immediately and without any further notice.

