



O O O T O P I A

**THE CHALET LIMITED**

Company BR: 70331845-000-01-19-2  
10 Yat Fu Lane, HKU Station  
Telephone: +852 5104 3988  
Email: living@oootopia.com  
Website: www.oootopia.com

**LICENSE AGREEMENT**

Dear Sir/Madam,

Thank you for requesting to lease from THE CHALET LIMITED. (hereinafter referred to as "Licensor" or "we". The terms "us", "our", "ours" and "ourselves" shall be construed accordingly.), 10 Yat Fu Lane, HKU Station.

License Agreement

Request Source:

No.

Sales Person:

**Licensee Particulars**

Occupier Name:

Nationality: Hong Kong, Hong Kongese

Passport No./HK ID:

Contact Number:

Email:

Residential Address:

**Billing Details**

Finance Contact Person:

Email:

Contact Number:

**Property Details**

Room Type:

Room No.:

Move-In Date:

Move-Out Date:

Move-In Time: 09:00:00

Duration/Term:

Move-Out Time: 13:00:00

**Fee Rate**

Monthly Rate: HKD

Security Deposit: HKD

Full Initial Payment: HKD

Original Rate:

**Package**

- **Basic Complimentary**
  - Once a week general cleaning of room and bathroom
- Full-furnished Room
- Complimentary Usage of On-site Facilities
- Complimentary Wireless Internet Access



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### **Cancellation/ Amendment Policy**

The Licensee may cancel or amend this Licensee Agreement by giving the Licensor no less than 30 days' written notice in advance should the Licensee or the Occupier (where the Licensee is a corporate entity) for any other reasons resulting in the inability of the licensee (as determined to the Licensor's satisfaction) to fulfill the full term of the Licensee Agreement. The written notice shall be submitted to us, along with supporting explanations(s) documents(s) and/or evidence(s). Any consent by Licensor shall be in the form of a written notice stating the decision. All early terminations shall result in forfeiture of the full amount of security deposit. Licensees who enjoyed discounts for longer term stays, and who early terminate or amend to shorter terms, shall also top up the price difference between the Original Rate and the Monthly Rate, for the entire stayed duration.

### **Summary of Terms**

- This licence is non-transferrable and any transfer or assignation shall only be valid with written consent of the Licensor.
- Licensee shall use the Room solely for residence and the number of occupants shall be the same as mentioned above.
- Licensee shall not cause any nuisance, annoyance, damage or disturbance to the Licensor, the Property or to other residents in the building.
- Licensee shall not use or permit the Room to be used for any illegal or immoral purposes.
- Licensee agrees that any false information/declaration by the Licensee constitutes a breach of this Agreement and that the Licensor reserves the right to terminate this Agreement without any compensation or reimbursement, including the forfeiture of the Security Deposit.
- The Licensor or its authorised parties may enter the Room for housekeeping service and maintenance work and except for emergency, permission shall first be obtained from the Licensee or registered occupier(s).
- Itemised Inventory list of furniture, fittings and any other items shall be provided by us as agreed with the Licensee. Licensee shall be required to upkeep and return the Room in the condition as at Move-in upon expiration of this License Agreement.
- A joint inspection will be carried with the Licensee or Occupier at Move-in. Itemised Inventory list of furniture, fittings and any other items shall be provided by us as agreed with the Licensee. All defects, damages or losses will be recorded. Licensee may report any further defects/damages found within 72 hours after move-in. The Licensee shall endeavour to complete the inspection and checking off within 72 hours of move-in. There after, with or without completing the checking off of the inventory list, residents shall be deemed to have accepted the condition of the room and its contents and all subsequent defects, damage or losses requiring any repair works or replacements shall be the responsibility of the resident, who shall make all necessary payments for the costs of all repair works and/or replacements within 7 days of our written notice.
- Licensee shall be required to up keep and return the Room in the condition as at Move-in upon expiration of this License Agreement.
- To ensure the safety and comfort of all residents, the Licensee agrees to obey and comply with the Residence's In-House Policy as follow:
  - Smoking is strictly prohibited throughout the whole building. A penalty of \$3000 shall be imposed for every instance of smoking detected.
  - No pets or animals shall be allowed into the building.
  - Do not remove or alter any interior fittings of the Room.
  - Keep the common areas and fire escape route clear of hazardous or dangerous objects.
  - In our efforts to be environmentally friendly, switch off air-conditioning or lights when not in use.
  - Respect our staff and your neighbours and communicate politely.
  - Multiple transgressions of the In-House Policy may result in termination of this Agreement and eviction.
- The Licensee shall NOT have the right to automatically renew and/or extend this License Agreement upon its expiration. Any request for extension of this License shall be subject to availability of the Room and written confirmation from Licensor
- The Security Deposit shall be refunded to the Licensee within 30 days from the Expiry Date of this License.



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### List of Items

#### ● Living Room

- 2 x Table Mat
- 2 x Coffee Cup Set
- 1 x Water Pitcher
- 1 x Table Tray
- 1 x Kettle
- 1 x Tissue Holder
- 1 x Sofa
- 1 x Television
- 1 x Mini Fridge
- 2 x Drinking Glass
- 2 x Cutlery
- 1 x Mini Plant
- 1 x Cutlery Tray

#### ● Bedroom

- 1 x Safe Box
- 3 x Cushion
- 1 x Duvet (Double)
- 2 x Pillow
- 1 x Waste Bin
- 1 x Emergency Torch
- 1 x Extension
- 1 x Hairdryer
- 1 x Mattress With Protector (Double)
- 12 x Clothes Hanger

#### ● Bathroom

- 1 x Waste Bin (Bathroom)



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We would like to take this opportunity to thank you for choosing us. On behalf of the entire team, we extend you a very warm welcome and trust your residence with us will be enjoyable. To confirm the License Agreement:

1. kindly place your initials at the bottom of all pages and sign below (with company stamp if applicable),
2. return to us this signed License Agreement, and
3. submit the Full Initial Payment, comprising the first month's Rent and the Security Deposit, together with this signed License Agreement.

We reserve the right, in our absolute discretion, to release the Room to another Licensee prior to receiving the above-mentioned items.

By signing this License Agreement, you shall be also deemed to agree to the Booking Terms and Conditions.

Regards,

Confirmed and Approved by,

\_\_\_\_\_  
THE CHALET LIMITED

\_\_\_\_\_  
Name: