

How to book your room

Booking

1. In order to book the room of your choice, you just need to pay 1 month rent. A 300\$ guarantee will be asked at your arrival and given back one month after the end of the lease if any damage is noticed in the apartment. The renting is organized by class session (autumn or winter), by **5 or 10 months** periods. You will find below our payment methods.

Payment

1. The payment could be done by **3 different ways**
 - a. Via online Canadian bank payment which is free
 - b. Via PayPal, through our website
 - c. Via international bank transfer which cost between 15\$ and 60\$ fees depending on your bank

Charges

1. Student Housing Montréal covers electricity, heating, hot water and Internet fees. However, in some case, there can be some extra fees that will be paid by the lessee:
 - a. In some apartments, the Internet bandwidth may be limited in Gigabytes per month, as stated in the apartment ad lease clauses (for example 100GB/month). In such case, Housing Student Montréal will not cover the fees if the lessee exceeds the limit. The lessee will pay the extra Internet fees.
 - b. If the lessees abuse of the heating system (over 21°C), and increase consequently the electricity or gas, the extra electricity or gas charges will be paid by the lessee at the end of his contract.
2. The housing insurance is provided by Student housing Montréal and covers the lessee for any damages he may cause in the apartment (up to 2,000,000\$ except water damages), as well as his/her personal belongings.

Few rules

General

1. Student Housing Montréal can end the present contract if one or more of the following situations happen:
 - a. In case of termination of the original lease (between the landlord)
 - b. If the lessee does not pay the rent
 - c. If the lessee does not respect the due diligence and the neighborhood
 - d. If the lessee sublets the apartment or a room to a third party or occupies the apartment with another person not mentioned in the lease
 - e. If the apartment or the furniture is damaged or not maintained in good condition
 - f. In cases b, c, d and e, a month rent will be charged to the lessee to compensate the harm caused
2. Unless of an emergency, all expenditures related to the apartment made by the lessee without a written authorization sent by email by Student Housing Montréal are to be paid by the lessee.
3. No parking space is included in the rent.
4. The Student Housing Montréal provided beds sheets. At the end, linens should be washed and put back in the same condition as if starting or will have to replace bed sheets so the sheets are torn, dirty or stained
5. It is prohibited to install new key locks in the apartment.
6. It is strictly prohibited to have other people than the lessees to reside in the apartment. If it happens and a guest causes a problem in the apartment, the lessee who invited that person will have a 100\$ penalty taken off from the guarantee, the guest will be expelled immediately.

Maintenance

1. The lessees are responsible of maintaining the apartment in good condition depending of the season. If it is necessary, clearing the snow is the lessees' responsibility.
2. Cleaning services will do the maintenance of the common rooms of the apartment (kitchen, bathroom, dining room, living room) every two weeks in some apartments, if stated in the lease clauses.
3. In the apartment that features a cleaning service, before the cleaning person comes to the apartment, all these steps must be completed (if not, each lessee will receive a penalty of 20\$):
 - a. All the dishes must be washed and put on the shelves.
 - b. Nothing should be left on the counters, and tables.
 - c. The trashes must be emptied and the bottles must be given back to the stores.
 - d. All the common areas must be tidied up (to facilitate the work of the cleaning person, remove all your personal belongings from the living room).
 - e. If the lease does not include cleaning services and if the apartment is not kept clean, Student Housing Montréal will have the right to hire a cleaning person that will do the cleaning for 30\$ per hour for 6 hours per month. Each lessee will pay this extra fee.
 - f. To maintain a general good appearance and for safety reasons, no waste bin or other non "esthetic" objects will be left on the balcony, in order to maintain the outside appearance of the apartment, and to free the emergency exit.
4. It is prohibited to chain a bike on the balcony or the stairway.
5. It is prohibited to put any posters/frames on the walls in the bedrooms and common areas, and to paint any walls. If it happens, the lessee will be charged the inherent fees for repair.

6. The lessee must replace all the bulbs when they burn out. If a bulb doesn't work when the lessee leaves the apartment, Student Housing Montreal will ask a 5\$ fee per bulb to the lessee.
7. If the lessee brings voluntary or not bed bugs to the apartment, all the related fees to exterminate them will be charged to him/her.
8. All the plumbing fees such as unclogging the shower drain, the toilets, or the sink will be charged to the lessee if he/she is the cause of the problem.

Respect of roommates and Neighbors

1. As the apartments are not perfectly soundproof, the lessees must be careful and respect the neighbors.
2. Parties or big gatherings are strictly forbidden in the apartment and around the building. In case of violation of this clause (for every party organized in the apartment), penalties of 100\$ will be given to each lessee of the apartment plus the fees that this party may occur).
3. The building is smoke-free. If it happens, the lessees will all be charged 100\$ plus inherent fees each time someone smokes in the apartment.
4. Pets are not permitted in the apartment. If the presence of a pet is proved, the lessees will all be charged 100\$ plus inherent fees and the pet will be immediately expelled from the apartment.

Student Housing Montréal will be happy to welcoming you! We stay at your disposal if you need further information.

studenthousingmtl@gmail.com

