



BOOKING TERMS & CONDITIONS

1. All bookings made are strictly non-cancellable, non-amenable, and non-refundable.
2. Heritage Collection is operated by a mobile self check-in system. All staying guests will only be issued a mobile key after they have entered details of their own credit/debit card for a S\$300 incidental deposit. Guests who fail to provide a valid credit/debit card will not be able to check-in. The incidental deposit will be refunded in full via the same credit/debit card within 14 working days upon check-out should there be no incidentals to be incurred and keys are returned in full set, or any outstanding payments are due.
3. The rates include weekly housekeeping service, utilities, Smart TV and complimentary in-room wifi.
4. Housekeeping service will be provided once a week. Any additional housekeeping services will be available at an additional charge of \$50 and must be made known to the Landlord at least 3 working days in advance.
5. The Student shall pay the difference in the amount incurred for utilities should it exceed the utilities cap of \$250/month. This will be computed and billed by the Landlord, based on SP Services bill and an apportionment formula.
6. The Student shall ensure that rental payment is made by the date stipulated in the invoice(s). In the event where the payment is not received by the stipulated date, the reservation will be automatically cancelled and the Landlord reserves the right to deny check-in to the Student. Any re-bookings shall be subject to availability of the apartment and additional charges may apply.
7. The Student shall ensure that the subsequent monthly rental payment is made by the 1st day of each calendar month. In the event where the rental payment is in arrears for seven (7) days, the Landlord has the right to re-enter the said premises and evict the Student. The incidental deposit shall be forfeited and used towards any outstanding payments due by the Student. If the Landlord takes possession of the unit by Court order, or under the lease, the Student has no right to return to the unit.
8. Confirmation of the booking is made upon clearance of the payment. Any confirmed booking shall adhere to the terms and conditions laid out in this document.



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9. The apartment is only registered for the occupant(s) listed in the booking. The Student must not assign this booking, sublet all or part of the apartment or permit any other person to use this apartment.
10. Any additional guests of the Student shall be required to register and present the necessary documents to the Landlord, and a maximum of 2 persons are allowed in the apartment at any time, unless otherwise agreed by the Landlord in writing. Any unauthorised personnel not made known to the Landlord shall not be permitted to stay in the premises beyond 2359 daily and a fine of \$500/day will be imposed if found doing so.
11. The Student shall keep the premises and fixtures in good and tenable condition throughout the rental of the unit and shall be liable for any items damaged or lost during the rental, as deemed by the Landlord. The Student shall be liable and hereby guarantees that all charges for repairs or additional professional cleaning service required for premises left in poor condition as deemed by the Landlord, shall be deducted from the incidental deposit.
12. The Student shall not engage in objectionable conduct when in the premises. Objectionable conduct refers to behaviour that makes or will make the premises less fit to live in for other Students, interferes with the right of others to properly and peacefully enjoy their stay, or causes conditions that are hazardous, unsanitary or detrimental to other Students in the Premises. Objectionable conduct constitutes a breach of contract and the Landlord shall be permitted to terminate the rental of the apartment.
13. The Student shall not cause nuisance, disturbance, inconvenience, injury or damage to or in any way interfere with the peace and comfort of the other occupants of the building or of adjoining said premises, as deemed by the Management.
14. The Student is advised to maintain the hygiene and cleanliness of the unit and common areas. Should the unit or common area be deemed by the Management to require professional cleaning and are found to attract pests, the Student shall be liable for the additional costs of such services.
15. No pets, animals or reptiles should be kept within the Premises.
16. No smoking or any other related activity; which may result in a potential fire hazard (e.g. burning of incense, lighted candles left unsupervised) is permitted within the apartment and building premises, including the rooftop. A fine of \$500 per incident and/or eviction will be imposed



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otherwise. The Student shall also bear the charges for professional cleaning of the premise to remove any residual smell of smoke in the premises and shall be liable for all damages found associated with the smoking or related potentially fire hazardous activity within the premises. The deposit shall also be forfeited as compensation to the Landlord for breach of this contract.

17. The Student may not use or occupy the Premises for any unlawful purposes and activities including but not limited to drugs, prostitution, social escort services or contraband. If the Student is found doing so or suspected with strong evidence as deemed by the Management, it shall be taken as a breach of contract and the Landlord reserves the right to re-enter the premises and evict the Student. All advanced rental payments and deposits made shall be forfeited.
18. The official check-in time is from 3pm to 7pm, and check out time is by 11am. An additional day of rent shall be chargeable should the Student choose to check-in/out at a timing that differs from the above. Any late check-out is subjected to an additional fee and room availability. All items or belongings left behind after checkout will be disposed of immediately. Late checkouts beyond 12pm would incur additional charge of a full night's room rate.

The above are Heritage Collection's standard terms and conditions. The full terms and conditions will be shared with the Student upon confirmation of the booking.