



BEDSPACE CONTRACT

Rate depends on the room, bed assigned and number of occupants in room. We reserve the right to approve the final room and bed assignments.

All contracts are for one year, unless we approve a shorter or longer period.

To secure your slot, you will need to pay two (2) months security deposit and one (1) month advance rent. The security deposit is meant to answer for damage to property (other than normal wear and tear), unpaid utility bills, unreturned keys, etc., and pretermination of lease. It cannot be applied to rent. It will be forfeited if this contract is terminated earlier than 1 year (or whatever period was agreed upon).

Sublease is not allowed. If you want to preterminate your lease, it is possible to receive a full refund of your security deposit if you inform us at least 45 days in advance AND recommend to us someone who can takeover your lease.

Failure to pay two consecutive months' rent will be considered as pretermination of lease, and resident agrees to vacate the space voluntarily without need of any further notice.

The following are included in the rent: free internet, free filtered drinking water, free electricity for cooking in the common areas, bed, closet or shelves, desk, chair, inverter airconditioner.

Each room has a separate Meralco meter, bill to be divided equally between roommates, and paid directly to Meralso.

Each floor has a separate water meter, bill divided equally between the occupants of the units sharing the meter, and paid directly to LARC.

Cooking inside the rooms (except Talisay) is not allowed

Smoking is not allowed.



ELBI GREENHOUSE

We will be strict on garbage segregation and handling, cleanliness (especially of common areas) and consideration for other residents' requests for quiet after midnight. All rooms are required to avail of our cleaning service at least once a week, at a minimal cost to be paid directly to our housekeeper.

For purposes of security, we have CCTV cameras in the common areas, and biometric access to the building. Members of Banned Books Reading Room (the 24-hour study hub in the same building) also have access to the common areas.

We have no curfew.

Visitors are allowed but must be under supervision of the resident at all times.

NAME AND SIGNATURE OF APPLICANT RESIDENT OR PARENT/GUARDIAN (if applicant is a minor):	
DATE	

ALL PAYMENTS MAY BE MADE TO:
ELBI GREENHOUSE PROPERTIES, INC.
ASIA UNITED BANK
ACCOUNT NUMBER 0710-1000-1603

OR

GCASH _____

FOR ELBI GREENHOUSE USE ONLY AFTER PAYMENTS HAVE BEEN ACCEPTED:	
ROOM ASSIGNMENT:	
BED ASSIGNMENT:	
MONTHLY RENT:	
DUE DATE:	
CONTRACT PERIOD:	
NAME AND SIGNATURE OF ELBI GREENHOUSE REPRESENTATIVE:	
DATE:	