



**UNITED REPUBLIC OF TANZANIA**  
**MINISTRY OF EDUCATION, SCIENCE AND TECHNOLOGY.**  
**SOKOINE UNIVERSITY OF AGRICULTURE**  
**HOUSING AND STUDENT ACCOMMODATION BUREAU (SUASAB)**  
**P.O. BOX 3000 CHUO KIKUU, MOROGORO, TANZANIA**  
 Phone: 255-023-2604663, 2603511-4; Fax: 023-260-1316,  
 E-mail: [suasab@suanet.ac.tz](mailto:suasab@suanet.ac.tz)



**ACCOMMODATION AGREEMENT BETWEEN SUA HAB AND STUDENT TENANT**

This AGREEMENT is made this .....day of .....20..... between the Deputy Vice Chancellor (A&F) acting for and on behalf of Sokoine University of Agriculture hereafter called the "Lessor" of the one part and a student (hereafter called the "Lessee") of the other part.

**WHEREAS.**

(i) In this Deed unless the context otherwise requires:

- (a) "Lessor" means and includes any person for the time being exercising the duties of the DVC (A&F) at SUA and includes any person appointed by the DVC (A&F) to act in that behalf;
- (b) "Lessee" means any student duly admitted to SUA and who has entered into a valid agreement with the Lessor for the purposes of this lease;
- (c) "Student" means any person admitted to SUA or one of its Constituent Colleges as a candidate for a degree, diploma, certificate or other award of SUA who has subscribed to this agreement;
- (d) "Student residence" means and includes all hostels of residence, any dwelling house or building designed or modified as hostel of residence for purposes of student residence;
- (e) "Residence regulation" means and includes provisions of the University Student By-Laws relating to student residence, all students' regulations stipulated in the student's tenancy agreement and any other regulations promulgated for purposes of governing students' residence in University Hostels and property contained therein or attached thereto;
- (f) "The University" means Sokoine University of Agriculture

**NOW THEREFORE THESE PRESENTS WITNESSETH AS FOLLOWS**

1. The University hereby agrees to lend Student room No .....at Hostel No..... Block..... the Hostel situated at ..... Campus for the period between ...../...../20 ..... And ...../.....20..... Per bed for Tsh/UDS ..... That the Lessee agrees to pay Tshs. **10,000.00** non refundable depreciation fee applicable during the academic programme.
2. The University/College further enters into agreement with the Lessee as follows:-  
That the Lessee pursuing studies at SUA and observing all rules and regulations -governing students' accommodation not to subject the Lessee to any annoyance and not to prevent the Lessee from enjoying quiet occupation of the said accommodation.
3. The Lessee hereby agrees to occupy the allocated accommodation and covenant with the Lessor as hereunder:-
  - (a) To pay through the bank rent for the whole semester/year once and promptly at the beginning of each semester/year. After depositing your money please present to SUA HAB the original bank pay-in-slip of the payments made. Remember that fees paid are not refundable.
  - (b) To keep the room, including furniture, paintwork, fixtures and fittings, in good condition.
  - (c) To sign out/renew contract at the end of the academic year. Remember the contract is valid for one year only.
  - (d) To leave the room clean at the end of each year.
  - (e) To use communal parts of the hostel of residence properly.
  - (f) To allow the SUA HAB staff access to the room so that repairs and other activities can be carried out.
  - (g) To allow SUA HAB staff or its assignees access to the room in order to carry out inspections

- (h) To pay to the SUA HAB the costs of repair of any part(s) of the building whose damage nature is considered to be beyond the limits of natural wear and tear.
  - (i) Not to sublet any part of the building without written permission of SUA HAB.
  - (j) Not to allow visitors of either sex in the hall/hostel of residence beyond 06.00 pm for outside visitors and 10.00 pm for SUA students.
  - (k) Not to bring in the hall/hostel of residence refrigerators, freezers, microwaves or cooking appliances.
  - (l) Not to cook in the rooms of residence.
  - (m) Not to litter hall/hostel surroundings.
  - (n) Not to use cooking facilities in the kitchen, that is refrigerator(s) and cooker(s) provided by the University if he/she is not "a member."
  - (o) It is strictly prohibited to conduct any kind of business in student hostels.
4. In case of breach of 3 (a) or/and (c) the lessee shall be liable to pay full rent plus 50% of that rent for the whole period he/she holds the room and may be evicted out of hostel.
  5. In case of breach of 3 (d), (f), (g), (i), (k), (l) or/and (o) the lessee shall pay a fine of Tshs. 50,000.00 and be evicted out of halls/hostels instantly/shall no longer considered for accommodation.
  6. Any student who shall be caught subletting, he/she shall be charged full amount of accommodation fee of the entire semester. In case of second semester the charge shall cover both semesters.
  7. Any student who shall cause violence during the inspection shall be dealt with according to students' by-laws and University regulations.
  8. That if any clause is breached in this agreement, the University will have the right to terminate tenancy without notice and without refunding the lessee as long as:
    - (i) The Lessee has broken or has not performed any obligation of this lease agreement.
    - (ii) The Lessee ceases to be a registered student at the University.
  9. Short vacation(s) does not mean end of tenancy. This accommodation agreement lasts for one semester/year unless otherwise renewed.
  10. That the Lessee shall observe and comply with all rules and regulations governing students' residence and accommodation as specified in the student By-Laws, all those agreements specified herein and other rules and regulations as may be promulgated by the University from time to time for purposes of students' residence.
  11. Renew of lease:  
 If, before the expiration of the term herein reserved, and if there shall be no breach or non-observance of any of the covenants, rules and regulations on the part of the Lessee, then the lease may be renewed for a further period of one semester/year on the same terms and conditions or as may be specified in the new agreement.

**Signed by parties to the agreement as follows:**

1. Name of SUA HAB Officer .....
- Signature .....
- for and on behalf of Sokoine University of Agriculture
- Postal Address: P.O. Box 3000 Morogoro
  
2. Name of student/Lessee: .....
- Signature: .....
- Postal Address: .....
- Mobile phone No: .....
- E-mail address: .....