

# Cancellation of an Agreement Policy

**atira**  
Student Living.



**NO VISA?**



**NO UNI OFFER?**



**NO PAY**

We understand that applying for student accommodation is a big step, especially for school leavers and international students. For your peace of mind, Atira provides a Cancellation of Agreement Policy due to no visa or no university placement. Please read the full terms and conditions of our Cancellation of Agreement Policies below.



**No Worries!**

## **CANCELLATION OF AN AGREEMENT – General Policy**

All agreements have a 48-hour cooling off period. Agreements cancelled within this period receive a full refund of the holding deposit (2 weeks rent).

### **Cancellation of agreement BEFORE the lease commencement date**

If a cancellation is requested less than 14 days before the agreement start date, the student will be responsible for rent until a replacement tenant has been found.

Cancellation requests prior to lease commencing should be sent to [hello@atira.com](mailto:hello@atira.com).

### **Cancellation of a booking during lease:**

Atira reserves the right to charge the student, the costs incurred as a consequence of the student's early vacation of the room/apartment including (but is not limited to) the reasonable costs of the re-letting the room, cleaning, loss of rent.

Cancellation requests during your lease should be sent to the property email.

## **CANCELLATION OF AN AGREEMENT DUE TO NO UNIVERSITY OFFER –**

### **First Year Domestic Students**

If you are a first-year student (studying for the first time at University), Atira Pty Ltd will release any qualifying first year University student from their agreement up to and including 5.00pm (AEST) 25 January 2019 should you:

- Not receive an offer to study at your chosen institute.

#### **To be eligible for the cancellation of an agreement;**

Written documentation must be received prior to 5.00pm (AEST) 25 January 2019 in order to be released from the agreement.

- Only when documentation is provided up to and including 5.00pm (AEST) 25 January 2019 will the agreement cease.
- Any unused portion of rent determined by the difference between the cancellation date and the 25 January 2019 will be refunded.
- Any cancellation requested after the 25 January 2019 will require the continuation of rent to be paid until a replacement can be sourced to take over the agreement in question at which time the agreement will cease.

Cancellation requests should be sent to [hello@atira.com](mailto:hello@atira.com).

Please note: The First Year Exemption will not apply where you have accepted an offer at your chosen institute but have elect to defer or withdraw from your studies.

## **CANCELLATION OF AN AGREEMENT – DUE TO NO VISA (International Students)**

If you are an international student (students coming from overseas) planning to study in an Australian educational provider in a city where Atira Student Living operates, Atira Pty Ltd will release any qualifying international students:

### **Cancellation of agreement BEFORE the lease commencement date**

A student can cancel an agreement without penalty if they do not receive a visa to study in Australia prior to their lease commencing.

### **Cancellation of agreement AFTER the lease commencement date**

A student can cancel an agreement without penalty if they do not receive their visa to study in Australia up to and including the first 14 days of their lease agreement.

After this time, Atira Pty Ltd reserves the right to recover reasonable costs for agreement cancellation and early termination from advanced rent or bond payments (including but not limited to cleaning, advertising, administration costs and loss of rent) until the room is re-let.

### **What should I do if I am declined a Visa?**

If you fail to obtain a visa, we will cancel your leasing agreement and refund your holding deposit so long as you provide the following information:

- Written confirmation from you that you wish to cancel your booking agreement with Atira Pty Ltd.
- Supporting official evidence from The Department of Immigration and Border Protection (DIBP) showing that your visa application declined

The supporting evidence should be supplied to Atira Pty Ltd within 72 hours of you receiving official confirmation that your Visa was declined by the DIBP.

Cancellation requests should be sent to [hello@atira.com](mailto:hello@atira.com). The team will then review and consider your request for cancellation and will notify you via email whether your request has been accepted.

Your holding deposit (2 weeks rent) and any advanced rent payment made to Atira Student Living will be returned to you within 4 weeks.

## **CHANGE OF DATES DUE TO VISA PROCESSING DELAYS**

Students can defer their leasing agreement with Atira Pty Ltd due to late provision of their visa, resulting to a deferral of the commencement date of their university studies in Australia.

Atira will change the student's lease agreement start date. The booking agreement, including all special terms, room type and location, will be held as previously stated in the original agreement.

A written request to change the lease commencement date should be sent to [hello@atira.com](mailto:hello@atira.com).

Please note: If the request is not provided on time, Atira Pty Ltd will assume a Cancellation of Agreement – General Policy, and the fees as outlined above will be applied.