

# Asia University Foreign Student Off-Campus Rental Notice

## 1. Off-campus rental safety:

(1) Once you have decided to rent, request the landlord to issue a receipt when paying your deposit. The receipt should include:

Rental address, landlord name, deposit amount, period of rental, and date of deposit payment.

(2) A deposit is optimally 1/10 of rental price (if rent is less than 10,000 NTD, less than 1000 NTD deposit is optimal) to avoid regretting your rental and having your deposit taken by the landlord.

## 2. Early termination of rental contract:

Rent and deposit can be refunded for early termination but an early termination fee must be paid. Termination fee: civil law clause 252 states that termination fees that are too high can be reduced to a reasonable amount in court. Two months is reasonable.

## 3. The deposit is returned once rental term is fulfilled, but:

(1) The tenant has the obligation to “restore the unit to original conditions”.

(2) The landlord can state deposit “deductibles” such as water, electricity, and repair bills.

## 4. Legal consultation:

(1) Tsuei Ma Ma Foundation → consultation number : (02)23658140

(2) Taichung City Legal Services → (04)22289111 ext 23610, 23611 ◦

## 5. Ways to resolve conflicts:

(1) University teachers 04-23323456 ext 6296

(2) Wufeng District Office Mediating Committee