

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