

## **VISION FLIGHT TRAINING INC.**

***In collaboration with Dean International Inc.***

### **Accommodation and Transportation Agreement – 2010/2011**

**A. General Provision.** This agreement is between Vision Flight Training Inc. hereafter referred as 'Company' and its clients, clients, trainees hereafter referred to as 'client(s)'. This agreement is primarily for the provision of accommodation and transportation services to the Company's clients as explained in the Accommodation and Transportation Information section of the package. All clients residing in accommodation units provided through the Company and using transportation services provided through us are subject to the provisions of the Rights, Rules and Responsibilities and the terms of accommodation and or transportation agreements provided herein and the terms and conditions that the Company has entered into with its vendors/business partners etc. All rules of conduct governing the behavior of clients shall be enforced; violations of rules, policies and regulations as stated in this accommodation and transportation agreement and agreed upon by the Company with its vendors for the safe and efficient deliverance of the promised services as applicable shall be subject to appropriate recourse as dictated by the applicable law of the land. Clients will be held responsible for any agreement violation that occurs in their rooms, apartments, housing or units used hereafter 'separately' or 'together' as appropriate or with the provision of transportation services. All clients are expected to conduct themselves in a manner consistent with the expectations of the Company, and/or its vendors for the safe conduct of all services covered by this agreement.

1. **Eligibility.** In order to live in accommodation provided by the Company clients must be classified as full time students as described by existing guidelines of Immigration and Naturalization Services for international students.
2. **Terms of Agreement.** This Agreement is for the period selected by the client at the end of this document. Payment for accommodation and transportation services provided by the Company is due as per the 'PAYMENT SCHEDULE' described in the 'COST SUMMARY AND PAYMENT SCHEDULE FOR ALL SERVICES' section of the information package. This agreement may be extended by mutual consent between the client and the Company for additional fees as applicable payable in full at time of extension. The client must vacate the premises promptly at the end of the contract period or completion of training whichever is earlier. If client completes training prior to completion of his/her package, he/she will be given adequate time to wind up their business (not to exceed 7 business days). Client must inform the Company immediately of any changes to their training, accommodation and transportation needs or plans. All other terms and conditions will be as per agreements between the Company and its vendors providing the requested client services. A common sense approach will be applied for resolving issues not expressly covered by this agreement. This agreement cannot be transferred or reassigned.
3. **Security Deposit.** The client must make a security deposit of \$300 on arrival. A full refund will be issued at end of training if the apartment is handed back in good condition. Normal wear and tear is acceptable.
4. **Reservation of Space.** To reserve accommodation and transportation services, client must sign and submit this agreement at the time of registration with the Company. Payment must be made as described above to continue to be eligible for accommodation and transportation services.
5. **Housing Assignment.** Assignments are made as per client preference and seniority based on completion of visa process. The Company will cooperate to the degree possible with client desiring a change in room or unit assignment. The Company retains the right to change a housing assignment at its sole discretion.
6. **Occupancy:** Occupancy begins when client arrives for training in the USA or the planned course start date, whichever is earlier. Only clients officially assigned and checked into a specific unit may occupy that unit.
7. **Move In/Move Out.** Every client is personally required to complete designated check-in procedures at the beginning of occupancy and complete designated check-out procedures at the end of occupancy. The Room/Apartment Inventory and Condition Form, obtained at check-in, will become the basis for an assessment of charges due to damage or loss. Failure to return a signed Room/Apartment Inventory and Condition Form results in the client's acceptance of the Company's pre-assessment as valid. Before moving out, a client is required to remove all refuse, remove all personal possessions, and leave the room or apartment clean. Charges for additional cleaning required, removal of personal property, or for any damage or loss to property, normal wear and tear excepted, will be billed to the client(s).
  - a. **Keys.** Keys will be issued to the clients of record on arrival at the beginning of the occupancy period. Keys may not be transferred, duplicated, or given to other persons. Lost keys should be reported immediately to the appropriate housing office. In each case in which keys are lost, the lock will be changed, new keys issued, and the client billed. Keys said to be temporarily mislaid, keys not returned at the end of the occupancy period, or unauthorized duplicate keys turned in at the end of occupancy will be considered lost keys and charges will be assessed to the client.
  - b. **Combination Locks.** Clients assigned to a room with combination locks are prohibited from issuing or in any way communicating the combination to their room to any person or persons. Combinations will be changed as new occupants are officially assigned to such rooms. If a combination change becomes necessary as a result of the combination being communicated to others by the client, the client will be billed for the cost of the combination change.
8. **Liability.** The Company shall not be liable directly or indirectly for theft, destruction, or loss of money, valuables, or other personal property, belonging to, or in the custody of, the client for any cause whatever, or whether such losses occur in the clients units/rooms or anywhere on the rental property premises or during transportation. Clients must secure or remove all valuables from their accommodations during periods of long absence or during vacations. In the event of damage by fire, water, steam or other causes which render the unit/room wholly unfit for occupancy, the Company reserves the right to reassign the client(s) to alternative housing accommodation(s). If alternate unit(s) is/are not available, this Agreement may be terminated and the client(s) shall be entitled to a full pro-rated refund. The Company will not impose any early termination fees in this situation.

