



**Academic Year: 2026**

**Department:** \_\_\_\_\_

**Year of study:** \_\_\_\_\_

**Permission Agreement – Gimel Dorms**

Drafted and signed in Be'er Sheva

Between:

Ben-Gurion University of the Negev, Be'er Sheva  
(hereinafter "**the University**")

**On the one hand;**

And:

First Name	
Last Name	
ID Number	
Residence	
Street	
House Number	
Mobile Phone Number	
Email	

(hereinafter "**the Resident**" and/or "**the Student**")

**On the other hand;**

**Whereas** the University maintains dormitories for students (hereinafter "**the Dormitories**") for the accommodation of students, whom the University will determine as eligible to reside in the Dormitories, during their study period or part of it, all subject to the sole discretion of the University;

**And whereas** the Resident has submitted to the University an application containing details and declarations based on which they request to reside in the Dormitories;

**And whereas** based on the details and declarations provided by the Resident, the University is willing to permit the Resident to reside in the Dormitories;

**Therefore, it is agreed and declared between the parties:**

1. The preamble constitutes an integral part of this agreement.
2. The use of masculine language is for convenience only. With the necessary linguistic adjustments, all that is stated in this document applies to women as well.
3. Subject to the accuracy of the Resident's declarations and all that is stated in this agreement (including the University's right to shorten the authorization period to reside in the Dormitory), the Resident is hereby granted permission to reside in the apartment whose details are listed below (hereinafter: "**the Dormitory**"):

Dorms	
Apartment Number	
Room	

**The agreement is valid from:**

**Until: 19.08.2026**

For residents who **do not** continue their residence in the Dorms **continuously** from the summer period, the absorption days in the Dorms are October 19 until October 21, 2025. **The rent will be collected from the date of receipt of the key.**

**4. Nature of the Resident's Permission in the Dormitories**

- 4.1 This agreement does not create a rental relationship between the parties, but rather a relationship of licensor and licensee only.
- 4.2 Without prejudice to the generality of the above, the Resident declares that they are aware that this agreement creates a relationship between the parties similar to a license to reside in a hotel, pension, or guest house, and they are not granted possession of any kind in the Dormitories.
- 4.3 Accommodation permission includes the right to use the Dormitory solely for the Resident's residence, together with others, as determined at the University's sole discretion.
- 4.4 In addition to the above, the Resident declares that they have not paid any premium or key money in connection with the Dormitory and that no law granting tenant protection will grant protection to the Resident. In general, the provisions of the Tenant Protection Law (Miscellaneous Provisions, 1968) do not apply to the right of use.

**5. University's Authorities in the Dormitories**

The University may, at any time and in its absolute discretion, perform the following actions:

- 5.1 Transfer the Resident from room to room or from apartment to apartment in the same Dormitories or other Dormitories, under the same or different conditions, temporarily or permanently.
- 5.2 Replace the Resident's roommates.
- 5.3 You may enter the Dormitory at any reasonable time for any purpose, including checking its condition or making repairs and changes.
- 5.4 Remove furniture and equipment from the Dormitory, permanently or temporarily, replace them with others, make changes, and make repairs.
- 5.5 Prohibit the use of certain equipment and/or furniture in the Dormitories and/or their introduction into the Dormitory area and/or the Dormitory. Instruct the Resident to remove equipment and/or furniture and/or any other item that the Resident has brought into the Dormitory and/or the Dormitories.

## **6. Nature of Use and Resident's Obligations**

- 6.1 The accommodation permission under this agreement is granted for the Resident's residence only, and they are not allowed to accommodate or lodge any other person for any period.
- 6.2 In addition to all the provisions of this agreement, the Resident will comply with all the rules and regulations in the student dormitories, as determined from time to time. Suppose the University finds, at its discretion, that the Resident is violating or not fulfilling any condition of this agreement or any rule and regulation related to residence in the student dormitories. In that case, the University may instruct the Resident to vacate the Dormitory and the Dormitories immediately (or within another period as instructed).
- 6.3 Suppose a couple residing in the Dormitories for couples ceases to be a couple. In that case, both partners must vacate the apartment for couples and move to another apartment deemed suitable by the Housing Complex Department.
- 6.4 The Resident must ensure the Dormitory's cleanliness and the apartment's shared parts (including the living room, kitchen, bathroom, and toilets). Suppose the person responsible for the Dormitory Complex Management finds that the Resident is not fulfilling these obligations at a reasonable level of cleanliness. In that case, the University may demand the Resident's eviction from the Dormitories and/or instruct the Resident to take any other action according to the circumstances. (It is clarified that such eviction does not entitle a shortened notice period regarding the Resident's payments).
- 6.5 The Resident undertakes to comply with the instructions of the Housing Complex Department and/or anyone appointed by the University as responsible for order and discipline in the Dormitories and to maintain quiet and cleanliness in their apartment and public spaces.
- 6.6 **Smoking of any kind is strictly prohibited in the apartments.** Smoking is allowed only in designated smoking areas.
- 6.7 Alcohol consumption is prohibited in the public space.

6.8 It is strictly forbidden to tamper with or cover the fire/smoke detectors in the apartment. In case of damage and/or impairment, including impairment of the detector's function, the Resident will pay the repair and damage costs. Additionally, the University may immediately evict a Resident who caused or could have caused such damage. (Without any relief in the Resident's payments for the remainder of the year).

6.9 The Resident does not bring heating stoves and/or air conditioners into the Dormitory, except for radiator heaters that have been checked and approved in advance by the authorized person in the Dormitory management.

6.10 The Resident undertakes not to install antennas and/or reception devices.

6.11 The Resident is aware that the University may, at any time, re-examine the details provided to obtain accommodation permission. For this purpose, the Resident hereby grants the University the power of attorney to contact any person, body, or authority to obtain any necessary details. The Resident undertakes to sign any document required for this purpose, including a confidentiality waiver form.

6.12 Eviction and return of the Dormitory will not be complete until the Resident returns the keys received for the Dormitory and the apartment. It is clarified that the Resident is not allowed to install another lock or close the Dormitory in any other way unless they have received written approval from the Dormitory manager and provided a copy of the key. The University may remove (at the Resident's expense) any lock or closure made contrary to the above.

6.13 The Resident cannot bring bicycles, motorcycles, electric scooters, or any other vehicle into the apartment. However, these items can be stored in designated rooms.

6.14 The Resident is not allowed to bring animals of any kind into the Dormitory building, apartment, or Dormitory, except for a service animal. (Guide dog puppies require prior written approval from the Dormitory Complex Management. Such approval may be conditional on obtaining the consent of the apartment residents and neighboring apartments).

6.15 The Resident is aware that, without prejudice to any other provision under this agreement, the Dormitories are part of the University's premises, and therefore any action or omission that constitutes a disciplinary offense, as a student or University employee, grants the University the right to subject the Resident to disciplinary action and impose penalties and restrictions accordingly and/or apply any other sanction available to the University accordingly.

## **7. Dormitory Contents**

7.1 This agreement includes an attached list of equipment for the dormitory.

7.2 Immediately after receiving the Dormitory and no later than a week after receiving the key, the Resident will inspect and report any defect and damage in the Dormitory and its equipment and furniture to the University. Failure to report within the specified time means that the Dormitory, furniture, and equipment were delivered in good and proper condition.

7.3 The Resident undertakes to return the equipment in the condition it was received, except for reasonable wear and tear resulting from careful and reasonable use. It is forbidden to remove furniture and equipment belonging to the Dormitories from the rooms or transfer them to any other place within or outside the Dormitory complex.

7.4 It is clarified that the University is not responsible in any way for the Residents' private property. Therefore, the Residents must ensure their property in the Dormitories as they see fit.

## **8. Resident's Responsibility for Damages**

Suppose the Resident, their guests, or those acting on their behalf cause any damage to any part of the Dormitories and/or furniture and/or other equipment in the Dormitory area. In that case, the Resident undertakes to repair the damage immediately. Suppose the Resident does not repair the damage as stated. In that case, the University (or its representative) may demand that the Resident repair the damage and/or pay the estimated cost of repair and/or replacement of the damaged item. The Resident will repair or pay the payment demand within 7 days of being required.

## **9. Early Termination of Accommodation Permission**

9.1 The accommodation permission under this agreement is granted to the Resident, a student/applicant for studies.

9.2 A Resident who received accommodation permission in the Dormitories but is no longer a student/applicant is responsible for immediately notifying the Dormitory Department in writing.

9.3 Upon the status change mentioned above, the Resident must vacate the Dormitory unless otherwise explicitly agreed in writing. (Continued payment – as detailed on the website).

## **10. Resident's Payments**

10.1 In return for the accommodation permission in the Dormitory, the Resident will pay the amount specified in the payment appendix that appears on the website, according to the type of Dormitory.

10.2 The Resident will pay the accommodation fees in full, whether they used the Dormitory and its services or not, partially or entirely, for any reason.

10.3 The accommodation fees are updated annually; therefore, a resident who continues beyond the end of the year will pay the updated rate at the beginning of each accommodation period.

10.4 A resident who moves for any reason to a dormitory at a different rate will pay the rate for the new dormitory accordingly.

10.5 Leaving the Dorms during the academic year: A Lodger who leaves the Dorm due to an academic decision of BGU to discontinue his studies, or if the Lodger has discontinued his studies at his own initiative and ceased to be a student, will be charged rent for 14 extra days from the date of receipt of confirmation of having left the Dorms.

A resident who leaves of his own initiative - Should a lodger be found to replace him, who has been approved by the Dormitories Unit and will continually reside there from the day the Lodger leaves, the Lodger will be charged for 14 extra days from the date of receipt of confirmation of having left the Dorms. If not, he will pay until August 19, 2026.

10.6 It is clarified that in any case, the Resident must settle all their debts for any other ancillary payment.

10.7 Electricity payment will be borne by the apartment residents and calculated according to the number of residents, relative to the duration of their residence in the apartment.

10.8 Monthly payment of water utilities of NIS 61.72, according to what is published on our website.

10.9 In addition to the accommodation fees, electricity, and water, the Resident will pay a one-time amount as specified on our website for various services that cannot be measured, such as security, social activities. This amount will be paid regardless of the actual connection or consumption of the services.

10.10 University Internet Connection - For residents who requested permission to use their dorm room: **The applicant will be charged even if no connection is actually made.** A student who requests to disconnect from the university Internet connection at the end of the first semester and notifies the student in writing by the end of February, will be credited with half the payment during the month of March.

## **11. Deposit**

11.1 To ensure the fulfillment of all the Resident's obligations under this agreement, the Resident will deposit a deposit of 1400 NIS per individual with the University before entering the Dormitory. **(Or another amount, as specified in the annual payment appendix).**

11.2 The University may forfeit and/or offset and/or withhold the deposit or any part of it if the Resident breaches this agreement and/or causes any damage to the Dormitories, apartment, dormitory, furniture, and equipment and/or refuses to vacate the Dormitory if required to do so and/or leaves debts, etc.

11.3 The deposit will be returned (at its nominal value, without linkage or interest) to the Resident after vacating the Dormitory, provided that it has not been used in whole or in part.

## **12. Return of the Dormitory**

12.1 At the end of the term of this agreement or its termination for any reason before or after this date, the Resident will vacate the Dormitory of all belongings and people and return it, the furniture, and the equipment to the University in good and clean condition as when received, except for reasonable wear and tear.

12.2 It is clarified that the date on which the Resident actually vacated the Dormitory will be determined solely by the decision of the Dormitory manager. The manager or their representative will issue the Resident a certificate of vacating the Dormitory only after the Resident has cleaned the Dormitory and the apartment, removed their belongings from the Dormitory and its surroundings (including bicycles, etc., from the Dormitory area), returned the Dormitory keys, and cleared the equipment and room.

12.3 In any case where the Resident does not vacate the Dormitory on time and as required, the Resident hereby grants the University and anyone on its behalf, irrevocable permission and power of attorney to take possession of the Dormitory, accommodate another person in it, remove their belongings without any obligation to keep them, all at the Resident's expense, lock the Dormitory and prevent the Resident's entry, disconnect the electricity and water, and take any other action to vacate the Resident. The Resident undertakes not to oppose any of the actions mentioned above in any way.

12.4 In addition and without prejudice to the University's rights under any law, agreement, or Dormitory regulations, if the Resident does not leave and/or vacate the Dormitory as stated in this agreement, the Resident will pay the University, in addition to the regular usage fees, a usage fee of **200** NIS per day per individual from the day of the eviction demand until the actual vacating of the Dormitory.

**13.** The Resident cannot transfer their rights under this agreement to anyone else. Any such transfer, in any way, is null and void.

**14.** The University may transfer the agreement and its rights under it, in whole or part, to any managing body on its behalf.

**15.** The Resident is aware that their signature on this agreement is a preliminary condition for the University's consent to enter into this agreement with them. Still, the agreement will only take effect after issuing an appropriate approval from the Dormitory Complex Management.

**In witness whereof, I have signed:**

Resident's Details:

<b>Full Name</b>	
<b>ID Number</b>	
<b>Date</b>	
<b>Signature</b>	

## **Annex on Fire Safety and Preventive Behavior – Student Dormitories**

A house fire can consume everything in its path, and it can be painful, physically, mentally and financially.

What are the causes of home fires? How can they be prevented? See below:

A fire is an unexpected event, which may, if the fire spreads, cause the destruction of the building and its contents, the loss of objects of economic and emotional value, and of course injury and even death. The financial damage because of house fires can be substantial.

### **Common reasons for a fire breaking out at home:**

- **Cooking:** A common cause of fire outbreaks is oil that ignites during cooking. The oven, stove, toaster oven, etc. may also be a source of fire.
- **Candles:** Unattended candles are very dangerous. A candle blown over by the wind, will ignite everything around it.
- **Smoking around the house:** may lead to a fire, because of sparts in clothing, curtains, sheets or carpet.
- **Heating devices:** When the heat source encounters fabrics or other flammable materials, this may cause a fire.
- **Electrical appliances:** Damaged electrical appliances, or those with improper wiring are at risk of ignition.
- **Flammable substances:** Cleaning chemicals or liquids and their vapors are flammable, can explode when heated.
- **Exploding batteries** are a new cause of fires in the field. These lithium batteries of electric bicycles and electric scooters tend to explode in people's homes while charging and cause fires. Phone batteries also tend to explode. This is usually caused by moisture penetration into the inside of the batteries, which leads to the release of heat and explosion. The causes are overcharging, mechanical damage to battery casing, charging a hot battery, a manufacturing failure or the use of a non-original charger.  
**Important to note that electric bicycles must be stored in bicycle rooms a only, and not in apartments or in shared rooms.**

### **Cooking with a pot and/or oven**

- It is forbidden to place a towel on top of the pot while cooking. The area around the stove must be kept free of kitchen towels, potholders, paper, or any other flammable materials.
- It is important to clean the stoves and cooking equipment from dirt and oil residues after cooking. The oil may ignite due to exposure to heat during cooking.
- Do not light candles or anything else with stoves. It is forbidden to use the stove for any purpose other than cooking.
- Stay in the kitchen while cooking and make sure not to leave the stove unattended (stand next to the pot or pan).
- Keep the lid of the pan or pot nearby to smother a fire as soon as it starts.
- Do not extinguish burning liquids (in a pot/pan) with water, this will only cause the fire to spread.
- If a fire has ignited, do not try to lift the pot or pan. Turn off the stove and cover the pot or pan with a lid to smother the fire.
- In an oven fire, turn off the heat source and leave the oven door closed.

### **Last tip**

**If the fire spreads, get out! Close the door after you and call the security hotline at 08-6461555/888.** Find out the location of the fire extinguisher near your apartment, as well as the staircase and emergency exit for use in the event of a fire.

- Routinely inspect electrical appliances and electrical cables.
- Do not operate many electrical appliances on one electrical outlet, to prevent overloading and failure of the electrical system that may cause electrocution or fire.
- Keep electrical appliances away from wet floors and keep checking electrical appliances in the bathroom and kitchen.
- Do not place a laptop on a soft surface such as a mattress or blanket. The computer needs ventilation, and therefore requires a hard surface such as a table or a dedicated surface.
- When buying an electrical appliance, check that it has a standard certificate from the Israeli Standards Institute and confirm this with the student dormitories administration.
- The use of electric blankets is prohibited.

- The use of heat diffusers in the apartment is prohibited. Radiators may be used to heat the apartment subject to inspection and approval by the dormitory's supervisor.
- Do not leave electrical appliances on unattended, especially in closed rooms.
- Smoking is strictly prohibited in the apartment and in the dormitories complex.

**Very important:**

A smoke detector works through a sensor that detects smoke and activates the alarm. If there is a danger of fire in the apartment, the detector will alert you and give you valuable time to save your life. **It is absolutely forbidden to touch/ cover/ tamper with the detector.**

**Tips for preventing fire in a clothes dryer**

- Keeping the clothes dryer clean will reduce the fire risks significantly.
- Keep the area around the clothes dryer clear of objects that can catch fire such as detergent boxes and clothes.
- Never leave a clothes dryer when you are away.

**What to do in case of fire in a clothes dryer?**

Close the door of the laundry room to slow the spread of fire and report to the authorities in charge of the dormitory complex.

**Dear students, please follow these fire safety procedures carefully for your safety and security.**

Best regards,  
BGU Dormitory department