

Student Accommodation Booking Agreement

Agreement No. {{sozlesme_no}} · Date {{tarih}} · 2026 / 2027 academic year

1 The Parties

This Agreement is made between:

1.1 Safi Group Eğitim ve Danışmanlık Hizmetleri Ltd. Şti., a company incorporated in the Republic of Türkiye, trading under the **Dorm Booking** brand, with its registered office at {{sirket_adres}}, tax office {{vergi_dairesi}}, tax number {{vergi_no}}, MERSIS number {{mersis_no}} ("Dorm Booking", "we", "us"); and

1.2 the student identified below ("the Student", "you").

Full name
{{ogrenci_ad}}

Passport / ID number
{{pasaport_no}}

Nationality
{{uyruk}}

Date of birth
{{dogum_tarihi}}

University
{{universite}}

Student number
{{ogrenci_no}}

Email
{{email}}

Mobile telephone
{{telefon}}

Home address
{{adres}}

Emergency contact
{{acil_iletisim}}

2 Our Role and What This Agreement Covers

2.1 Dorm Booking acts as a **booking intermediary**. We identify suitable dormitory accommodation, confirm availability with the dormitory, issue booking documents and support you through the reservation process.

2.2 The accommodation itself is provided by the dormitory operator ("the Dormitory"), not by Dorm Booking. Your stay is additionally governed by the Dormitory's own house rules and accommodation contract, which you agree to observe.

- 2.3** Accommodation fees are paid **directly into the Dormitory's bank account**. Dorm Booking does not hold accommodation fees on your behalf, except for the Holding Fee described in Article 4.
- 2.4** This Agreement applies to the {{donem}} accommodation period at {{yurt_adi}}, {{yurt_adres}}, room type {{oda_tipi}}.

3 Eligibility

- 3.1** Dormitory accommodation is available to **registered students only**. You must provide evidence of your student registration before your booking is confirmed and, if requested, at any time during your stay.
- 3.2** You confirm that all information you have given us is true and complete. If it is not, we may cancel your booking and the cancellation terms in Article 7 will apply.

4 Fees and Payment

Item	Amount
Total accommodation fee for the period	{{toplam_ucret}}
Holding Fee	{{holding_fee}}
Remaining balance (total – Holding Fee)	{{kalan_bakiye}}
Advance payment — 30% of remaining balance	{{pesin_30}}
Balance payable in installments — 70%	{{kalan_70}}
Currency	{{para_birimi}}

- 4.1 Holding Fee.** The Holding Fee opens your reservation and is payable before we begin processing your application. It is **not an additional charge**: it forms part of the total accommodation fee and is deducted from it. The amount varies by dormitory and is published on the relevant dormitory page on dormbooking.com.
- 4.2 Advance payment.** Once your Pre-Acceptance Letter has been issued, you must pay 30% of the remaining balance directly into the Dormitory's bank account and send us the payment receipt within the period set out below.

Date the Pre-Acceptance Letter is issued	Payment period
On or before 31 July	7 days
From 1 August onwards	2 days

LATE PAYMENT

If the advance payment does not reach the Dormitory within the period stated above, your room option lapses automatically without further notice and the room may be allocated to another student.

4.3 Remaining balance. The remaining 70% is payable in accordance with the installment plan set by the Dormitory. The number of installments and the due dates are stated on the Dormitory's page on dormbooking.com and in your Confirmed Accommodation Letter.

4.4 Payment method and charges. All payments are made by bank transfer in {{para_birimi}}. {{odeme_masraf_maddesi — to be completed: which party bears bank transfer charges, and how exchange-rate differences are treated}}

4.5 Late installments. {{gecikme_maddesi — to be completed: consequences of a missed installment, any default interest, and notice period before the Dormitory may terminate}}

5 Booking Documents

5.1 Ön Rezervasyon Belgesi (Conditional Reservation Letter) — issued once the Dormitory confirms availability. It records the room, the dates and the price, and is conditional upon your advance payment being made within the applicable period.

5.2 Kesin Konaklama Belgesi (Confirmed Accommodation Letter) — issued once your advance payment reaches the Dormitory. It confirms your booking and may be used as proof of accommodation in a visa or residence-permit application.

5.3 If any term of this Agreement conflicts with the documents you have signed, the signed documents prevail.

6 Your Obligations

You agree to:

- observe the Dormitory's house rules, safety rules and quiet hours at all times;
- use the room and the shared facilities with reasonable care and report any fault promptly;
- pay for any loss or damage you cause, beyond fair wear and tear;
- not sublet the room, transfer your booking, or host unregistered occupants;
- keep us informed of any change to your contact details, visa status or university registration;
- complete check-in by the date stated in your Confirmed Accommodation Letter.

7 Cancellation and Refunds

The applicable rule is determined by the date on which you notify us **in writing**. The cut-off date is **15 September**.

7.1 Cancellation up to and including 15 September. This includes cases where your student visa is refused, provided you send us the official refusal document.

- an amount equal to your **first month's fee** is retained;
- that amount is deducted from your 30% advance payment, not from the Holding Fee;
- the remainder is refunded to you **within 7 days**.

Illustration only — actual figures depend on your booking

Item	Amount
Advance payment made	270 USD
– First month's fee retained	150 USD
= Refunded to you	120 USD

7.2 No check-in from 16 September onwards. If you do not check in or complete your registration on or after 16 September, you remain liable for:

- your **first (current) month's fee**; and
- 50% of the accommodation fees for the **remaining months** of the accommodation period.

This total is set off against the amounts you have already paid. Any shortfall is invoiced to you; any excess is refunded.

Illustration only — a 10-month period at 100 USD per month

Item	Amount
Current month (September)	100 USD
Remaining months, October–June (9)	900 USD
50% of the remaining months	450 USD
= Total for which you are liable	550 USD

7.3 The Holding Fee. The Holding Fee is not refundable once processing has begun. The single exception is where the dormitory you applied for is full and you are not satisfied with the alternative rooms or dormitories offered; in that case the Holding Fee is refunded in full.

7.4 Force majeure. Epidemics, earthquakes, floods, border or country closures and comparable events beyond the reasonable control of either party are assessed individually and are not automatically subject to Articles 7.1 and 7.2. Notify us promptly with supporting documentation.

7.5 Refund method. {{iade_yontemi_maddesi — to be completed: refunds are returned to the originating account; treatment of bank charges and exchange-rate differences}}

7.6 Early departure. {{erken_cikis_maddesi — to be completed: what applies if the Student checks in and then leaves before the end of the period}}

8 Termination by the Dormitory

8.1 The Dormitory may terminate your accommodation for serious or repeated breach of its house rules, for conduct endangering other residents, or for non-payment, subject to the notice requirements of Turkish law and the Dormitory's own contract.

8.2 Termination under Article 8.1 does not entitle you to a refund beyond any amount required by law or by the Dormitory's contract.

9 Liability

- 9.1** Dorm Booking is responsible for performing its intermediary services with reasonable skill and care. We are not the provider of the accommodation and are not liable for the condition of the premises, the conduct of the Dormitory or its staff, or for loss of or damage to your personal property.
- 9.2** Nothing in this Agreement excludes or limits liability that cannot lawfully be excluded or limited, including liability arising from death or personal injury caused by negligence, or from fraud.
- 9.3** You are strongly advised to hold valid health and personal-belongings insurance for the duration of your stay.

10 Personal Data

- 10.1** We process your personal data in order to arrange and administer your booking, to comply with our legal obligations and to communicate with you, in accordance with Law No. 6698 on the Protection of Personal Data (KVKK).
- 10.2** Your data is shared with the Dormitory to the extent necessary to complete your booking, and with public authorities where required by law.
- 10.3** {{kvkk_aydinlatma_link — to be completed: link to the privacy notice, retention period, and the rights available under Article 11 KVKK}}

11 Notices

- 11.1** Notices under this Agreement, including any cancellation, must be given in writing to reservation@dormbooking.com or to the address in Article 1.1. The date of receipt by us is the operative date for Article 7.
- 11.2** We will contact you at the email address and telephone number you have given. It is your responsibility to keep these current and to check your email regularly, including your spam folder.

12 Governing Law, Language and General

- 12.1** This Agreement is governed by the laws of the Republic of Türkiye. {{yetkili_mahkeme — to be completed: competent courts and enforcement offices, and whether the Student qualifies as a consumer under Law No. 6502, which may direct disputes to the consumer arbitration committees}}
- 12.2** {{cayma_hakki_maddesi — to be completed: right of withdrawal position under the Distance Contracts Regulation, given that accommodation supplied on a specified date is generally exempt}}
- 12.3** This Agreement is executed in English. {{dil_maddesi — to be completed: if a Turkish version is also signed, state which language prevails}}
- 12.4** If any provision is found to be invalid or unenforceable, the remaining provisions continue in full force.
- 12.5** This Agreement, together with the Ön Rezervasyon Belgesi, the Kesin Konaklama Belgesi and the Dormitory's own contract and house rules, forms the entire agreement between the parties in relation to your accommodation.

13 Signatures

By signing below you confirm that you have read and understood this Agreement, that you have received a copy, and that you accept its terms.

THE STUDENT

Name: {{ogrenci_ad}}

Passport / ID: {{pasaport_no}}

Signature / Date

DORM BOOKING

Safi Group Eğitim ve Danışmanlık

Hizmetleri Ltd. Şti.

Authorised signatory: {{yetkili}}

Signature / Date

DRAFT FOR LEGAL REVIEW

This document is a working draft prepared for review by a qualified lawyer admitted in Türkiye before it is issued to students. Fields marked {{ ... }} must be completed, and the clauses flagged as "to be completed" require legal input — in particular consumer-law status, the right of withdrawal, refund mechanics and the competent forum. Delete this notice before use.