STUDENT ACCOMMODATION COOPERATION AGREEMENT

JADARA UNIVERSITY | HELEN STUDENT ACCOMMODATION

Agreement reference: JU-HSA-2026-01 Effective date: 01/09/2027 Term: 12 months from effective date

This Student Accommodation Cooperation Agreement (the “Agreement”) is entered into by and between:

1. Jadara University, a higher education institution located on Irbid International Road, near the Na’imeh Bridge, Irbid, Jordan (the “University”); and

2. Helen Student Accommodation, located on Petra Street, Jordan (the “Provider”).

Together referred to as the “Parties”.

1. Purpose

The purpose of this Agreement is to establish a non-exclusive framework under which the Provider may offer accommodation to eligible Jadara University students, subject to availability, applicable law and individual accommodation contracts.

2. Scope and accommodation capacity

The Provider shall make available an indicative allocation of 40 furnished rooms with an estimated total capacity of 80 beds, comprising 30 twin-occupancy rooms (60 beds) and 10 single-occupancy rooms (10 beds), plus up to 10 additional beds only where lawful and separately agreed in writing. The base guaranteed capacity is therefore 70 beds; no extra occupancy is permitted without written confirmation of room suitability, safety and lawful occupancy. Room inventory, actual licensed capacity and availability shall be verified in Schedule A before implementation.

3. Eligible students and reservations

Accommodation may be offered to currently enrolled Jadara University students who present valid university identification. The University may refer interested students but shall not guarantee occupancy or minimum bookings. Each student shall contract directly with the Provider, subject to clear written terms, house rules, payment arrangements and applicable consumer-protection law. The Provider shall confirm reservations in writing and maintain a waiting list where necessary.

4. Accommodation standards and furnishings

Each room shall include a suitable bed and mattress per occupant, wardrobe/storage, study desk or suitable study space, chair, lighting, ventilation, safe electrical outlets and access to sanitary facilities. The Provider shall maintain functional water, electricity, internet access, reasonable security measures, fire precautions, cleaning of common areas and waste disposal. Any advertised facilities shall be accurately disclosed before booking.

5. Rates, deposit and payment

The proposed monthly student rates are JOD 160 per person in a shared twin room and JOD 230 per person in a single room, subject to confirmation in Schedule A and the individual student contract. A refundable security deposit equivalent to one month’s accommodation fee may be collected, with deductions limited to documented unpaid charges or damage beyond ordinary wear and tear. Rent is due by the fifth calendar day of each month. Charges for utilities, internet, meals, laundry or transport must be expressly stated before a student signs.

6. Discounts and university referrals

The Provider may offer a 10% reduction on the published room rate for Jadara University students during the initial term, where reflected in the individual booking confirmation. This discount is not cumulative with other promotions. The University does not collect accommodation fees, act as guarantor or assume students' debts.

7. Safety, safeguarding and access

The Provider shall comply with applicable Jordanian requirements concerning building occupancy, licensing, fire safety, public health and accommodation operations. Emergency exits and contact numbers shall be clearly displayed. The Provider shall maintain a confidential incident register, notify appropriate authorities when legally required, and promptly inform the University of serious incidents affecting referred students to the extent permitted by law and consent.

8. Student welfare, conduct and complaints

The Provider shall maintain fair, written house rules addressing visitor access, quiet hours, cleanliness, shared facilities, respectful conduct and complaint escalation. Complaints shall be acknowledged within two working days and, where practicable, resolved within seven working days. Students shall have access to an identified accommodation manager and a University student-affairs contact. No student shall be evicted or have essential services withheld contrary to applicable law.

9. Maintenance and inspections

Urgent health or safety defects shall be addressed immediately or with appropriate temporary protection; other maintenance requests should receive a response within two working days. The Provider shall permit pre-arranged University quality-assurance visits, with reasonable notice and respect for residents' privacy, for the limited purpose of reviewing accommodation standards.

10. University responsibilities

The University may share information about the accommodation option with students, confirm student enrollment where legally permitted, appoint a liaison officer and communicate substantiated student concerns. The University shall not be responsible for day-to-day management, room allocation, property loss, rent collection or the Provider's legal compliance.

11. Provider responsibilities

The Provider shall manage booking, room allocation, receipts, maintenance, staffing, emergency arrangements and compliance with applicable law. It shall provide accurate information about accommodation capacity, fees, facilities, accessibility, and availability, and shall not represent that the University owns or operates the premises.

12. Privacy and records

The Parties shall collect and exchange only the minimum student personal information needed for referrals, bookings, safety and complaint handling, with a lawful basis and appropriate safeguards. Each Party remains responsible for information it controls. Student records shall not be used for unrelated marketing without required permission.

13. Insurance and liability

The Provider shall maintain insurance appropriate to its operations and applicable legal obligations. Each Party remains liable for its own acts, omissions and obligations under applicable law. Neither Party assumes the other Party's contractual liabilities merely by entering this Agreement. Nothing in this Agreement excludes liability that cannot lawfully be excluded.

14. Term, renewal and termination

This Agreement shall remain in effect for 12 months from the effective date and may be renewed by written agreement. Either Party may terminate it on 60 days' written notice. A material breach may justify termination

after 15 days' written notice and opportunity to remedy, except where immediate action is required for safety or illegality. Termination shall not automatically extinguish existing student accommodation contracts; the Provider must manage those contracts lawfully and communicate any changes promptly.

15. Monitoring and reporting

The Provider shall submit a quarterly summary to the University showing total rooms and beds available, number of Jadara student residents, occupancy, major maintenance matters and complaint resolution, using aggregated or appropriately protected information. Reports must distinguish actual figures from estimates.

16. Non-exclusivity and independent status

The relationship is non-exclusive. Students remain free to choose other accommodation. Neither Party is the agent, employee, partner or legal representative of the other, and neither may bind the other without express written authority.

17. Publicity and use of names

Neither Party may use the other Party's logo, name or branding in public promotional material without prior written approval. The University may describe the arrangement factually after execution and confirmation of the services.

18. Governing law and disputes

This Agreement shall be governed by the laws of the Hashemite Kingdom of Jordan. The Parties shall first attempt to resolve disputes amicably through designated representatives within 30 days. If unresolved, the competent courts of Jordan shall have jurisdiction, subject to mandatory law.

19. Amendments and entire agreement

Any amendment, including changes to room numbers, rates, services or the accommodation schedule, must be made in writing and signed by authorized representatives of both Parties. This Agreement and its schedules constitute the complete understanding between the Parties on the stated subject.

SCHEDULE A — ACCOMMODATION AND COMMERCIAL TERMS

Item	Proposed allocation / rate
Twin rooms	30 rooms / 60 beds
Single rooms	10 rooms / 10 beds
Total base inventory	40 rooms / 70 beds
Additional capacity	Up to 10 beds only if lawful
Twin-room monthly fee	JOD 160 per student
Single-room monthly fee	JOD 230 per student
Jadara student discount	10% of listed room rate
Refundable security deposit	One month of rent
Electricity / water / internet	Included
Accommodation address	Petra Street, Jordan
University liaison	Jadara University, +962-2-7201222, info@jadara.edu.jo
Provider liaison	Helen Accommodation, +962 791796666, info@helenhouse.com

SCHEDULE B — MINIMUM SERVICE AND EMERGENCY CONTACTS

- Accommodation manager and 24-hour emergency telephone: +962 791796666
- Emergency procedures, fire exits, evacuation assembly point and first-aid arrangements
- Check-in / check-out inventory and condition report

- Complaints email and escalation contact: info@helenhouse.com
- Applicable operating licence and occupancy evidence

SIGNATURES

For Jadara University

Name: ____Dr.Iman Basheti_____

Title: ____Professor_____

Signature: _____  ____

Date: _____01/09/2027_____

Official stamp: _____