



Between the undersigned parties:

The **VRIJE UNIVERSITEIT BRUSSEL – Student Housing Services, Pleinlaan 2, 1050 Brussels**, hereafter the **LANDLORD**, and

Family name: First name:
Address: City:
Nationality: Sex: Date of Birth:
Roll number: Programme: Year:

hereafter the **TENANT**, have agreed to the following terms:

Title 1: Description of the rented property.

Art. 1: Identification of the property. The landlord rents out:

A single room, number A studio flat, number

located in student home at

The furniture is available free of charge. The tenant agrees to occupy the property as student accommodation and not as a permanent address.

Art. 2: Description of the property:

The tenant will be given a description of the condition of the room alongside with the keys, which he must sign and return during the first 14 days of occupation, adding remarks if necessary. In case the tenant has added remarks, the tenant and landlord will check the room together to ascertain the validity of the remarks. If no description of the condition of the room was drawn up, the tenant is presumed to have taken occupation of the room in good condition.

Title 2: Term of the lease

Art. 3: The standard lease starts on 24/09/2010 and ends on 19/09/2011 (= 12 tenancy months).

Students who no longer have a room for the next academic year can end their lease after ten months.

They are requested to hand in their keys before 23/07/2011.

Art. 4: Termination of the lease: the tenancy agreement ends on the date agreed in art.3 without prior notice. Automatic extension of the lease cannot be assumed. Unless otherwise agreed, the tenant must have vacated and cleaned the premises by this time, and have returned the keys to the landlord in person. A new application must be submitted in time for each academic year.

Art. 5: Subletting, lease transfers and offering the room for the use of a third party are strictly prohibited unless the landlord has granted written permission.

Art. 6: Early termination:

a. This tenancy agreement can be terminated with one month's notice by either party:

The landlord:

- in case of serious concerns about the tenant's behaviour, particularly when the purpose of the house as a place for living and studying is being compromised;
- if rent arrears have exceeded at least two months, and every reasonable attempt to resolve the issue has failed.

The tenant:

- in case there are serious concerns about the suitability of the room as a place for study;
- in case of early termination of studies and an official document drawn up by the authorities of the Universitaire Associatie Brussel can be submitted;
- in case of a serious illness or accident resulting in the suspension or termination of study activities, for which official documents must be supplied.

b. The lease will end automatically in case of death of the tenant or in case the conditions for the allocation of the room were not met.

Notice must in all cases be sent by registered mail, including a mention of the reason(s) for early termination and all necessary documents attached.

Termination takes effect on the first day of the rental month following the month in which notice was served.

Title 3: Rent and charges

Art. 7: Composition of the rent: the set rent for the property is per month.

Art. 8: Method of payment: The rent will be paid monthly, within the first five calendar days of the rental month, via bank transfer/standing order into bank account number BE46 3630 4534 7136 BIC BBRUBEBB, stating your personal ogm-reference code

The rental month begins on the 24th of the calendar month. We therefore must have received your payment by the 29rd of the month.

The deposit (=125,00 EUR) may never be used as rent and is solely intended to compensate for the damage inflicted to the property by the tenant or third parties given access to the property by the tenant. Damage due to ordinary wear and tear will not be charged to the tenant.

Need not be compensated by the tenant.

Title 4: The tenant's and landlord's rights and obligations

Art. 9: Maintenance and repairs: technical maintenance and repairs are the responsibility of the landlord in adherence to legal regulations. The tenant must notify the landlord in writing as soon as possible of any damages or defects that necessitate repairs. The landlord is committed to carrying out the necessary repairs as soon as possible.

The tenant is responsible for any damage or depreciation inflicted on the property by himself or third parties to whom he allowed access. The tenant must also take the measures necessary to prevent frost damage in the room.

Except for damages due to a lack of maintenance by the landlord or ordinary wear and tear, tenants will be collectively held accountable for any damages to communal areas and security installations, insofar as the person(s) responsible for the damages is/are unknown.

Art. 10: Undisturbed right of occupation: the landlord must ensure the tenant's right to undisturbed occupation of the property during the terms of the lease.

He may only enter the property in case of hygiene, safety, technical maintenance issues or in circumstances beyond his control. Animals are strictly prohibited.

Art. 11: Insurance: the landlord ensures the building is adequately insured against fire, explosions, lightning strikes, airplane crashes, water damage, storms, electrical damage, industrial disputes and nuisance neighbours, including a waiver of recourse regarding the tenant in case of damage or destruction as a result one of the dangers mentioned above.

The tenant must insure his own personal belongings at his own cost against the dangers he foresees, including a waiver of recourse regarding the landlord.

Title 5: Final clauses

By signing this tenancy agreement the tenant commits himself to complying with the clauses of this agreement and official house rules.

In case of conflict the tenancy agreement is given precedence. If the tenant is a minor the parent or legal guardian must also sign the tenancy agreement.

Drawn up in duplicate and signed in Brussels on20
TENANT,

Seen and approved
LANDLORD,

Parent or legal guardian:
Bank account number for possible repayment:

for the Vrije Universiteit Brussel,
Housing services: L. REUTER