

TENANCY AGREEMENT FOR SHORT TERM ACCOMMODATION

Between the parties mentioned below:

The landlord:

and hereafter:

Name:

Address:

;

Phone: ;

Email: ;

PART 1: The rental property, financial agreement

Article. 1. Identity of the property

The landlord agrees to rent the room L2 located rue Lens 12 -- 1050 Brussels on the inter-floor (between the ground and 1st floor).

The tenant agrees to occupy the property as a short-term accommodation, as a temporary address and not as a permanent address. He declares to live in the premises rented for the duration and under the clauses stipulated in the present lease.

Article. 2. Term of the lease and definition of rental month

Arrival date 04/03/2024; Departure date 31/07/2024

Article. 3. The rental fee

The monthly rent is 710€

The following supplies and facilities are included in that sum:

- the room itself (for 1 person)
- furniture (bed, chairs, table, wardrobe, equipped kitchen, cutleries, etc.)
- gas and electricity
- water consumption
- Internet connection shared via a router
- Cleaning of the common areas once a week
- All local/national taxes applicable to ownership or rental residences

Not included:

- 30€ of final cleaning, this amount will be automatically deducted from the deposit.

The optional access to a shared washing machine will be charged 20€/month (to be paid with the rent if taken by the tenant)

Article. 4. Method of payment

The rental fee to be paid monthly by bank transfer:

IBAN:

BIC / SWIFT:

Bank : BNP Paribas Fortis

Bank holder name:

The payment is payable by anticipation and at least before the second day of the month. Late payment will be charge with 100€ fee by week late. It will be effective after the first week of the month.

Art. 5. Security deposit

The **deposit is 800€** to be paid by bank transfer or in cash prior to the signing of the lease. The sum cannot be considered as rent and is solely entitle to compensate damages to the rental property caused by the tenant or third parties given access to the property by the tenant (damages due of to wear and tear, normal use or old age need not to be compensated by the tenant).

The deposit is refundable by bank transfer or by cash (depending on how it has been initially paid) after the termination of the present lease provided that the tenant (s) would have respected all the terms and obligations mentioned in the lease and its annexes.

PART 2: General Terms and Conditions

1. The landlords' obligations

Art. 6. Technical maintenance and repairs

Technical maintenance and repairs are the responsibility of the landlord, in accordance with the legal regulations. The tenant must notify the landlord without delay of and damage or defect which necessitates repair. The landlord must carry out necessary repairs. The landlord must be able to supply proof of professional and regular maintenance of heating installations and chimneys. The landlord must supply all instruction manuals for the use of electrical appliances to the tenant.

The tenant must notify the landlord immediately of and necessary maintenance tasks.

The tenant has the right to uninterrupted occupation of the room throughout the rental period.

However, the landlord may have access to the residence to carry out minor repairs. For major repairs, both parties must decide upon an appropriate time. During exam periods, the landlord must not carry out any repairs in the room, unless urgent and with the permission of the tenant.

Requested renovations must be clearly and completely described.

Art. 7. Comfort standards

The residence must be adequately lit, heated. The landlord is responsible for maintenance of the heating installation. He must guarantee a temperature of 20C between 7am and midnight, and 12C after midnight. **Electrical heating appliances are forbidden.**

Art. 8. Right of occupation

The landlord must ensure the tenants right to undisturbed occupation of the property. Animals are not permitted, unless with written permission from the landlord. Both parties and third parties must ensure other tenants right to undisturbed occupation.

Art. 9. Insurance

All the accommodations are insured in case of fire or similar, and for water and electrical damage. However, the landlord and his/her insurer can claim against the tenant whether the damage results in any prohibited actions mentioned in the terms of the lease. The tenant has to notify immediately the landlord or the house manager of any damages.

2. Tenants Obligations*Art. 10. Subletting and transfer of tenancy*

Sub-letting and transfer of tenancy are forbidden unless with written permission from the landlord.

Art. 11. Damage and devaluation

The tenant is responsible for damage and devaluation for which he/she is responsible or that caused by third parties to whom he allowed entry to the residence. The onus of proof is with the landlord. The tenant must take the necessary measures to prevent frost damage in the residence. The landlord must protect all installations against frost damage. The tenants are collectively responsible for damage to communal areas and security installations, except that due to lack of maintenance by the landlord, normal use, or wear and tear.

Art. 12. Damage and devaluation to the common parts

The tenants of the home share are responsible for damage and devaluation of the common parts and theirs contain for which they are responsible or that caused by third parties to whom he allowed entry to the residence.

Art. 13. Sustainance

The tenant agrees to take care of the premises and to keep it clean. He has to allow the landlord to make all the necessaries works and repairs, and can to not claim any indemnities or compensations on the rental payment for these works or repairs.

Art. 14. Visits

One month before the end of the present lease, the tenant must tolerate that some people, who are seeking an accommodation to rent, would visit, in presence of the house manager or the landlord, his room, studio or flat.




Art. 15. Contents insurance

The tenant is responsible for insurance on his possessions.

PART 3: Termination of the lease*Art. 16. Termination of the lease*

The lease will terminate on the date agreed in article 2, the tenant is therefore committed over this period and cannot reduce it. If he wants to leave before the contract termination, the remaining periods must be totally paid.

The tenant's extension willingness should be noticed at least 1,5 months prior to the contract termination. If a new lease is agreed between the same parties, a new contract has to be signed.

Unless another agreement has been made, the tenant must vacate the premises by the end of the contract, and return the keys to the landlord.

Art. 17. Early termination

The agreement can be ended unilaterally by:

The landlord, without notification:

- in case of serious concerns regarding the tenant, particularly when the occupation of the residence as student, trainee or short-term accommodation is questionable
- when rental payments are at least one month overdue
- in case of serious concern regarding the tenant's obligations towards house rules and communal well-being

The tenant, with payment of one extra month rent, under these strict circumstances:

- in case of serious illness or accident (medical certificates should be provided)
- in case of the death of a parent

Early notice of termination must be given in writing, with explanation of the motivation for termination and all necessary documents. Termination has effect on the first day of the month following the month in which notice of termination was given.

If a new tenant is found during the period between the notice and the termination of the lease, the original lease may be terminated immediately, if both parties agree, against payment of one month rent.

Art. 18. Registration

Registration costs will be met by the party who applies for registration.

Art. 19. Final conditions

This agreement may be expanded with internal and safety agreements. In case of such additional agreements, the tenant must comply with all additional conditions, if he has been informed of these prior to signing the tenancy agreement. Additional conditions must be signed by both parties, and

attached to this agreement. No additional conditions may be incompatible with the conditions of this agreement.

Signed in Brussels on 11/05/2023 in two copies, whereby all parties acknowledge receipt of one copy.

THE TENANT:

THE LANDLORD:



House rules (code of conduct) – Annex to the rental contract

1. **Non-smoking policy**
The premises are strictly non-smoking, for tenants as well as for their visitors. Any breach of this rule may result in immediate termination of the lease at the tenant's expense.
2. **Right of peaceful occupancy**
The management (owner and house manager) is to ensure the quiet occupancy of the hired premises. She/he can access to the rented premises in case of an emergency, or with the tenant's permission. S/he can access the room once a month for inspection of the room if necessary. Both parties (tenant and management), or third parties to whom access has been granted in the premises, must refrain from any behavior that would disturb the peace and quietness enjoyed by the other tenants and/or neighbors such as: loud or overbearing guests, noise in the rooms, the halls and the staircase.
3. **Sublet or lease transfer**
Subletting of transferring the lease is not allowed unless written agreement is granted by the landlord.
4. **Damage to the property**
The tenant is responsible for replacement or repair cost of any element in the room damaged by him/herself or guests (e.g broken window, scratched paint, damage to the fridge or kitchenette etc) as well as for maintaining the room in a clean state. At the check-out, if the room has not been cleaned yet (including sheets / towels), cleaning lady's hours will be charge to the tenant at the price of 15 euros/ hour.
5. **Halls, staircase, doorways, roof & drainpipes**
It is entirely forbidden to leave objects in those locations as well as in the common parts of the residence, or to access the roof in any way.
6. **Changes to the residence**
No change to the rented place or the common parts can be carried out without written consent from the management. This applies, amongst other things, to: hanging frames, nailed/sticked posters, adding or removing fixed features. It is strictly forbidden to use nails or screws. "Soft" decoration such as pictures, posters etc. can be attached using removable means such as Pritt poster buddies. No tape pins or nails. Any cost incurred by holes to be covered /repair to be carried out after the tenant moves out will be deducted from the deposit.
7. **Preventing blocked pipes**
To prevent sinks and evacuation pipes from becoming blocked it is totally prohibited to discard food remains, rubbish, oily substances except in normal (white) rubbish bags. Any blocks will be paid for by the responsible party
8. **Garbage removal / cleaning**
Each tenant is responsible for removing his/her garbage and leaving it in a white bag (bought from any supermarket) outside the main entry. Garbage collection are scheduled on Wednesday and Saturday morning (you can put them out the day before after 18h00
9. **Internet access**
The connection is shared through a router.
10. **Not allowed :**
 - Animals; playing musical instrument; fryer (for French fries) or any device with a




consumption of over 800 W; electrical heaters; anything with an open flame such as candles etc. Possession of any prohibited electrical device will result in electricity charges to be increased by 10€ per month per device from the beginning of the lease, deductible from the deposit.

- Duplicating keys or lending those to third parties. A lost front door key will result in its replacement at a cost of 160 € (for security reasons, other residents will have to replace their and locks might have to be changed). The loss of any other key will result in its replacement at a cost of 65 €.
- Changing the number of beds in the room. Rooms are designated for personal use, as per the rental contract.
- Visits: occasional visitors are allowed as long as there is no extra bed in the room. The management reserves a right of inspection. If it turns out that a tenant is hosting someone, the rent will be increased by 50% starting from the beginning of the tenant's lease.

11. Miscellaneous

- The deposit cannot be used for the rent. It will be refunded after receiving the keys and after ensuring the room is left in its original condition. Cleaning fees, if any, will be deducted from the deposit.
- Complaints: please discuss any issue with the house manager
- The management reserves the right if necessary to amend the current house rules and to have them signed again.
- Any tenant in breach of those house rules can have their his/her terminated and can face expulsion, with any damage/claim/due rent for early termination to be deducted from the deposit.

12. Airing the Accommodation

The tenant has the obligation to ensure their accommodation is aired in order to prevent the build-up of mold. This applies particularly to the bathroom/shower and involves leaving the door open and opening the window while turning off the heating during the day. At the beginning of the tenant's stay, the accommodation is provided completely free of all mold, and it will be inspected when the tenant leaves. All necessary repairs due to signs of mold will be deducted from the housing deposit (scraping and paint + up to a week's rent for the time taken to bring the accommodation back up to standard).

Signed in Brussels in 2 copies, each party having received a copy.

Date 18/01/2024

THE TENANT:

