

Between the undersigned parties:

The **VRIJE UNIVERSITEIT BRUSSEL – Student Housing (registration number 0449.012.406)**, Pleinlaan 2, 1050 Brussels, hereafter the **LANDLORD**, and

Family name:

Address:

Nationality:

First name:

City:

Belgian identification number (if known):

ID:

Date of birth:

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: Single furnished room number ... located in student home: The tenant agrees to occupy the property as student accommodation and not as a permanent address, nor can the rented accommodation be used as a professional work space.

Art.2: Description of the property:

The tenant will be given a description of the condition of the rooms 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 16-09-2024 and ends on 08-09-2025 (=12 tenancy months).

Students, who no longer have a room for the next academic year, can end their lease after ten months. They have to hand in their keys before **17-07-2025**.

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:

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

The landlord:

- 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 submission of an official document;
- in case of a serious illness or accident resulting in the suspension or termination of study activities, for which official documents must be supplied.

Notice must in all cases be sent by registered mail or by e-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.

Immediate termination:

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;

Notice must be sent by e-mail, including a mention of the reason.

Dissolution of the tenancy agreement:

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 or are no longer met.

Title 3: Rent and charges

Art.7: Composition of the rent: the set rent for the property is **408.30** EUR per month. For the composition of the rent (energy costs, utilities and detached furniture), see appendix to the tenancy agreement.

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**, stating your structured message **+++.../.../.....+++**.

The deposit (see attachment to the rental agreement) 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.

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 and 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 damage 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 neighbors, 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 the practical guidelines that can be found on the website <https://student.vub.be/en/accommodation-on-campus>.

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.

For all litigation related to this rental agreement the justice of the peace of Elsene has exclusive jurisdiction.

Drawn up in duplicate and signed in Brussels on20.....

TENANT,

Parent or legal guardian:

Seen and approved

LANDLORD,

for the Vrije Universiteit Brussel
Student Housing: Bart Geelen