

Art. 1. AGREEMENT

The landlord is letting a student room, intended for occupation by one person, situated at:  
street and number ..... , town/city  
.....,

Front/Back/Side of the building on the ... floor, with room number ....., for the period of ....

Art. 2. The property comprises:

In the room

- bed  mattress  mattress protector  desk
- bookshelf  wardrobe
- cold water  hot water  shower  toilet
- fitted kitchen  living room  table
- chair  sofa  cooking facilities  TV connection
- cycle storage  telephone connection  central heating  electric heating

other:.....

Art. 3. DURATION

The rental period is ..... months, starting on..... 201(X) and ending on  
..... 201(X).

Art. 4. RENT AND COSTS

The rent is € ..... per month.

1. The rent includes the following indicated items

- water in the room and in communal areas
- electricity in the room for standard use
- heating in the room
- electricity in the communal areas
- heating in the communal areas
- cleaning of communal areas
- other:.....

2. The rent does NOT include the following indicated items

- water  electricity  heating

At the end of the rental period a settlement of the total costs is made, taking into account the advance payments.  
The calculation of these costs should be submitted to the tenant in a separate, detailed bill.

Start meter reading electricity: .....

Start meter reading gas: .....

Start meter reading water:.....

- € ..... fixed cost per month for  water  electricity  heating  € ..... internet
- € ..... contribution to fire insurance

Art. 5. PAYMENT - € ..... to be paid monthly in return for a receipt or by direct bank transfer to  
IBAN account

number ..... with BIC number

....., bank ..... in the name

of ..... The payment must be made no later than five calendar  
days after the commencement of the rental month.

## Art. 6. DEPOSIT

The deposit amounts to one month's rent, which is € ..... The tenant will pay upon receipt or by direct bank transfer to the account number specified in article 5.

The deposit amounts to one / two month's rent, which is € ..... The tenant will pay the deposit into an individualized and frozen bank account in his/her name. The deposit can only be released at the end of the agreement subject to written agreement from the tenant and landlord.

The deposit can never be considered as constituting rent by the tenant. The landlord can only withhold the deposit or part of the deposit if s/he can prove that the tenant has not met his/her rental obligations. The repayment of the deposit or the balance will be made in cash or by direct transfer to IBAN account number ..... with BIC number ....., bank .....

..... This will be done within one month following the end of the tenancy agreement.

Art. 7. FIRE INSURANCE (\*) - The landlord agrees to include cover for the tenant's liability towards the landlord and towards third parties in his insurance policy for fire and related risks, electrical and water damage, at the expense of the tenant.

As per art. 4.2. the tenant pays a contribution for this. If the tenant is held liable, the indemnity will be borne by the tenant.

If the landlord fails to meet this obligation, this automatically means that the landlord loses all recourse to retrieval against the tenant. If the tenant is held liable, then the indemnity will be borne by the tenant.

The tenant will take out his/her own insurance for his/her personal belongings. If the landlord is held liable for damage to the tenant's personal property, the indemnity will be borne by the landlord.

(\*) Note: the landlord must ensure that the cover mentioned in this contract is actually provided by his/her policy.

Art. 9. DESCRIPTION OF ACCOMMODATION - During the first 15 days of effective use of the rented property, both parties are obliged to draw up a detailed and cross-checked description of accommodation of the room and the communal areas. When important changes are made to the rented accommodation during the rental period, this will be added to the accommodation description as an appendix. If a final description of the accommodation is not made, the tenant is deemed to have left the property in the same state as s/he received it upon arrival, unless evidence proves contrary. The same applies when no accommodation description has been drawn up.

Art. 10. TERMINATION OF THE AGREEMENT - The agreement ends on the agreed date without notice having to be given. Automatic renewal of the agreement can not be invoked. Subject to a written agreement to the contrary, the tenant must completely vacate the room at that time. When a new agreement is signed with the same student, both parties mutually agree the extent to which the room must be vacated. The keys must be returned by the end of the first rental period unless otherwise agreed. If the parties do not make arrangements to hand over the keys in person for a receipt, then the tenant will return the keys by registered post.

Art. 11. SUBLETTING AND TRANSFER OF TENANCY - Subletting and transferring tenancy is prohibited unless written consent has been received from the landlord. However, the landlord will agree to allow the tenant to sublet the room when the tenant takes part in a student exchange program or has to undertake an internship. The tenant must give the address and contact details of the subtenant to the landlord before the subletting begins.

## Art. 12. EARLY TERMINATION

This agreement can be terminated early by giving one month's notice by:

- the landlord: - for serious reasons relating to the behavior of the tenant which jeopardizes the purpose of the student house

- the tenant: as a student residence. Early termination on this basis of these reasons can only be invoked in agreement with the Housing Service in so far as they accept these reasons.

- as a result of a serious lack of insulation or safety installation or for another serious reason which means that the room can no longer be deemed suitable as a student residence.

In all cases, notice must be served by registered letter stating the reason for the termination and enclosing supporting evidence. The notice takes effect from the first day of the rental month following this letter being sent. A copy of this letter will be given to the Housing Service. If, during the period of notice, a new tenant wishes to rent the room immediately who is acceptable to the landlord, the existing tenancy agreement will be dissolved during the period of notice and the new tenancy agreement will take immediate effect, subject to the agreement of all parties.

Art. 13. MAINTENANCE - REPAIRS – DAMAGE - RENOVATIONS - As governed by law, technical maintenance and repairs are the responsibility of the landlord. The tenant will inform the landlord in writing as soon as possible about all damages, loss or fault that require a repair to be carried out. The landlord agrees to carry out the repairs as quickly as possible.

The landlord must be able to provide evidence that the heating appliances and chimneys have been regularly maintained by qualified people. The landlord is responsible for protecting all installations against frost. The tenant will take all possible precautions to prevent frost damage in the room.

The tenant is responsible for any damage or depreciation that s/he has caused or caused by third parties who s/he admitted to the rented property. The tenants are deemed to be jointly liable for non-attributable damage caused to the communal areas/property and safety equipment in so far as this does not involve repairs which are the responsibility of the landlord, normal use, maintenance or wear and tear and in so far as an initial accommodation description has been drawn up.

The landlord may not carry out any renovations or alterations to the rented property without written consent from the tenant and may never carry out such work during the revision and examination period. The requested renovations or alterations must be clearly defined. The tenant may not make any alterations to the rented property without written permission from the landlord.

Art. 15. SAFETY REGULATIONS – EPC – The landlord declares that the house is equipped with smoke alarms, as prescribed by the Flemish government, on each floor and in every communal kitchen of the house and in the rented student room.

The tenant is responsible for the maintenance and the replacement of the battery of the smoke alarm in his student room. The responsibility for the smoke alarms in the communal areas lies with the landlord.

The landlord is obliged to make all instructions and safety precautions relating to electrical installations and equipment available to the tenant.

The landlord agrees to give the tenant the fire safety regulations pertaining to the house and to display these regulations within the rented property in visible areas. The tenant declares that s/he has received a copy of these regulations. The regulations are an integral part of this agreement.

Art. 16. FINAL CLAUSES - This tenancy agreement can be supplemented with house regulations. In this case, the tenant must respect the stipulations of such house regulations, on the condition that s/he has had the opportunity to become acquainted with them before signing the tenancy agreement. These regulations must be signed by both parties and attached to all copies of the tenancy agreement. The content may not contradict or detract from the regulations contained in the tenancy agreement.

Drawn up in ....., on ..... in two originals, of which each has been separately signed and of which each party acknowledges that they have received one copy.

This tenancy agreement is comprised of four pages of which the first three are initialed by both parties. All alterations to this agreement will be initialed by both parties. The tenant will provide the student administration at his/her educational institution with one copy of this tenancy agreement. The landlord will provide the registration office with one copy of this tenancy agreement.

Name and signature landlord tenant:

Name and signature landlord:

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