

**THE SIGNATORIES:**

**H.A.J. Thissen**, having his (registered) address at Chopinlaan15, 5343EM Oss

Email address;

Mobile phone;

Bank Account IBAN;

BIC code (similar to SWIFT code) is;

Hereinafter referred to as “the Landlord”,

and

X \_\_\_\_\_ **(FULL NAME)**

hereinafter referred to as “the Tenant”,

**HAVE AGREED AS FOLLOWS:**

1. The Subjects, intended use

1.1 The Landlord hereby lets to the Tenant and the Tenant hereby rents from the Landlord the housing accommodation, hereinafter referred to as “the Subjects”, whose address is: **Molensingel 3, 5912AC Venlo, ROOM NR 7**

1.2 The Subjects are intended exclusively for use as housing accommodation for one person. Pets are not allowed. It is not allowed to have parties in the house.

2. Duration, extension and termination

2.1 This contract is commencing on: X \_\_\_\_\_ **(START)**

and continuing up to and including: X \_\_\_\_\_ **(END)**

During this period, the parties may not end the contract by notice of interim termination. The Landlord shall make the Subjects available to the Tenant on the date of entry, assuming that the Tenant has complied with all obligations in the Landlord’s favour existing at that time.

If a specific period is included in 2.1 and that period expires without notice of termination, the contract shall continue for an unspecified time.

Period of notice; 2 months. Terminate the contract can be done only in writing.

### 3. Obligation for payment, payment terms

3.1 Rental: **€305** / month  
This is included gas, water, light, internet, and the use of, the kitchens (included refrigerator, was machine), toilets and bathrooms.

Furniture: **O Yes / O No** **€20** / month  
(bed, desk, chair, wardrobe)

Rent totally: € \_\_\_\_\_ / month

Deposit: € \_\_\_\_\_  
Has to be paid once, after ending the contract this deposit will be refunded if everything is settled according to this contract.

The rental and the deposit will be due in advance, regularly, on or before the first day of the period to which they apply, payable in such manner as may be specified by the Landlord.

3.2 The rental may be amended on the Landlord's proposal, for the first time as per 1 December 2018 and every year thereafter, by a maximum percentage equivalent to the legally permitted percentage for such amendments applying to housing accommodation with a non-deregulated rental as of the date of entry.

### 4. Acceptance

4.1 The Tenant accepts the accommodation in the condition which it has at the beginning of this contract. After ending the contract, the Tenant will deliver the accommodation in the same condition and completely cleaned up.

4.2 The Landlord is not responsible for any adverse effects for the Tenant which are caused by storm, flood, fire etc. which are not covered by the building insurance.

4.3 The Tenant is not allowed to change, paint or rebuild the accommodation without receiving written approval from the Landlord.

4.4 The Tenant is not allowed to rent the accommodation to anyone else without receiving written approval from the Landlord.

4.5 The Tenant agrees to the following housing rules: 1) Act corresponding to the standardized cleaning schedule, which can be found as a printed version in each house. 2) Avoid unnecessary noise between 11pm and 7am. 3) Do not smoke in the house – under no circumstances (also not with an open window). 4) Do not block the hallways with personal belongings in order to ensure the necessary safety regulations. 5) Make use of the provided garbage bags for the bin, which can be found in each house. 6) Make use of the provided vacuum cleaning bag, which can be found in each house. 7) Make sure to always return the underground garbage card back to the agreed place in the house.

This agreed and signed;

place      date

place      date

Tenant

Landlord