

Rental agreement

The undersigned

Name administrator / landlord :  
TR Rotterdam

And

Name + initials :  
Date of birth / place :  
Telephone :

**agree as follows:**

**A. THE LIVING SPACE**

Art. 1.

Paragraph 1: The landlord rents out the apartment/room located at:

Address: *Mijnsherenlaan 66 B*  
Postcode: *3081 CD Rotterdam*

Starting from:

Paragraph 2: Landlord is the administrator of the property. The owner is ..

Paragraph 3:

In case of subletting, should there be consent be obtained from the owner of the property.

Art. 2

The rental agreement has been entered into for the period till *...1 year...* If the parties have no objections, it can then be extended by a period specified by the parties.

**B. THE RENTAL PRICE AND OTHER COSTS**

Art. 3

The rental price at the start of the rental agreement is: € *800* incl. GWE. per month during this lease. Every year the rent will be indexed and increased by 2 percent. The next rental increase for this contract is 01-01-2023.

Art. 4

Paragraph 1. The compensation for additional deliveries and services is estimated at € 0.00 (in words: zero euros).

Paragraph 2: The additional deliveries and services are: **GWL / internet / Taxes.**

Art. 5

If there is no legitimate need to withhold the deposit after the end of the lease, the lessor will repay the deposit at the end of the agreement. The deposit is €...1.450,-

Art. 6

The monthly payment of the rental fee must be done for the first of the respective month. Payment is made by bank.

Each day the tenant is late with the payment he/she will be charged € 50,00 fine a day. This fine can be paid immediately or it will be reduced of the deposit.

C. THE MAINTENANCE OBLIGATIONS

Art. 7. ~~Taxes and other charges~~

~~Unless this is not permitted on the basis of the law or the regulations arising from it, the tenant will also be liable for this, even if the lessor is charged for this:~~

~~the water board or polder charges with regard to the actual use of the use of the leased property and the actual shared use of service spaces, general and communal spaces;~~

~~b. environmental taxes, including the pollution levy on surface waters and purification levy on waste water;~~

~~d. other existing or future taxes, environmental protection contributions, charges, levies and fees~~

~~—with regard to the actual use of the rented property;~~

~~—with regard to the lessee's goods;~~

~~—that would not have been levied or imposed in whole or in part if the leased property was not in use~~

~~—would have been given.~~

~~e. If the levies, taxes, fees or other charges coming at the expense of the tenant~~

~~—landlord are collected, they must be paid by the tenant on the first request to the landlord.~~

Art. 8.

The following maintenance obligations with regard to the room are at the expense of the tenant if this is necessary as a result of acts or omissions of the tenant, unless the maintenance is necessary as a result of acts or omissions of the landlord:

- whitening, saucers, wallpapering and painting for the duration of the occupation. - the usual maintenance of and minor repairs to hinges and locks and minor

provisions for electrical installations such as switches, lamps, sockets and sockets.

- the maintenance of the water taps and the provisioning of or as a result of frozen water pipes. - hey t replacing broken windows. - keeping the chimneys clean and unclogging, at least once a year. - all other repair work that is the result of gross negligence, carelessness, neglect or rough occupation of the tenant. Art. 9 The tenant is obliged to compensate or repair the damage that he or someone for whom he is liable has caused.

D. OTHER RIGHTS AND OBLIGATIONS

Art. 10

The owner is obliged to rent the keys to hand over the payment of the first rent payment.

Art. 11 The tenant undertakes not to cause any nuisance or inconvenience to the landlord, co-residents and local residents.

Art. 12 Landlord will respect the privacy of the tenant and only enter the rented space after agreement with the tenant (s).

Art. 13 The tenant has the right to receive visitors to the rented accommodation and to have them stay overnight. However, this should not have the character of permanent co-habitation.

E. THE END OF THE RENTAL AGREEMENT

Art. 14

The notice period for the lessor is three months.

Art. 15

The tenant cannot cancel before the end of the lease . The notice period for the tenant is a full calendar month.

If the tenant wishes to cancel the lease within one year after the start of the lease, a deposit of one month will be deducted from the deposit.

Art. 16

At the end of the lease, the tenant delivers the rented property in the condition in which the rented property was received at the start of the agreement. The tenant will hand over the keys to the landlord on the day of eviction. The tenant must also unsubscribe his/her adress on the date the contract ends.

Signed on 23/10/2021

Place R. K. Ram

Signature Landlord

Signature Tenant

