

PRODUCTIE 7

RECHT EN VERBODEN TOEGANG TOT DE WET

1. Inleiding

De wet is een belangrijk document dat de rechten en plichten van de burger vastlegt. Het is van belang dat de wet openbaar is en dat iedereen er toegang toe heeft. Dit document beschrijft de manier waarop de wet openbaar is en hoe iedereen er toegang toe heeft.

2. Doel

De wet is bedoeld om de rechten en plichten van de burger vast te leggen. Het is van belang dat de wet openbaar is en dat iedereen er toegang toe heeft. Dit document beschrijft de manier waarop de wet openbaar is en hoe iedereen er toegang toe heeft.

3. Rechten en plichten van de burger

4. Openbaarheid van de wet

1. De wet is openbaar en iedereen heeft er toegang toe.
2. De wet is openbaar en iedereen heeft er toegang toe.
3. De wet is openbaar en iedereen heeft er toegang toe.
4. De wet is openbaar en iedereen heeft er toegang toe.
5. De wet is openbaar en iedereen heeft er toegang toe.

5. Conclusie

6. Bijlagen

1. De wet is openbaar en iedereen heeft er toegang toe.
2. De wet is openbaar en iedereen heeft er toegang toe.
3. De wet is openbaar en iedereen heeft er toegang toe.
4. De wet is openbaar en iedereen heeft er toegang toe.
5. De wet is openbaar en iedereen heeft er toegang toe.

De wet is openbaar en iedereen heeft er toegang toe. Het is van belang dat de wet openbaar is en dat iedereen er toegang toe heeft. Dit document beschrijft de manier waarop de wet openbaar is en hoe iedereen er toegang toe heeft.

7. Bijlagen

8. Bijlagen

9. Bijlagen

10. Bijlagen

11. Bijlagen

12. Bijlagen

RENTAL AGREEMENT ROOM CERTAIN TIME

Parties

1.) with the address
telephone number (born in) The Netherlands
on ; ()

And

1. number with the address , telephone
born in ;
)

Landlord and Tenant hereafter together **parties**.

Considerations

1. Parties have negotiated a temporary lease agreement for a room.
2. Tenant wants to live in a room temporarily.
3. Landlord wants a temporary tenant.
4. Landlord owns the room or has permission from the owner to rent the room to tenant.
5. Landlord wants to rent the room under the conditions contained in this agreement.

Agreement

Article 1-the living area

1. This agreement relates to the room on the 3th floor with an area of 9 m2 in back site of the house with address Legmeerplein 30-3 1058nl Amsterdam (the **room**).
2. Tenant may use the room as a living space for a maximum of one person. The tenant may not use the room in any other way than it is meant for.
3. The following rooms are next to the room for the tenant's own use:

The aforementioned rooms and the room hereafter together the **room** .

4. The following spaces are available for co-use:
 1. Cuisine
 2. Shower/ Bath
 3. Toilet
 4. Corridor in the Apartment
 5. Balcony
6. Landlord is the owner of the house.

Article 2 - Entry and duration of the agreement

1. Landlord rents the room from _____ up and until _____ to the tenant. This agreement terminates automatically (without the need for termination) after the expiry of the rental term.
2. The reason for the temporary rental is: Landlord temporarily rents out the room he himself is living in because of a stay somewhere else. Landlord will start to inhabit the room again.
3. The tenant must vacate the room after expiration of the rental term.

Article 3 - Rental price and other costs

1. The rental price (**rent**) for the room is 800 Euro per month (exl. additional deliveries and services). For additional services WIFI, GWL, Insurance etc you will be pay: 75 Euro
2. The Renter pays the Rent in advance, no later than the 25th of each month, to be transferred to account number of _____
3. The tenant pays a fee for the additional deliveries and services. This is in the rental price, excluding the fee.

Article 4-Additional deliveries and services

1. Additional deliveries and services are:
2. Gas
3. Electricity
4. Water
5. Curtains
6. Furniture
7. Internet Connection
8. Carpet, TV, Stereo Set.

Article 5 - Deposit

1. In order to insure the fulfilment of his obligations under this agreement, the tenant pays a deposit on the 25062022. The tenant needs to sent a pay slip of his father.
2. The deposit is 1600 Euro. The account number to which the (part of) deposit needs to be transferred to _____
3. Landlord does not reimburse interest on the deposit.
4. The tenant will be returned within 2 months after the termination of this agreement, if the room has been delivered clean, without damage and cleared by him. Landlord may deduct amounts payable by the tenant from the deposit.
5. Landlord does not pay interest on the deposit.
6. The tenant will receive the deposit back within two months after the termination of this Agreement, if the Chamber has been delivered clean, without damage and vacated. Landlord can deduct amounts that Tenant owes from the deposit.
7. If the tenant uses and/or stores drugs in the apartment, the tenant will lose his/ her deposit.

Article 6-Delivery

Landlord must clean the room and deliver to the tenant no later than Landlord must also give the keys to the tenant.

Article 7-Maintenance obligations

1. Landlord raises all defects that severely impede the use of the room. Landlord is liable for the damage caused by the defects.
2. At the beginning of this agreement, the Parties shall draw up an inspection report together with a precise description of the state of the Chamber.
3. During the rental period, the landlord takes care of the necessary maintenance. This does not include daily and minor maintenance (as referred to in the decree minor repairs of 8 April 2003).
4. The maintenance obligations for the space (s) intended for private use shall be borne by the tenant in the following cases:
 1. In painting and wallpaper work;
 2. When cleaning/repairing/replacing the existing white goods, brown linen and linen (fridge, TV, dishes, cutlery, towels, duvet, duvet cover, pillow, etc.)
 3. In the case of minor repairs or usual maintenance of hanging and closing work and small facilities for electrical installations;
 4. In the maintenance of the water taps and the cleaning and unstopping of the drains and precipitates;
 5. When replacing broken panes;
 6. In all other repairs required by gross negligence, carelessness, neglect or rough habitation of tenant.

If any of these maintenance obligations are required by the act or omission of the landlord, the costs will be borne by the landlord.

The tenant must repair or reimburse the damage that he or someone for who he is liable has caused.

Article 8 - Other rights and obligations

1. Tenant must not cause any nuisance or inconvenience.
2. Landlord may not give the tenant any inconvenience or nuisance. Landlord respects the privacy of tenant and will only enter the room after appointment with the tenant.
3. Landlord is not liable if third parties disrupt the rental enjoyment of the tenant.
4. The tenant and the tenants of the other rooms may make joint use of the communal areas.

Article 9-Use of the room

1. The tenant uses the room according to the given destination.
2. Tenant may receive a visit and stay overnight in the room in good consultation with the landlord. This should not be given the character of permanent co-habitation.

3. Tenant must not make any change in the room and communal areas. If the landlord has consented to making changes, the tenant does not have to undo these changes at the end of the rental, unless the landlord has indicated otherwise. Changes to the room become the property of the landlord. Parties speak in advance in writing whether landlord to tenant pays a fee for the change at the end of the rent.
4. Tenant must not keep pets in the room.
5. The tenant is not allowed to sublet the room without the written permission of landlord.

Article 10-Damage

The tenant repairs the damage it has made to the room or the common areas as soon as possible.

Article 11- Termination of the Agreement

1. The notice period for the tenant is one month. The tenant must terminate this agreement by the day on which rent is to be paid. Also at interim termination.
2. Landlord may terminate this agreement with a notice period of one month. This notice period is extended by one month for each year that the tenant has rented uninterrupted, with a maximum of six months. Landlord says by registered letter and mentions the reason for termination.
3. Parties may mutually approve this agreement at any time.

Article 12- Delivery

1. The tenant supplies the room in its original condition at the end of this agreement.
2. Tenant gives the keys to landlord on the day of clearance.

Article 13- inspection

1. Before the end of this agreement, landlord invites the tenant to an inspection. The parties inspect the Chamber jointly and identify in a report which repairs are necessary to bring the Chamber and the inventory in good condition. The repair work will be borne by the tenant. Landlord gives tenant an indication of the estimated costs.
2. Landlord enables the tenant to perform the repair work within a reasonable period of time. Landlord sets the deadline.
3. If the tenant does not perform the repair work within the prescribed period, the landlord may, after notice of default, carry out the repair work on behalf of the tenant.
4. If there has been no joint inspection at the beginning or at the end of this agreement, the landlord may, after notice of default, carry out all the repairs necessary to bring the room and the inventory into good condition. These costs are borne by the tenant.

Article 14- Costs, default

1. The tenant must reimburse all costs that landlord makes in order to enforce the tenant's fulfilment of this agreement.

2. If a certain obligation is not fulfilled or a certain period for the fulfilment of an obligation expires, then the tenant is automatically in default. A notice of default is not required.

Article 16- Nullity

If any part of this agreement is null or defeasible, it will not alter the validity of the remainder of the agreement. The void part is replaced by a provision that follows as much as possible the contents of the void provision.

Article 17- Final Determination

1. Only written changes to this agreement are valid.
2. All attachments are part of this agreement.

Article 18-Applicable law

Dutch law.

PLACE of SIGNATURE: Amsterdam

Date signed: 28.06.2022

.....

PRODUCTIE 8

RENTAL AGREEMENT ROOM CERTAIN TIME

Parties

1. _____ with the address _____
telephone number _____ born in _____ (The
landlord)

And

2. _____ with the address _____
born in _____ at _____ (the tenant)

Landlord and Tenant hereafter together **parties** .

Considerations

1. Parties have negotiated a temporary lease agreement for a room.
2. Tenant wants to live in a room temporarily.
3. Landlord wants a temporary tenant.
4. Landlord owns the room or has permission from the owner to rent the room to tenant.
5. Landlord wants to rent the room under the conditions contained in this agreement.

Agreement

Article 1-the living area

1. This agreement relates to the room on the 4th floor with an area of 18 m2 in front of the house with address Legmeerplein 30-3 1058nl Amsterdam (the **room**).
2. Tenant may use the room as a living space for a maximum of one person. The tenant may not use the room in any other way than it is meant for.
3. The following rooms are next to the room for the tenant's own use:
 1. No
The aforementioned rooms and the room hereafter together the **room** .
 2. The following spaces are available for co-use:
 1. Cuisine
 2. Shower/ Bath
 3. Toilet
 4. Corridor in the Apartment
 5. Balcony
 3. Landlord is the owner of the house.

Article 2 - Entry and duration of the agreement

1. Landlord rents the room from 01 Augustus 2022 up and until 31 December 2022 to the tenant. This agreement terminates automatically (without the need for termination) after the expiry of the rental term.

2. The reason for the temporary rental is: Landlord temporarily rents out the room he himself is living in because of a stay somewhere else. Landlord will start to inhabit the room again.
3. The tenant must vacate the room after expiration of the rental term.

Article 3 - Rental price and other costs

1. The rental price (**rent**) for the room is 900 Euro per month (excl. 75 Euro for Utilities, Insurance)
2. The Renter pays the Rent in advance, no later than the 25th of each month, to be transferred to a the account of _____ with account number _____
3. The tenant pays a fee for the additional deliveries and services. This is in the rental price, excluding the fee.

Article 4-Additional deliveries and services

1. Additional deliveries and services are:
 1. Gas
 2. Electricity
 3. Water
 4. Curtains
 5. Furniture
 6. Tv Connection
 7. Internet Connection
 8. Carpet.

Article 5 - Deposit

1. In order to insure the fulfilment of his obligations under this agreement, the tenant pays a deposit.
2. The deposit is € 1600,- to be transferred on the 27th June 2022 to a the account of _____ with account number _____.
3. The rent should be paid to be transferred before the 25th of each month to the account of _____ to be started on the 25th of July 2022 with the account number of _____
4. Landlord does not reimburse interest on the deposit.
5. The tenant will be returned within 2 months after the termination of this agreement, if the room has been delivered clean, without damage and cleared by him. Landlord may deduct amounts payable by the tenant from the deposit.
6. Landlord does not pay interest on the deposit.
7. The tenant will receive the deposit back within two months after the termination of this Agreement, if the Chamber has been delivered clean, without damage and vacated. Landlord can deduct amounts that Tenant owes from the deposit.

Article 6-Delivery

Landlord must clean the room and deliver to the tenant no later than 31 march 2020.
Landlord must also give the keys to the tenant.

Article 7-Maintenance obligations

1. Landlord raises all defects that severely impede the use of the room. Landlord is liable for the damage caused by the defects.
2. At the beginning of this agreement, the Parties shall draw up an inspection report together with a precise description of the state of the Chamber.
3. During the rental period, the landlord takes care of the necessary maintenance. This does not include daily and minor maintenance (as referred to in the decree minor repairs of 8 April 2003).
4. The maintenance obligations for the space (s) intended for private use shall be borne by the tenant in the following cases:
 1. In painting and wallpaper work;
 2. When watering the plants;
 3. When cleaning/repairing/replacing the existing white goods, brown linen and linen (fridge, TV, dishes, cutlery, towels, duvet, duvet cover, pillow, etc.)
 4. In the case of minor repairs or usual maintenance of hanging and closing work and small facilities for electrical installations;
 5. In the maintenance of the water taps and the cleaning and unstopping of the drains and precipitates;
 6. When replacing broken panes;
 7. In all other repairs required by gross negligence, carelessness, neglect or rough habitation of tenant.
 8. If any of these maintenance obligations are required by the act or omission of the landlord, the costs will be borne by the landlord.
 9. The tenant must repair or reimburse the damage that he or someone for who he is liable has caused.

Article 8 - Other rights and obligations

1. Tenant must not cause any nuisance or inconvenience.
2. Landlord may not give the tenant any inconvenience or nuisance. Landlord respects the privacy of tenant and will only enter the room after appointment with the tenant.
3. Landlord is not liable if third parties disrupt the rental enjoyment of the tenant.
4. The tenant and the tenants of the other rooms may make joint use of the communal areas.

Article 9-Use of the room

1. The tenant uses the room according to the given destination.
2. Tenant may receive a visit and stay overnight in the room in good consultation with the landlord. This should not be given the character of permanent co-habitation.
3. Tenant must not make any change in the room and communal areas. If the landlord has consented to making changes, the tenant does not have to undo these changes at the end of the rental, unless the landlord has indicated otherwise. Changes to the

room become the property of the landlord. Parties speak in advance in writing whether landlord to tenant pays a fee for the change at the end of the rent.

4. Tenant must not keep pets in the room.
5. The tenant is not allowed to sublet the room without the written permission of landlord.

Article 10-Damage

The tenant repairs the damage it has made to the room or the common areas as soon as possible.

Article 11- Termination of the Agreement

1. The notice period for the tenant is one month. The tenant must terminate this agreement by the day on which rent is to be paid. Also at interim termination.
2. Landlord may terminate this agreement with a notice period of one month. This notice period is extended by one month for each year that the tenant has rented uninterrupted, with a maximum of six months. Landlord says by registered letter and mentions the reason for termination.
3. Parties may mutually approve this agreement at any time.

Article 12- Delivery

1. The tenant supplies the room in its original condition at the end of this agreement.
2. Tenant gives the keys to landlord on the day of clearance.

Article 13- inspection

1. Before the end of this agreement, landlord invites the tenant to an inspection. The parties inspect the Chamber jointly and identify in a report which repairs are necessary to bring the Chamber and the inventory in good condition. The repair work will be borne by the tenant. Landlord gives tenant an indication of the estimated costs.
2. Landlord enables the tenant to perform the repair work within a reasonable period of time. Landlord sets the deadline .
3. If the tenant does not perform the repair work within the prescribed period, the landlord may, after notice of default, carry out the repair work on behalf of the tenant.
4. If there has been no joint inspection at the beginning or at the end of this agreement, the landlord may, after notice of default, carry out all the repairs necessary to bring the room and the inventory into good condition. These costs are borne by the tenant.

Article 14- Costs, default

1. The tenant must reimburse all costs that landlord makes in order to enforce the tenant's fulfilment of this agreement.
2. If a certain obligation is not fulfilled or a certain period for the fulfilment of an obligation expires, then the tenant is automatically in default. A notice of default is not required.

Article 16- Nullity

If any part of this agreement is null/or defeasible, it will not alter the validity of the remainder of the agreement. The void part is replaced by a provision that follows as much as possible the contents of the void provision.

Article 17- Final Determination

1. Only written changes to this agreement are valid.
2. All attachments are part of this agreement.

Article 18-Applicable law

Dutch law.

PLACE of SIGNATURE: Amsterdam

Date signed: 27/6/2022
