

## RENTAL AGREEMENT

Contract number: **(Contract ID)**

**You are:**

**Tenant 1**

Name: **(Initials +name tenant 1)**  
Date of birth: **(Date of birth tenant 1 FORMAT: DD Month YYYY)**  
Gender: **(Gender tenant 1)**

**Tenant 2 (if applicable)**

Name: **(Initials +name tenant 2)**  
Date of birth: **(Date of birth tenant 2 FORMAT: DD Month YYYY)**  
Gender: **(Gender tenant 2)**

Further in this agreement (together) referred to as "tenant".

**We are:**

**(name of 2 stay)**  
**(Street office)**  
**(House number office)**  
**(Postal code office) (City office)**  
**(Email office)**

Further in this agreement (together) referred to as "manager".

**The property:**

**(Street name studio address) (house number studio) (postal code studio) (city studio)**

**We make note of the following:**

- You are to rent a residence from us.
- If your rented dwelling is located within a building, it may be that not all dwellings within that building are owned by the same owner. Also in the future it may be that there will be multiple owners. The building in that case is divided into apartment rights.
- In case of such a division into apartment rights, the owners cooperate with each other. Together, they maintain the building and establish usage rules and precepts.
- You are to adhere to all rules and decisions that have to do with the apartment right. We are also bound by them. If the relevant rules and decisions change, then you as a tenant are also bound by them. We will immediately and in writing keep you informed of any rules and decisions that may have potentially changed.
- Whereas multiple forms of secondary education are present in the city of **(city studio)**, most of which were assigned a supra-regional function. This causes many students and others associated with these educational institutions to locate in **(city studio)**. Whereas adapted to the capabilities of the societal, economic and financial dependence of students and others affiliated with the educational institutions, the manager has set itself the goal of renting [students] rooms or -units, whether or not owned, and to the exclusion of others, to students and others affiliated with the education institutions for the duration of their study and/or the period that they are associated with an educational institution. The above programme target is the statutory purpose of manager. Manager has managed to acquire and realize a stock of rooms/units. Given his statutory objective, manager is only prepared to rent the rented housing to tenant for the agreed-upon specific duration. Parties shall establish within this framework that the agreed-upon duration of the rental agreement should be considered in conjunction with the circumstance that the manager also wishes to make the scarce living space available to other students and/or others affiliated with an educational institution. In this context, it is established that manager wishes to exclusively rent living space to students and/or others affiliated with an educational institution for a rental period, during which the tenant can be classified as a student and/or linked to educational institution. Given the above considerations, tenant acknowledges towards manager to irrevocably vacate the rented housing after legally valid notice of termination.

**We have agreed with you as follows:**

**Article 1. What comes with your property?**

- 1.1 Manager rents to tenant the residence at **(Street name studio address) (house number studio) (postal code studio) (city studio)**  
(Studio number **(studio number on the floor plan)** on the **(studio floor)**; index number **(index number studio)** studio type **(studio type)**. Tenant accepts the rent for this residence. The rent refers to the residence, including immovable appurtenances and the shared use of any green areas and gardens that are to be regarded as an immovable appurtenance, and the shared use of any common areas and group spaces, hereinafter to be referred to as: "the rented housing".
- 1.2 The description of the residence can be found on our website:  
**(WEBLINK to the studio description)**

**Article 2. What conditions apply?**

- 2.1 For the rental of this residence, the following applies:  
The conditions of this agreement  
The General Provisions for a Housing Lease from Holland2Stay.  
You will find these conditions in **annex g (WEBLINK)**. These general provisions are known to the parties. The tenant has read this general provisions. The general provisions apply except in so far as they have been deviated from explicitly in this agreement, or their application is not possible in respect of the property hired.

**Article 3 What is the residence intended for?**

The rented housing is intended solely to be used as living space by tenant himself. Tenant is not allowed to unilaterally alter the use of the rented housing.

Tenant is aware that the rented housing is part of a housing complex that is expressly intended for the accommodation of students and/or others associated with an educational institution as intended in article 7:274 paragraph 4 of the Civil Code, and that the residences that are part of the complex, including the rented housing in question, after termination of the current rental agreement, will once again be rented to a student and/or others associated with an educational institution as referred to in article 7:274 paragraph 4 of the Civil Code.

Tenant is aware that manager follow an active movement policy, aimed at having the complex as much as possible and permanently meet its purpose of housing students and/or others associated with an educational institution.

Once the tenant is no longer registered and/or associated in some different way as a student at an educational institution for general or senior secondary education, tenant will communicate this to manager in writing.

In the event that tenant, at any time during the rental period, terminates his studies at the educational institution of general or senior secondary education, or is no longer associated with an educational institution of general or senior secondary education, tenant shall cooperate to achieve manager's movement policy by ending the rental agreement within six months after termination of the studies and/or ending his/her association with an educational institution, either by agreeing to being given notice of termination by the manager, or by terminating the rental agreement himself by giving notice of termination.

If tenant himself has not terminated the rental agreement by the end of the sixth month following termination of his/her studies and/or the association with an educational institution, nor has by that time agreed to a notice of termination by the manager, manager shall request termination of the rental agreement through a competent court.

Tenant is aware that the housing he/she rents is intended by manager as living space for a student and/or persons associated with an educational institution. Tenant is aware that by a use contrary to the purpose attributed to the rented housing, he/she will not have behaved as befits a good tenant. Tenant is aware that in that case there is an attributable breach, which entitles manager to request dissolution of the rental agreement on the basis of what is set out in the Civil Code. This also gives

the manager the right to terminate this rental agreement on the basis of that which is stated in the Civil Code. Tenant is aware that an appeal to the rental protection provisions of the Civil Code is not available to him in case he/she - as described above - can no longer be qualified as associated with an educational institution as a student and/or person

Tenant is obliged toward manager to cooperate with the periodically to be conducted status assessment by manager on the question whether tenant can still be classified as "student" and/or is associated with an educational institution in some other way. Within 14 days after manager has requested the aforesaid status assessment on this issue, tenant is obliged to manager by the submission of supporting documents, to include a valid registration certificate and/or proof of an association to an educational institution based in **(city studio)**, to make known in writing what his status is. In the event that tenant has not presented manager with the requested information within the aforementioned period of 14 days, tenant is obliged to pay manager the internal and external costs - which is also taken to mean the cost of legal aid - which arise as a result of tenant not or not timely having responded to aforesaid status assessment by manager. These costs will be paid by tenant no later than one week after they have been charged by manager.

#### **Article 4. How long will this agreement last?**

**4.1** This agreement will be effective starting **(Starting date rental agreement FORMAT: DD Month YYYY)** and will apply for an indefinite period.

**4.2** You can terminate your rental agreement compliance with the minimal notice period of one month. If this causes the rental end to fall on a Saturday, Sunday or public holiday, your rental will end on the next working day. You will cancel your rental agreement in writing and by registered mail or by means of a bailiff's notification. You may also end your rental agreement via your personal profile on managers website , but this is only valid if you receive a confirmation from us.

#### **Article 5. What is the rent?**

**5.1** At the start of this lease you will owe an amount of € **(Amount all in rent FORMAT 000,00)** (all-in rent) a month before the first of the month. This amount consists of:

Basic rent	€ <b>(Amount Basic rent FORMAT 000,00)</b>
Service charges	€ <b>(Amount service charge FORMAT 000,00)</b>
Supplies and Services	€ <b>(Amount supplies and services FORMAT 000,00)</b>
Advance payment energy	€ <b>(Amount Energy FORMAT 000,00)</b>

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**Total monthly amount** € **(Amount all in rent FORMAT 000,00)**

##### **Specification Service Charges:**

Energy common Areas	€ <b>(Amount energy common FORMAT 000,00)</b>
Cleaning common areas	€ <b>(Amount cleaning common FORMAT 000,00)</b>
Caretaker costs	€ <b>(Amount caretaker common FORMAT 000,00)</b>

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**Total service charges** € **(Amount TOTAL service FORMAT 000,00)**

##### **Supplies and Services**

The supplies and services to be provided by the Foundation include but not exclusively:

- depreciation upholstery and furnishings present according to the delivery report
- wired Internet and TV package
- consumption and connection of gas, water and electricity
- boiler maintenance / central heating
- support housing allowance application
- administration costs
- glass insurance
- municipality taxes for garbage and water treatment levy

**5.2** The consideration for additional supplies and services will be determined in accordance with the provisions in article 5.1. This lease concerns an all-in rent so that there will be no annual settlement for conventional energy consumption. The tenant explicitly agrees to this. Excessive consumption

beyond reasonable is for tenants account and will be included in the security deposit settlement as described in article 22.1. Energy consumption that is 20% or more above the average usage in the building is considered as excessive use in this regard.

- 5.3 The rent, the service charges and the consideration for additional supplies and services will be payable in advance, always to be paid before or on the first day of the period to which the payment relates, in the manner indicated by the manager.
- 5.4 In view of the commencing date of this agreement the first period of payment refers to the period from **(Starting date rental agreement FORMAT: DD Month YYYY)** up to and including **(IN CASE starting date rental agreement is 1-19: Date of last day of the first month FORMAT: DD Month YYYY OR IN CASE starting date rental agreement is on or after the 20<sup>th</sup> of the month: Date of last day of the second month FORMAT: DD Month YYYY OR)** and the amount payable for this first period is € **(Payable amount first month(s) rent FORMAT 000,00)**. The tenant will pay this amount before or on **(Date of 5 days before starting date rental agreement FORMAT: DD Month YYYY)**.
- 5.5 When reserving a studio or the property hired and receiving a signed lease the tenant will pay an amount of € **(Amount admin fee including VAT FORMAT 000,00)** including 21 % VAT for administration/contract charges. This rate includes possible viewings, checking in and out of the studio or property hired, counting all household effects and making initial and final inspection reports. Also included are the costs for guiding the application for rent allowance that is handled by the Manager (if this is/becomes desired).
- 5.6 Before the start of the rental agreement tenant will pay an amount of € 650,- security deposit as is further described in article 22. The tenant will pay this amount before or on **(Date of 5 days before starting date rental agreement FORMAT: DD Month YYYY)**.
- 5.7 The rent can, at the landlord's suggestion, initially on 1 July, 2016 and annually thereafter be changed by a percentage at most equal to the maximum legally permitted rate for non-rent-controlled housing on the effective date of such change, failing that the rent adjustment is made in accordance with what is described in 5.8.
- 5.8 If the rented housing is [in]dependent housing with a controlled rent for housing, that which is set out in 5.7 does not apply. In that case, the rent will be adjusted for the first time on 1 July 2016, and subsequently annually in accordance with 5.9
- 5.9 If the rented housing is rent-controlled [in]dependent housing, the annual rent adjustment takes place on the basis of the change to the monthly price index figure according to the consumer price index [CPI], domestic series [2000+100], published by the Statistics Netherlands [CBS].
- 5.10 Our proposal for an increase will be in writing. This occurs at least two months before the change is to take effect, or in any case within the statutory time limit. Our proposal includes:
- your current rent
  - the rate by which we change your rent
  - the proposed rent
  - the effective date of the proposed rent

Article 6. Expired

#### **Article 7. What rules and decisions of the Owners' Association [HOA] Apply with an apartment?**

- 7.1 If your rented dwelling is part of a building, rules and decisions may apply that can be associated with apartment right. This is the case if the building is divided into apartment rights. Not all dwellings in the building are in that case ours. There are multiple owners, who collectively draft the HOA rules and decisions. We are bound by them, as are you. You and we will also abide by future HOA rules. It is

also possible that you end up renting a residence where we are the sole owner. Once there are multiple owners - so once we sell one or more of our residences - the rules and decisions related to the apartment right apply both to us and to you. The building is in that case divided into apartment rights. You will find those, among other things, in the deed of division, the model regulations for division into apartment rights, and the standing orders.

- 7.2 We seek to deter future HOA rules and decisions when they go against your legitimate interests. You do not need to abide by future rules and decisions if they are unreasonable towards you, or if they are contrary to the law. We ensure that you receive decisions and rules that are of direct consequence to you.

**Article 8. Where can you be reached?**

- 8.1 We agree that the residence in this rental agreement is also your mailing address. You will inform us of your new address when moving to another residence. We will receive this new address in writing before this agreement ends. We also agree that that we will send all official documents to the residence in this rental agreement. You will officially elect to reside in the residence.

**Article 9. Manager**

- 9.1 Until the landlord announces something else, the manager will be:

(name of 2 stay)  
(Street office)  
(Housenumber office)  
(Postal code office) (City office)  
(Email office)

- 9.2 Unless something else has been agreed in writing, the tenant must consult with the manager with regard to contents and further matters concerning this lease.

**Special provisions**

**Article 10. No substitute accommodation**

At the end of this agreement the tenant will have no claim on the manager for substitute accommodation, compensation of relocation and furnishing costs or any other compensation or indemnification.

**Article 11. Prohibitions**

- 11.1 The tenant will be explicitly forbidden:

- to drill holes into (the wall tiles of) the kitchen, the toilet and the bathroom;
- to drive nails or drill holes into floors;
- without the manager's prior written permission to make changes in the dwelling that cannot be undone without notable costs;
- to place hot pans and the like direct on the kitchen worktop and also to use the worktop as a chopping board;
- to install hard floor covering in the dwelling without the manager's prior written permission (see also article 19);
- to apply nameplates, advertising signs, sign boards and the like to the exterior of the property hired;
- to apply sun screens to the exterior of the hired property without the manager's prior written permission;
- to hang laundry outside the window and display posters/flags behind the window without the manager's prior written permission;
- to apply a (dish) antenna to the exterior of the property hired;
- to paint the interior and exterior doors in the dwelling. Maintenance to these doors must be done with a moist cloth and non-abrasive cleaning agents. It will not be permitted either to paint the façade, frames or other elements on the outside and/or inside of the property hired in a different colour than the present colour scheme without the manager's permission.
- To enter the building and/ or the residence with a bicycle and to keep a bicycle anywhere in the building except for private storage rooms and dedicated common bicycle storage rooms.

- To put or keep garbage in or around the building, the corridors, the (private) balconies or any other common area.
- Keeping pets in the residence
- Leave or keep any personal belongings in any common area of the building including the laundry, rooftop, bike shed and corridors.

**11.2** Also in the event that the tenant believes that the change or alteration to be made by him is movable property or may be removed at the end of the lease without notable costs, the provisions in 10.1 will apply. The manager's permission may be granted in exceptional circumstances with the tenant's acceptance of the conditions that are associated with making a change or alteration.

## **Article 12. Prohibition of growing cannabis**

**12.1** In or at the property hired it is forbidden, in any volume whatsoever, to have, allow others to have or have a third party have a cannabis nursery or a nursery of other plants or fungi that may serve as raw material for drugs and/or mind-expanding agents. In this connection the possession of more than five cannabis plants in the property hired will be considered having a (commercial) cannabis nursery. The mere presence of such a cannabis nursery – or similar plants and fungi – produces a shortcoming in the tenant's performance of the lease and will be a reason for the manager to proceed to immediate dissolution of the lease.

**12.2** All costs in the widest sense of the word, as a result of this default, will be for account of the tenant.

**12.3** The general provisions declared applicable will remain fully applicable.

**12.4** The tenant will owe the manager a fine that is immediately claimable and not susceptible of mitigation of €10,00.00 in the event of non-fulfilment of an obligation in this article 12.

## **Article 13. Work/maintenance to the building**

**13.1** In so far as necessary, the tenant will have to tolerate that the Association of Owners, the Manager, Municipality and the (public) utilities are entitled for their benefit and at their expense to perform maintenance to facilities for gas, water, electricity, radio and television reception, telephone and data communication and to install, lay, have, hold, maintain, inspect, repair, replace and/or remove poles, cables, wires, insulators, rosettes, signs and lines with corresponding facilities for public purposes on, in at or above the ground and the dwellings or the apartment building.

## **Article 14. Utilities**

**14.1** The manager will not be liable for any interruption in the supply of gas, water, electricity or other energy, unless this is the result of serious negligence or gross culpability on the part of the manager. From the date of occupation the tenant will see to it that the public utilities have been registered in his/her name, and also that an insurance has been taken out for the household effects and the like at his/her expense.

## **Article 15 Apartment right**

**15.1** If the building or complex of which the property hired is part has been or will be divided into apartment rights, the tenant will be obliged to observe the prescriptions following from the deed of division, rules, meeting resolutions and regulations about the use. If the decision entails obligations more onerous than the present ones the tenant will be at liberty to examine whether he wants to terminate the lease, to which he will then be entitled.

**15.2** The manager undertakes, in so far as this is within his capacity, not to cooperate in the creation of regulations that are contrary to the lease.

## **Article 16. Bylaws**

**16.1** The manager lets to the tenant an apartment that is part of a building that has been or will be divided into apartment rights. The tenant will be obliged to observe the prescriptions following from the bylaws about the use of the apartment or building. These bylaws are part of the lease or will become part of it as soon as they have been laid down. The manager will see to it that the tenant is placed in possession of these bylaws.

## **Article 17. Conflicts**



**17.1** If provisions of the bylaws (to be laid down) conflict with the provisions in this agreement the latter will prevail.

**Article 18. Prohibition of sublease/transfer of income in the event of sublease**

**18.1** Subject to the provisions in article 1 of the general provisions the Parties have agreed the following with regard to any sublease.

**18.2** Without the manager's prior written permission the tenant will **not** be authorized to surrender the hired property to third parties in full or in part on a lease, sublease or for use, including the letting of rooms and the provision of bed and board (for instance air B&B). or the waiver of rent Any permission given by or on behalf of the Manager will be once only and will not apply to other or succeeding cases.

**18.3** If the Tenant acts contrary to the provisions in article 18.2, he will forfeit to the Manager for every calendar day that the infringement continues an immediately claimable fine equal to three times the rent a day payable by the tenant at that time, with a minimum of €75.00 a day, subject to the Manager's right to claim performance or dissolution because of default, and also to claim compensation in so far as the loss exceeds the fine. Furthermore the tenant must surrender to the Manager all income acquired as a result of this.

**Article 19. Built-in equipment/furnishing**

**19.1** Any furnishing and/or built-in equipment present is the property of the manager and is part of the property hired.

**19.2** With regard to the maintenance, repair, replacement and renewal of the furnishing and/or built-in equipment mentioned in article 19.1 all maintenance, repair, replacement and renewal is at the expense and risk of the tenant.

**Article 20. Parking space and storage [option]**

**20.1** At the start of the lease a parking space will be **(available/ not available/ optional/ schared)**. In case the rent of a parking space is optional manager can help you with the rent in a separate agreement.

At the start of the lease a storage room will be **(available/ not available/ optional/ schared)**. In case the rent of a storage room is optional manager can help you with the rent in a separate agreement.

**20.2** The Manager is not liable and the tenant indemnifies the manager against damage and/or theft of vehicles caused in the parking area.

**Article 21. Bicycle shed**

**21.1** At the start of the lease a place in the bicycle shed of the property hired **will** be made available to the tenant. The bicycle shed is for common use so there will be no assigned places. The place in the bicycle shed is an inseparable part of the lease of the accommodation.

**21.2** The manager is not liable and the tenant indemnifies the manager for damage and/or theft of bicycles caused in the bicycle shed.

**Article 22. Deposit**

**22.1** When signing this lease the tenant will owe the manager an amount of € 650,- as a deposit for the proper fulfilment of the obligations that follow from this lease for the tenant. The manager will owe no interest on the deposit paid by the tenant. If after termination of the lease the property hired has been vacated and surrendered in a proper state (including also all household effects and equipment present), the manager will pay back the deposit, reduced by any claim that the manager possibly still has on the tenant, at the latest one month after delivery of the property hired. The tenant will explicitly not be permitted to set off the amount of the deposit with a rent instalment.

**22.2** If the tenant does not fulfil the obligations described in this article, the tenant will forfeit to the manager for every infringement an immediately claimable fine of €250.00 (in words: two hundred and fifty euros) for every calendar day that the tenant remains in default after the default has been pointed out to the tenant by registered letter.

- 22.3** The provisions in 22.2 leave intact the manager's right to performance, dissolution and compensation.
- 22.4** Tenant is obligated provide proof of de-registration from the studio address ultimately at the last day of this rental agreement at the time of check out and key handover. In case tenant fails to de-register from the register of municipality or fail to upload the necessary proof on his personal profile in the website of the manager, manager will use the mandate signed at the beginning of the lease (annex C) to de-register tenant in the register of municipality from the studio address. Manager will not accept any responsibility for the consequences of this act (including the possible abrogate of tenants residence permit by IND).
- 22.5** The pay back of (the balance of) the deposit will be postponed for as long as no proof of de-registration has been delivered by tenant like is described in article 22.4. The term to pay back the deposit as mentioned in article 22.1 will start after the proof is being delivered.
- 22.6** Tenant is responsible for timely de-registration from the studio address. If the tenant does not fulfil the obligations regarding de-registration described in this article, the tenant will forfeit to the manager for every infringement an immediately claimable fine of € 300.00 (in words: three hundred euros) for every (part of a) month that the tenant remains in default. This article will apply subject to the provisions in article 22.4.

**Article 23. Principal place of residence**

- 23.1** The tenant is obliged to report the address of the hired property as residential address to the municipality in which the property hired is located. At the manager's request the tenant will submit written evidence of this.

**Article 24. Authorization**

- 24.1** The tenant hereby grants the manager permission to direct debit his bank account number for the periodic rent payment in good time, which is on the due date applicable. An authorization for the purpose will be given by the tenant and accepted by the manager.
- 24.2** The tenant is aware that he can only make a valid payment to the manager and not to any party engaged by the manager.

**Article 25. Miscellaneous**

- 25.1** The tenant declares that he is aware that the data of this agreement will be registered in a register as referred to in the Registration of Persons Act (WPR), both with the manager mentioned in the lease or any successor of him and with the manager.

**Article 26. Guarantee (if applicable)**

- 26.1** Parent(s) of **(Initials +name tenant 1)** declare that by consigning this lease they are irrevocable and unconditional guarantors for everything that the tenant will owe the manager in pursuance of this lease. The parent(s) of **(Initials +name tenant 1)** are:

Mr.		Mrs.	
Passport number		Passport number	
Citizen Service Number (BSN)		Citizen Service Number (BSN)	
Date of Birth		Date of Birth	
Place of Birth		Place of Birth	
Signature		Signature	

**Article 27. Transmission of rights and obligations**

- 27.1** The tenant already agrees in advance to any transfer by the manager of his rights and obligations following from this agreement.



**27.2** The tenant will not be permitted to transfer any right from this agreement to a third party.

**Article 28. Choice of forum and law**

**28.1** Any disputes resulting from this agreement and agreements related thereto will be submitted exclusively to the competent Dutch Court and will be subject to Dutch law.

**Annexes What annexes are included with this agreement?**

The following annexes accompany this agreement:

- a. Surrender report
- b. Mandate for recurrent collections
- c. Mandate address changes at city hall **(city studio)**
- d. Pricelist Holland2Stay
- e. The description of the residence that can be found on our website:  
**(WEBLINK to the studio description)**
- f. The household effects report of the residence that can be found on our website:  
**(WEBLINK to the studio inventory list)**
- g. The General Provisions for a Housing Lease from Holland2Stay.  
**(WEBLINK to the General Provisions for a Housing Lease from Holland2Stay.)**
- h. Energy label of the residence  
**(WEBLINK to the studios energy label)**

These annexes are part of your lease. You must observe the rules and prescriptions in these annexes.

On **(Starting date rental agreement FORMAT: DD Month YYYY)** you and we signed 2 copies of this agreement in **(city studio)**. You have received one copy, the other copy is ours. By signing the agreement you have explicitly agreed to the matters stated in the agreement and the accompanying annexes.

Thus prepared and signed in duplicate

**(city studio), (Starting date rental agreement FORMAT: DD Month YYYY)**

Tenant 1	Tenant 2 (if applicable)	Manager
<b>(Initials +name tenant 1)</b>	<b>(Initials +name tenant 2)</b>	<b>(name of 2 stay)</b>

Separate signature(s) of the tenant(s) that they have read and understood the General Provisions for a Housing Lease from Holland2Stay (ANNEX G)

Tenant 1	Tenant 2 (if applicable)	Manager
<b>(Initials +name tenant 1)</b>	<b>(Initials +name tenant 2)</b>	<b>(name of 2 stay)</b>

## ANNEX A: RENTAL AGREEMENT

Surrender report (Streetname studio address) (houzenumber studio) (postal code studio) (city studio)  
 Contract number: (Contract ID)

Tenant 1		Tenant 2 (if applicable)	
Name:	(Initials +name tenant 1)	Name:	(Initials +name tenant 2)
Date of birth:	(Date of birth tenant 1 FORMAT: DD Month YYYY)	Date of birth:	(Date of birth tenant 2 FORMAT: DD Month YYYY)
Gender:	(Gender tenant 1)	Gender:	(Gender tenant 2)
Nationality	(Nationality tenant 1)	Nationality:	(Nationality tenant 2)
Cell phone number.	(Cell phone number + land code tenant 1)	Cell phone number	(Cell phone number + land code tenant 2)
Email:	(email address tenant 1)	Email:	(email address tenant 2)

### Meter readings:

PEAK: \_\_\_\_\_ OFF PEAK: \_\_\_\_\_

In case the electricity meter is equipped with a combination tariff meter instead of an peak/ of peak tariff, the meter reading only one meter reading needs to be noted.

Studio equipment:	Replacement value:	Precent:
Front door key for studio & building access	€ 27,50	YES   NO   Not Applicable
Front door key for only studio access	€ 27,50	YES   NO   Not Applicable
Front door key for only building access	€ 27,50	YES   NO   Not Applicable
Mailbox key	€ 22,50	YES   NO   Not Applicable
Storage room key	€ 22,50	YES   NO   Not Applicable
Meters cabinet key	€ 35,00	YES   NO   Not Applicable
Balcony door key	€ 12,50	YES   NO   Not Applicable
Waste card	€ 25,00	YES   NO
Washing tag	€ 25,00	YES   NO   Not Applicable

### Room for remarks:

- ☐ The studio is completely clean and orderly  
☐ The studio en and all inventory is undamaged  
☐ Other remarks:

Tenant 1	Tenant 2 (if applicable)	Manager
(Initials +name tenant 1)	(Initials +name tenant 2)	(name of 2 stay)

## ANNEX B: RENTAL AGREEMENT

### MANDATE FOR RECURRENT COLLECTIONS

SEPA

Name	<u>(name of 2 stay)</u>		
Address	<u>(Street office) (Housenumber office)</u>		
Postal code	<u>(Postal code office)</u>	City	<u>(City office)</u>
Country	<u>The Netherlands</u>	Creditor Identifier	<u>(Creditor Identifier)</u>
Mandate reference	<u>(Contract ID)</u>		
Reason for payment	Amounts due for rental, service charges and supplies & services		

y signing this mandate form, you authorize Foundation (name of 2 stay) to send recurrent collection instructions to your bank to debit your account and your bank to debit your account on a recurrent basis in accordance with the instructions from Foundation (name of 2 stay). As part of your rights, you are entitled to a refund from your bank under the terms and conditions of your agreement with your bank. A refund must be claimed within 8 weeks starting from the date on which your account was debited. Ask your bank for the conditions.

Name:	<u>(Innitials +name tenant 1)</u>		
Address:	<u>(Streetname studio address) (houenumber studio)</u>		
Postal code:	<u>(postal code studio)</u>	City:	<u>(city studio)</u>
Country:	<u>The Netherlands</u>		
European IBAN:	<u>(IBAN bank account number)</u>		
Identification Code (BIC)* :	<u>(city studio), (Starting date rental agreement FORMAT: DD Month YYYY)</u>		
City and date:	Signature: _____		

\* Not a mandatory field for Dutch IBAN.

## ANNEX C: RENTAL AGREEMENT

Contract number: **(Contract ID)**

The property:

**(Streetname studio address) (houzenumber studio) (postal code studio) (city studio)**

### Mandate address changes at the BRP register of city hall **(city studio)**:

Tenant(s) will register on above mentioned property address in the BRP register of city hall **(city studio)** from **(Starting date rental agreement FORMAT: DD Month YYYY)**.

Tenant(s) will de-register from the above mentioned property address in the BRP register of city hall **(city studio)** from ultimately at the last day of this rental agreement (the date of the check out and key handover).

Tenant(s) authorise manager **((name of 2 stay))** to de-register tenant(s) from the BRP register from the above mentioned property address if tenant(s) failed to do so on ultimately at the last day of this rental agreement (the date of the check out and key handover). Tenant(s) agree for **(name of 2 stay)** to determine the date of the last day of this rental agreement (the date of the check out and key handover) to city hall **(city studio)**.

Tenant(s) will be charged a fine of € 300,- per (part of a) month that tenant(s) de-registration from the BRP register from the above mentioned property address is done too late.

This mandate was signed in **(city studio)** on **(Starting date rental agreement FORMAT: DD Month YYYY)**:

Tenant 1		Tenant 2 (if applicable)	
Name:	<b>(Innitials +name tenant 1)</b>	Name:	<b>(Innitials +name tenant 2)</b>
Date of birth:	<b>(Date of birth tenant 1 FORMAT: DD Month YYYY)</b>	Date of birth:	<b>(Date of birth tenant 2 FORMAT: DD Month YYYY)</b>
Gender:	<b>(Gender tenant 1)</b>	Gender:	<b>(Gender tenant 2)</b>
Signature:		Signature:	

## ANNEX D: RENTAL AGREEMENT

### Pricelist Holland2Stay:

(All prices including 21% VAT / TAX)

Registration and contracts:	
Registration-/administration fee new tenants (single)	€ 423,50
Registration-/administration fee new tenants (couple)	€ 544,50
New rental agreement (add 2nd tenant to the rental agreement)	€ 121,00
New rental agreement (remove a 2nd tenant from the rental agreement)	€ 121,00
New rental agreement (moving to another Holland2Stay studio/apartment)	€ 302,50

Rent allowance modifications	
cancel the rent allowance	€ 48,40
modify because of your partner comes to live with you	€ 90,75
modify because your partner quits to live with you	€ 90,75
modify because you move to another Holland2Stay address	€ 60,50
modify because you move to another not-Holland2Stay address	€ 121,00

Keys (extra or replacement)	
Front door studio / building	€ 27,50
Mailbox	€ 22,50

Opening doors (in case you locked yourself out of the studio)	
Mon - Fri from 09h.00 - 17h.00	€ 25,00
Mon - Fri from 17h.00 - 09h.00 (If available)	€ 45,00
Weekend (If available)	€ 45,00
Holidays (If available)	€ 60,00

Hack into your studio* (in case you left the keys inside the lock and locked yourself out of the studio)	
All timeframes (If available)	€ 85,00

Rates cleaning, painting and replacement:	
Cleaning per hour (minimum charge is 2 hours)	€ 29,65
Painting per hour including materials (minimum charge is 1 hour)	€ 60,50
Missing waste card	€ 25,00
Missing inventory	Shop value + handling
Broken inventory	Shop value + handling

\* To avoid being charges for hacking into your studio after you have left the key inside the lock on the inside of your studio front door, we suggest to make it a habit to lever leave the key in the door.