

(for non-self-contained, fully furnished residential accommodation with all-inclusive rent)

Ten behoeve van de eerste opvang voor de duur van maximaal één jaar van uit het buitenland afkomstige (uitwisselings)studenten van Saxion Hogeschool.

For the initial housing of Saxion University of Applied Sciences (exchange) students from abroad for the duration of no more than 1 year.

Parties

First name

Last name

Mr | Ms

Date of birth: (DD/MM/YY)

Student number:

Nationality:

(conditionally) admitted to Saxion University of Applied Sciences, referred to below as 'lessee' (of property),

And

Stichting Saxion, statutorily domiciled at Rijssen-Holtén, in this case the International Office, duly represented by Ellen Veldkamp/Dionysia Loman, referred to below as 'lessor' (of property),

Agree to the following:

Article 1 Designated use

1. Lessee rents from lessor one room with common use of front door, kitchen, bathroom and toilet. Lessee accepts the rented accommodation in the condition in which it is.
2. The rented accommodation may only be used by lessee. Lessee shall be held to have the rented accommodation as his/her main residence and must actually and personally live in the rented accommodation.
3. Lessee shall not be allowed to assign a different use to the rented accommodation or to make the rented accommodation available for use to a third party. Upon violation of this obligation, lessee shall owe a penalty that is immediately due and payable of € 50 per day that the violation takes place, which will be deducted from the deposit, without prejudice to his/her obligation to comply with the agreement retroactively and without prejudice to lessor's other rights to compensation.

Article 2 Duration and commencement of the agreement

1. This agreement shall be entered into for the definite period of no more than one year. The tenancy agreement shall commence on **15 August 2018** and end without notice on **01 August 2019**.
2. It is not possible to extend or terminate this tenancy agreement early.
3. Lessee must actually leave the rented accommodation on the last official working day of the term agreed upon, no later than at 11:00, delivering the rented accommodation to the caretaker of Saxion's student accommodation, cleared of personal belongings and properly cleaned in its original state, by handing over the keys to the caretaker of Saxion's student accommodation. If lessee fails to meet this obligation, he/she shall owe the actual costs incurred by lessor to ensure that lessee complies with his/her obligations, which will be deducted from the deposit, without prejudice to his/her obligation to comply with the agreement retroactively and without prejudice to lessor's other rights to compensation.
4. In case the lessee is no longer registered as a student at Saxion University of Applied Sciences, the rental agreement will be terminated immediately with no right to a rental fee refund, unless the room can be taken and paid for by another international Saxion student.
5. Saxion has the right to move the lessee to an alternative room that is comparable to the room he/she has been accommodated in.

Article 3: Supply of services and goods

1. Besides the mere use of the rented accommodation, lessor supplies the following goods and services, which are included in the payment:
 - a. The accommodation is furnished with window and floor covering, a bed, a mattress, bed linen, a cupboard, a desk, a desk lamp and a chair. All in good state, but not necessarily new.
 - b. The accommodation is equipped with a cooker, refrigerator, cutlery and pans, a washing machine and a vacuum cleaner and/or mob. All in good state, but not necessarily new. These items have to be shared with other lessees.
 - c. Normal use of electricity, gas, heating and water is included in the rent (see house rules for additional information).
 - d. The accommodation is also equipped with a wireless internet signal.
 - e. All (local) taxes related to the accommodation are included in the rent.

Article 4 Prices and payment obligations

1. Lessee's payment obligation for the accommodation and the specific period is € 5.000 (five thousand euros) plus a deposit of € 500 (five hundred euros). Both amounts have to be paid in advance or may be paid in monthly instalments (down payment of 2 months' rent plus full deposit required). The payment should be made in euros, free of charge to Saxion University.
Saxion bank details: Rabobank Enschede - Haaksbergen, Hengelosestraat 86-88, Enschede. IBAN: NL35Rabo0377711411, Swift code: RaboNL2U, in care of Saxion, the Netherlands. Please mention your student number, name and date of birth.
2. **The deadline for the down payment is 15 May 2018.**
3. The deposit is subject to deduction in the case of excessive use of electricity, gas, heating or water as mentioned in article 3, loss or damage of lessor property, extermination of vermin, damage to the accommodation or common rooms, extra cleaning by judgement of lessor and/or other excessive costs incurred by lessor concerning the accommodation of the lessee.
4. The deposit will be refunded to the lessee by Saxion University of Applied Sciences.

Article 5 Lessee's obligations

1. Lessee must behave as a good lessee and must ensure that he/she does not cause a nuisance to others. Lessee shall not be permitted to introduce changes to the rented accommodation without permission from lessor. All damage to the rented accommodation shall be suspected to have been caused by the lessee.
2. Lessee shall be obliged to act in accordance with the house rules, which are present in the accommodation.
3. Caretaker of Saxion's student accommodation shall be entitled to enter the rented accommodation also in the absence of lessee, if lessor considers this necessary in connection with the management and/or maintenance of the rented accommodation.
4. If lessee fails to act in accordance with these house rules or fails to fulfil his/her obligations arising from this agreement and/or Dutch law, lessor shall be authorized to terminate the tenancy agreement early.

Date: 15/11/2017

Date: (DD/MM/YY)



(lessor) (Saxion)

(lessee)