

HOUSE RULES

Art. 1

The rented includes: a sanitary installation, an electrical installation and in some a kitchenette or kitchen. The tenant(s) hereby acknowledge that they receive the rental in good condition. Upon entry of the rented, the inventory and description of the space added to this contract shall be signed for agreement by both parties upon entry.

Art. 2

The rental price includes all costs and charges, with the exception of the consumption of energy and water, use of telecommunication and the tax on second abodes. For any rental period that has not been paid ten days after the due date, the tenant is due to pay interest fees calculated as from the first of the month and at the then valid legal interest rate. For each letter of notice, the tenant will owe a flat-rate administrative cost of €10,00 and €20,00 for a registered letter of notice.

Art. 3

As a guarantee for the duties arising from the rental contract, a deposit equal to 2 months' rent is paid into the account of the landlord of which the number is communicated upon signing of the contract. This amount is intended to ensure compliance with the tenants' obligations. The deposit will be refunded in accordance with the legal provisions and no later than 3 months after the end date of the contract if the tenant's obligations have been fulfilled correctly and in full, but only after establishing the absence of rental damage. The deposit will only be refunded upon presentation of a copy of the two statements of finding (incoming and outgoing) by the tenant, signed by both parties. If the tenant is unable to present an outgoing statement of findings, the incoming state of the new tenant will be enforceable against the former tenant in the event of a dispute about rental damage.

Art. 4

The existing and future taxes are borne by the owner, the tax on 2nd residence must be paid by the tenant. Any tax increase during the year is borne by the tenant.

Art. 5

The costs associated with energy consumption, water consumption and for telecommunications (including the internet) are borne by the tenant. A monthly advance will be requested for this. A settlement at the end of the lease relating to the effective consumption of electricity will be drawn up annually on the basis of the personal consumption of the tenant in this area. The advance is determined on the basis of the reckoning of the past year in the same studio.

The tenant is reminded that the meter recording and the reckoning is automatically done through the company Techem and agrees to this.

Art. 6

The leased property is to be used exclusively as a study residence. The tenant receives the property for personal and private use only, and is not allowed to take his/her main residence there or change its destination or to use the property for commercial activities. Any additional tax expense resulting from non-compliance with the contractually agreed use is the responsibility of the tenant, who may be jointly and severally liable.

The tenant may not make any alterations or modifications without the written agreement of the owner or his representative. Mere tolerance or silence cannot create any rights. Only a written and mutually signed agreement can count as a derogation clause. Based on failure to comply with this provision, the landlord may seek dissolution/eviction.

Art. 7

Given the character of the location, the studio can only be rented by students under the age of 30. Proof of being a student within the meaning of the Housing Decree must be presented upon first request. In the absence of submission by the tenant upon first request, the severance will be subject to legal action by the landlord. By definition, failure to submit upon first request is considered a severe breach of tenant obligations.

Art. 8

The garages / parking areas may be used only for the storage of vehicles. Neither workshop nor storage area may be set up there. No cars or motor

vehicles may be cleaned there.

Art. 9

The tenant may not assign or transfer his rights under the present agreement, either in whole or in part, free of charge or for compensation, except with the prior express agreement of the owner or his agent. This is without prejudice to the exception provided for in article 59 of the Housing Decree in relation to study exchange program or internship.

Art. 10

The owner or his authorized representative may visit the leased property at all times provided the tenant has been priorly informed. If the owner wishes to sell or rent the residence, the tenant must allow the studio to be viewed by interested parties at least twice a week, day and hour to be agreed upon. He must also allow a sales or lease letter to be posted

Three times (3x) a year, the caretaker will be entitled to inspect the studio to ensure the proper maintenance of the studio; these inspections will be communicated in advance. A lack of inspection or a tolerance by the landlord or his authorized representative does not imply a waiver of right on the part of the landlord. The lessor guarantees the quiet enjoyment of the residence.

Art. 11

The rental agreement is entered into without the possibility of tacit renewal. At the latest three months before the end of the tenancy agreement, the tenant shall inform the lessor in writing that either he will not conclude a new agreement, or that he wishes to renew the current agreement at the then established rental conditions. In the absence of a written and formal request for a new agreement, the tenant will have to vacate the rented property at the end of the lease according to the provisions in Art. 12.

Art. 12

When the tenant leaves the premises, a cross verification "Declaration of the end of the tenancy" will be drawn up by both parties. The mere handing over of the keys can never be invoked as acceptance of the condition of the rented property, nor shall it without an mutually signed check-out form, be invoked as legal / factual restitution of the rented property. The keys will only be considered accepted if the check-out document has been signed for agreement by the two parties. The provisions of Art. 12 also remain unaffected here.

Art. 13

When leaving the studio, the tenant is obliged to clean the studio completely and thoroughly and, if applicable, renew the filter in the cooker hood at his own expense. This provision shall not be read restrictively with regard to the list concerning the rental repairs drafted by the Flemish Government. In case of negligence, cleaning and any work will be carried out at the tenant's expense, whereby an additional amount of EUR 40.00 per hour of work will be payable by the tenant. The tenant will leave the studio at the latest at noon on the end date of the contract.

Art. 14

The tenant is obliged to occupy and manage the studio with due diligence. To this end, the detailed instructions in the information brochure shall also be observed. All defects must be reported immediately in writing via the appropriate channels (e-mail or portal). Minor repairs are at the tenant's expense; any voluntary interventions by the lessor during the rental period do not create any rights for future interventions. Also to be borne by the tenant: repairs as a result of use contrary to the intended purpose or due diligence, on the one hand, and repairs necessitated by a failure to notify, on the other. Costs for repairs to blocked sewers will be borne by the tenant(s). The tenant must maintain his smoke detector at all times and test its proper functioning regularly. For urgent repairs, the caretaker or his representative has the right to enter the studio at any time and without express prior permission. The tenant(s) will allow all (urgent) repairs and this without compensation or rent reduction, even if the repairs take more than 30 days.

HOUSE RULES

Art. 15

The tenant is NOT allowed

- a) To install a TV or satellite dish,
- b) To place, hang or pull any object (incl cables) in /through the stairwell, entrance hall or corridors,
- c) To make any use of facades, platforms, window openings or terraces to beat mats, hang out laundry or bedding, pull cables,
- d) To install a **washing machine or dryer in one's own living unit**,
- e) To use electrical appliances that do not carry the correct CE label
- f) to make noise or raise clamor after 10pm / 22:00,
- g) to use the elevator of moving / transporting furniture
- h) to put nails or screws into the walls,
- i) to barbecue on the terrace or premises,
- j) to compromise the neutrality of the common areas. The tenant must respect an absolute neutrality of the common areas, both inside and outside, at all times and this neutrality must not be compromised by any action
- k) To make changes to the electrical and sanitary installations,
- l) to enter the roof except in case of fire,
- m) dispose of packaging material or waste from third parties in the containers,
- n) give access to peddlers, beggars and all strangers,
- o) to keep pets. It is also strictly forbidden for visitors to bring pets inside, both in the common corridors and in the private parts,
- p) to smoke in the studio and/or in the common parts located in the buildings.

Art. 16

The tenant will occupy the studio with no more than the number of persons for which the area is intended. For insurance reasons, the tenant is prohibited from providing frequent and/or long-term accommodation to third parties without the written permission of the owner or his/her representative, regardless of whether these persons are family members. No resident children or babies are allowed on the site.

Art. 17

The lifts may not be used by children under 14 years of age who are not accompanied by adults. The authorized weight and maximum number of persons allowed must not be exceeded under any circumstances. Under no circumstances may the lift doors be blocked and the lifts must always be evacuated as quickly as possible. In case of fire, the lifts must never be used.

Any defect or irregularity in the operation of a lift or in the building must be reported to the trustee without delay..

Art. 18

The landlord cannot be held liable for break-ins in the studio and/or theft of personal property from the studio or common parts, nor for the behaviour of residents or their visitors. In case of nuisance caused by one of the occupants, the landlord may admittedly inform the necessary authorities. Repeated complaints may give rise to claiming dissolution/ eviction according to the provisions in Art. 22.

Art. 19

The residents of the studios commit to complying with the present or future house regulations; to occupy the studio in a compliant manner, not to disturb the tranquility of the residence. Not complying may give rise to the provisions, mentioned in Article 22 of the present agreement, specifically the possibility for the landlord to claim dissolution/ eviction..

Art. 20

If the tenant does not comply with this rental agreement, the owner/landlord or his representative shall demand the dissolution and eviction. In such a case, the tenant shall owe a sum equal to one month's rent as administration costs, without prejudice to the re-hire indemnity to be ordered by the court on the basis of Article 1760 of the Civil Code, contractually set at three months' rent. The tenant's right of termination is limited to the specific cases provided for in article 64 of the Flemish Housing Decree, taking into account the compensation for damages that will apply. More information can be found at

<https://www.vlaanderen.be/studentenhuurovereenkomsten>.

Art. 21

This lease is terminated upon the death of the tenant according to the modalities provided for in Article 64 of the Flemish Housing Decree.

Art. 22

The personal data available to the lessor are limited to those required for drawing up the non-contract, informing public authorities, informing the tenant during the term of occupation, providing access to the service portal, and refunding the deposit at the end of the contract. The landlord will refrain from using this data for commercial purposes. The landlord will not make the data available to third parties other than official government agencies.