

TENANCY AGREEMENT FOR SHORT STAY ACCOMMODATION

THE UNDERSIGNED

THE TENANT(s)

Name: Potential
Middle name:
Surname: Tenant
Date of birth: 2000-01-01
Email: info@studentstay.com
Telephone:
Mobile: +31 6 20 03 23 27
Current address: Ubbo Emmiuslaan 7, 8917JA Leeuwarden, NL
Future address: Ubbo Emmiuslaan 403 - Luxe | Ubbo Emmiuslaan 403, 8917 JC Leeuwarden, NL

hereinafter to be referred to as "the tenant(s)"

and

THE LANDLORD: Studentenhuisvesting Leeuwarden BV
Address: Ubbo Emmiuslaan 245
Postal and city: 8917 JC Leeuwarden
Email: info@studentstay.com
Phone: +31 58 844 2100

hereinafter to be referred as "the landlord"

HAVE ENTERED INTO AGREEMENT AS FOLLOWS:

1. WHEREAS:

1.1 In cooperation with NHL Stenden University of Applied Sciences, StudentStay offers Short Stay temporary accommodation to foreign students that are studying at the NHL Stenden University of Applied Sciences in Leeuwarden for a brief period in time and that have a need for housing for a very brief period in time. There is no intention on their part of settling in the location for a longer period.

1.2 The parties expressly opt for a Short Stay tenancy agreement in accordance with Article 7:232 (2) of the Dutch Civil Code [Burgerlijk Wetboek].

1.3 The tenant acknowledges and agrees to the location specific conditions for its art of Short Stay. This includes that the tenant is neither of Dutch nationality, nor has lived or was earlier registered in The Netherlands a longer period than six months upon starting the rental period with the landlord. The tenant also acknowledges that he is obliged to leave The Netherlands immediately upon termination of the Short Stay housing agreement and return to his country of origin or usual residence.

1.4 The parties expressly opt not to avail themselves of the tenancy regime of two (2) years (for self-contained accommodation) or five (5) years (non-self-contained accommodation) or less pursuant to Article 7:271(1) of the Dutch Civil Code [Burgerlijk Wetboek] or any other kind of tenancy agreement other than the above mentioned tenancy agreement in accordance with Article 7:232 (2) of the Dutch Civil Code [Burgerlijk Wetboek].

1.5 Considering the unusual nature of the manner of accommodation, linked to the specific objective for which the tenant is temporary studying in Leeuwarden, the Short Stay housing agreement has to be qualified as being one of short duration to which neither the regular rent protection measures nor the rental costs protections act apply. It contains a particular (unusual) form of accommodation, namely the providing of rooms furnished and fitted with curtains and carpets, that are equipped with as many facilities as possible, such as 24-hour service, supervision and various cleaning facilities, all this in comparison with the rental of a hotel room.

1.6 This form of Short Stay accommodation is thus linked to each of the tenants' objectives as mentioned above, which means that on the day agreed upon for the lease to expire - at most six months after the date of commencement - the tenant is to leave the accommodation without any claim to alternative accommodation.

2. Rented object, designated use

2.1 The landlord will let to the tenant, as the tenant will rent from the landlord, the Short Stay accommodation, hereinafter: the "rented object", known locally as

Ubbo Emmiuslaan 403 8917 JC Leeuwarden Netherlands

2.2 The rented object is designated for use as temporary residential accommodation 1 persons maximum, specifically the short term stay (Short Stay) of a foreign student who is or will become a(n exchange) student at NHL Stenden University of Applied Sciences.

2.3 Without the prior written consent of the landlord, the tenant may not put the rented object to any use other than as described in article 2.2.

3. Duration, renewal and termination (ShortStay)

3.1 This tenancy agreement has been entered into for a maximum period of twelve (12) months or less, with effect from 01-08-2023 continuing to 31-07-2024 inclusive.

3.2 On the effective date of the tenancy agreement, the landlord will make the rented object available to the tenant, provided that the tenant has performed all the existing obligations vis-à-vis the landlord. If the effective date does not coincide with a workday, the rented object will be made available on the next workday.

3.3 The tenant and the lessor have with mutual approval entered into a rental agreement, which, by its nature, of short stay. Reliance on article 7:271 of the Netherlands Civil Code or any other provision of book 7 title 5 of the Netherlands Civil Code that precludes termination of the rental period upon mere expiry of the agreed rental period is judged in advance by the parties to be unacceptable in accordance with the principles of fairness and equity. The tenant acknowledges the unusual nature of this form of accommodation and its temporary character and agrees that he/she actually vacate and hand over the rented property, cleared of personal property in its original condition by 9:00 a.m. on the last official working day of the agreed period at the latest.

3.4 During the period referred to in article 3.1, this tenancy agreement cannot be terminated early by the parties. This agreement, being an agreement of short duration, ends on 31-07-2024 at 9:00 a.m. without notice of this regard being required.

4. Payment obligation, payment period

4.1 As from the effective date of this tenancy agreement, the tenant's payment obligation will consist of: **- the rent and the payment for additional supplies and services (service charges) provided for under article 7.**

4.2 The fee for the other supplies and services to be provided in connection with the occupation of the rented object, as indicated in article 7, is determined in article 4.4.

4.3 The rent will be payable in advance, at all times on or prior to the first day of the period to which the payment relates in the manner indicated by the landlord.

4.4 The following amounts will be due per payment period of one month:

4.5 - the fee due for the provision of the other supplies and services to be provided in connection with the occupation of the rented object

4.6 -the rent

4.7 So that the total monthly amount due by the tenant will be

Name	Net. Amount	Tax Amount	Tax %	Total Amount
Furniture	€ 82.57	€ 7.43	9 %	€ 90.00
Utilities	€ 59.63	€ 5.37	9 %	€ 65.00
Basic rent	€ 570.64	€ 51.36	9 %	€ 622.00
Total				€ 777.00

4.8 With a view to the effective date of this tenancy agreement, the initial payment period will relate to the period of **01-08-2023 to 31-07-2024** . The tenant is to pay such amount before 01-08-2023.

5. Domicile

5.1 From the commencement date of the rental period all notifications from the lessor to the tenant in connection with the execution of this rental agreement will be sent to the address of the rented property.

5.2 Once the rented property is no longer the tenants permanent place of residence, he undertakes to notify the landlord as such without delay and in writing, stating his new address and place of residence. If the tenant permanently vacates the rented property without stating his new address to the landlord, the address of the rented property will continue to be considered the tenants domicile.

6. Main Services

6.1 The landlord will arrange the supply of electricity, gas, water and internet for consumption in the living area of the rented object.

7. Supplies and services

7.1 The landlord will arrange the provision of the following supplies and services in connection with the occupation of the rented object: • Weekly cleaning services of common areas; • Cleaning services upon arrival and leaving of the rented object; • Furniture which includes at least the following: bed including mattress, table/desk with chair, wardrobe closet, (book)shelve; • Other service: general maintenance and the rented object, repair or replacement of damaged or missing furniture or inventory, use of common areas such as the laundry area, living area, as well as a 24 hour assistance service.

8. Taxes and other levies

8.1 No levies, taxes, fees or other charges for the landlord will be charged at the tenant.

8.2 In addition to 8.1 the landlord will reimburse the tenant if the tenant is charged for any levies, taxes, fees or other charges for which the tenant is not applicable for exemption.

9. Manager / Building administrator

9.1 Until the landlord gives notice to the contrary, the following person/company will act as manager: StudentStay BV Ubbo Emmiuslaan 7 Phone: 0031-58 844 21 00 Email : info@studentstay.com 8917JA, Leeuwarden

9.2 The 24-hours' assistance relating to the rented property is available to the tenant at all times during the term of this agreement.

9.3 Unless otherwise agreed in writing, the tenant must consult with the manager about the contents of, and any other matters relating to, this tenancy agreement.

10. Security deposit

10.1 Before the effective date, the tenant will pay a security deposit in the amount of **€1,000** in accordance with the method indicated in article 4.3.

10.2 If following the termination of this rental agreement the rented property is vacated and handed over in good condition, the landlord will repay the deposit less any further amount that the landlord can claim from the tenant, at least one month following the transfer of the rented property

11. Country conditions

11.1 The tenant agrees to the location specific conditions for its art of "Short Stay". This includes that the tenant is neither of dutch nationality, nor has lived earlier registered in The Netherlands a longer period than 6 months upon starting the rental period with the lessor.

12. Special provisions.

12.1 An extensive version of the house rules is supplied as a separate document "Rules of Conduct". This document is presented as an attachment upon signing this agreement. By signing this rental agreement, the tenant agrees to comply with these rules of conduct. Violating these rules may result in the termination of the rental agreement.

12.2 Smoking inside the room, apartment or any common areas of the building is strictly prohibited. Violating this rule results in immediate termination of the rental agreement without refund of the security deposit or paid rental fees. StudentStay withholds the right to enter a room when suspected that this rule is being violated.

12.3 The tenant must dispose of their garbage in the correct prescribed manner. Dumping garbage illegally (including the placement of trash next to and not inside the containers) results in a € 50,- fine.