



**AGREEMENT FOR
RENTING OF PLACE IN THE STUDENT HOUSE OF UEM**

Concluded on in Warsaw

between:

University of Ecology and Management in Warsaw, Olszewska str. 12, 00-792 Warsaw, Taxpayer Identification Number (NIP) 527-10-46-146; REGON: 011155659 entered into Register of non-public higher education schools and non-public higher education schools unions kept by the Minister of Science and Higher Education under No. 62, hereinafter referred to as the **Landlord**

and

.....address:.....

[Name and Surname]

personal identification document no.....

hereinafter referred to as **Tenant**,

The Agreement is amended as follows:

§ 1

The Lessor agrees to let to the Tenant a place in **single/double/triple/quadruple** room in the Student House atentitling him/her to use the room and (together with the other Tenants) the common premises (bathroom, toilet, kitchen, hall).

The apartment is equipped and furnished in accordance with attached Protocol of the delivery of the apartment.

§ 2

The tenancy agreement is concluded for specified period from to for months.

§ 3

1. Renting price for the complete month is

.....(say:.....) zlotys for month and shall be paid in advance by the end of each previous month for the following month.

2. Renting price for each 24hours preceding the complete month before the beginning of the academic year/semester is: **50 PLN (12 EUR)** with VAT for double room and **60 PLN (14 EUR)** with VAT for single room. If the renting period exceeds 14 calendar days, Tenant is obliged to make the whole payment for the rent for that month. The total amount of the fees due for each 24 hours has to be paid no later than on the day of signing the agreement (and receiving the keys to the room) to the bank account of UEM or in the Head Office of UEM together with the monthly rent payment for the following month.

3. At the latest 21 days before the planned check-in Tenant shall pay the Landlord deposit of **1250 PLN** (say: one thousand two hundred fifty zlotych)/**284 EUR** (say: two hundred eighty-four Euro), as security for non-covered liabilities and for any damage caused to the Tenant during the term of the rent.

4. Tenant who has delays in payments for the rent will have interest from the basic payment for each day of delay (actually 14% in the annual scale).

5. The rent payment is not refundable.

§ 4

1. Besides paying Landlord monthly rent, Tenant is obliged to cover the for lump-sum payments for use of utilities in the amount of **80 PLN (18 EUR)** monthly (say: eighty zlotys/ eighteen Euro) together with the rent payment. If costs of the used utilities exceed the amount of lump-sum, the difference will be covered from the deposit;



2. Tenant, except from the rent payment to the Landlord, will also have to pay 150 PLN/34 EUR (say: one hundred fifty zlotys/ thirty-four Euro) from the deposit for every violation of the Regulations. Tenant is obliged to supplement the deposit to its full amount, at least until the next day.
3. In addition to the payment of rent to the lessor, the tenant will be fined: 500, 00 PLN / 115 EUR for each violation of § 7 of this agreement.
4. For losing keys Tenant will pay to Landlord the amount of 200 PLN/46 EUR (for the keys to the main entrance door) and 80 PLN/18 EUR (for the keys to the room).
5. Tenant needs to bring his or her own sheet and linen for a pillow and duvet. If Tenant does not bring them, Landlord reserves the right to charge him/her a 200 PLN/46 EUR fine.
6. The payments mentioned in §3 and §4 have to be done via bank transfer on the university's account number.

Payments in PLN:

WYŻSZA SZKOŁA EKOLOGII I ZARZĄDZANIA
UL. OLSZEWSKA 12, 00-792 WARSZAWA
Bank address: Senatorska 16, 00-923 Warsaw
Bank name: City Handlowy
SWIFT: CITIPLPX
IBAN: PL4310301508000000800611008

Payments in EUR:

WYŻSZA SZKOŁA EKOLOGII I ZARZĄDZANIA
UL. OLSZEWSKA 12, 00-792 WARSZAWA
Bank address: Puławska 15, 02-515 Warsaw
Bank name: BANK PKO BP S.A. Warszawa
SWIFT: BPKOPLPW
IBAN: PL33102010260000120202523694

The day of the payments is day of recording the payment on the account number of UEM.

7. Tenant will also do minor repairing of the rented object at his own expense.

§ 5

1. Tenant is obliged to:

- adjust to the house rules, particularly keeping night's rest (from 22⁰⁰ to 6⁰⁰), take into consideration the needs of other residents and neighbours and their right to the peaceful and uninterrupted use of other apartments and common parts of the building;
- keep the apartment and the spaces, to the use of which he is entitled, in good technical and hygienic condition defined by separate regulations. Tenant is also obliged to cultivate and protect from damage or devastation the parts of the building for collective use, such as kitchen, bathroom, lifting equipment, stairwells, corridors, spaces of chutes, other spaces and the surroundings of the building;
- not allow to use the rented apartment or its part for free and not to sub-rent it to anyone;
- cover all the expenses on time.

2. Landlord reserves the right to enter the apartment in order to check the premises in the presence of the Tenants (by prior appointment), and in case of damages and/or risk of damages during in the absence of Tenants. Landlord will conduct the above mentioned actions by authorised persons.

3. Tenant is obliged to keep the provisions of the Regulations concerning the using of the dormitories of UEM by the students. Regulations are attached to the present agreement.

§ 6

Tenant is not entitled to sub-let neither the apartment nor any of its part to third parties.

§ 7

The tenant has no right to provide accommodation to unauthorized persons



§ 8

Tenant will not make any structural changes in the subject of tenancy.

§ 9

1. Both parties may terminate the Agreement only if it is due to documented unexpected circumstances with three months' notice effective at the end of the calendar month.
2. Landlord will be entitled to terminate the agreement with immediate effect without keeping three months' notice effective from the next day after stating the breach of the safety regulations of the Regulations informing the Tenant about the termination of the agreement and circumstances making the cause of its termination, in the following cases:
 - a. if despite written reprimand the Tenant still uses the apartment in a way consistent with this Agreement or against its destination, neglects the duties causing damages or damages equipment designed for common using by the other residents of the apartment or exceeds seriously or persistently against house policy, making it cumbersome to use other premises, or
 - b. if Tenant does not punctually pay the rent or other payments related to the using the premises at least for three whole periods of payments despite written warning about his intention to terminate this Agreement and setting an additional, at one month deadline for payment of overdue and current liabilities, or
 - c. if the Tenant rented, sub rented or gave the free use of premises or part thereof without the required permission.
3. In case of termination of Agreement with immediate effect Tenant is obliged to pay 50% of the amount of the remaining renting payment until the end of the period stated in §2 for the booked place in the Student House of UEM.

§ 10

1. Tenant is obliged to leave the rented premises on the day assigned by Landlord at the:
 - a) expiry of the validity date of the agreement, i.e. expiry of the period for which the place was rented;
 - b) expiry of period of notice;
 - c) termination of the agreement with immediate effect.
2. Tenant is obliged to:
 - a) pass the rented premises with its equipment in a non-deteriorated condition;
 - b) pay all the charges;
 - c) take his/her own properties;
 - d) to clean an apartment including common areas.
3. No later than on the last day of the validity of the Agreement the Tenant is obliged to take out own properties brought into the premises or any common part of the premises as well as returning the premises in a non-deteriorated condition.
4. No later than on the last day of the validity of the Agreement the Tenant will return to the Landlord the premises together with the set of keys and the additional equipment, if it was received. In case of delay in the returning the premises, the Landlord has right to charge a contractual penalty in the amount of 100 PLN/23 EUR (say: one hundred zlotys/ twenty three Euro) for every day of delay.
5. After expiry of validity of the Agreement the Landlord is entitled to delete the property of Tenant on the expenses and risk of Tenant, to which Tenant agrees.
6. Landlord is not responsible for the left property of Tenant during the validity of the Agreement or after its expiry.
7. In case of returning the apartment (including bathroom, kitchen and hall), if it requires cleaning, from the deposit will be taken 200 PLN/ 46 EUR which should be paid by each Tenant.
8. In the case if Tenant leaving the premises without returning the keys, the deposit will not be refunded.



§ 11

Any changes or additions to this Agreement must be made in writing to be valid.
Any and all disputes between the parties shall be settled before the competent courts of the Landlord's residence.

§ 12

Upon signature of the present agreement by the Tenant the first payments described in § 3 i 4 are to be paid.

§ 13

The issues not covered by this Contract shall be governed by the provisions of 23 April 1963 of the Civil Code (i.e. Journal of Laws 2014 item 121 as amended) and by the provisions of 21 June 2001 on the protection of tenants' rights, municipal housing reserves and on the change of Civil Code (i.e. Journal of Laws 2014 item 150 as amended)

§ 14

1. Agreement is made in four identical copies, two for each party.
2. Enclosed English version is the careful translation of the following Agreement from the Polish original but it shall not be legally binding.

.....
on behalf of the Landlord

.....
on behalf of Tenant/Legal representative