

RENTAL AGREEMENT

In Warsaw on *(date)* between the University of Warsaw, with its seat in Warsaw, at 26/28 Krakowskie Przedmieście, hereinafter referred to as Landlord, represented by:

.....
acting under the power of attorney No of *(date)*.....

and

Ms/Mr, FACULTY/UW ORGANISATIONAL UNIT,
the holder of identity card / residence card / passport No,
hereinafter referred to as the Tenant, a rental agreement was concluded, stipulating as follows:

§ 1

1. A room / apartment in the House of Academic Researchers (Dom Pracownika - DPN) UW is granted by the Rector at the request of the Commission for Accommodation in DPN (Komisja do spraw Zakwaterowań w DPN).
2. The provisions regarding the rooms' allocation are specified in the Regulations for the DPN, approved by the Rector.

§ 2

1. Based on the Rector's decision of *(date)* the Landlord offers at the Tenant's disposal room / apartment:..... (type of room / apartment), number in unit ... of Dom Pracownika Naukowego in Smyczkova street of the total area of, consisting of, hereinafter referred to as the room. The Landlord offers for the Tenant's use the room with the facilities provided, previously checked, and properly functioning, ready to be exploited safely, in particular, utilities such as lightening, heating, hot and cold water supply, as well as waste disposal.
3. The room described in item 1 can be used exclusively for short time residence and as such does not function as an apartment within the meaning of the Bill of June 21st, 2001 on tenant's rights protection, community housing resources and the corresponding Civil Code amendment.
4. The room is equipped with water and sewage system, electricity, central heating, hot water, in accordance with the technical condition, specified in the handover protocol in Appendix 1 to the present Agreement.

§ 3

1. Ms. / Mr is entitled to share the room with the Tenant.
2. The Tenant shall notify the administration of DPN in writing upon any change regarding the persons entitled to stay with him/her.

§ 4

1. The Agreement shall be valid from to
2. The rental Agreement can be extended at the Tenant's request, upon the Rector's consent.

§ 5

1. The Tenant shall pay the rent amounting to (say:.....) per month.
2. The rent comprises all the costs of exploitation, including hot and cold water supply, heating, electricity, electricity in common areas, waste disposal, maintenance, renovation fund, internet provision and maintenance.
3. The Tenant shall make the rent payments in advance by the 15th day of each consecutive month by means of a bank transfer at the UW bank account No 36 1160 2202 0000 0000 6084 9226.

4. In addition to the rent, the Tenant is obliged to make a monthly advance payment for the electricity, amounting to the sum calculated by the administration; the payment is due by the 15th day of each month. The electricity bill is calculated by the administration based on the electricity counter's indications.
5. In case the rent payment is delayed, statutory interest will be charged by the Landlord.
6. In case the delay in payments specified in section 4 exceeds 30 days the landlord is entitled to cut off electricity supply.
7. If a Tenant is interested in using a free parking site, upon their approval of the Regulations of Using the parking area, he/she will receive a pass and a remote control to access the DPN area. A deposit of PLN 100.00 shall be paid for using the remote control, payable by means of a bank transfer at the DPN UW bank account. The deposit is charged to compensate the Landlord's damages in case the remote control is lost or damaged. The deposit shall be refunded by means of a bank transfer at the Tenants account indicated in writing, when the working remote control is returned UW. If the remote control is not returned, it will be deactivated.

§ 6

The Tenant is obliged to:

1. Use the room with the due care, in accordance with its function.
2. Renovate the room.
3. Observe the DPN Organisational Regulations.
4. Follow the fire protection regulations.
5. Complete the check-in formalities, according to the Act on Population Registration and Identity Documents.
6. Refrain from introducing any alterations to the substance of the room or the building without prior Landlord's consent.

§ 7

1. The Landlord can terminate the rent Agreement with at least one month notice, in case the Tenant, despite receiving a notification in writing:
 - a) persistently uses the room with the breach of the provisions of the present agreement or not in accordance with its function, neglects his/her obligations, which results in damages, or devastates the facilities shared by all the tenants;
 - b) persistently and gravely violates domestic order, causing serious inconveniences in using the premises;
 - c) has arrears with rent and /or other payments exceeding two maturity dates despite receiving a written notification on the intended agreement termination and postponing the payments due for an additional month;
 - d) has sub-leased or offered for use the room or its part to a third-party without the Landlord's consent;
2. The Landlord may terminate the Rent Agreement with at least a three-month notice, if the Tenant or his/her spouse has a legal title to another room / apartment in the same town.

§ 8

1. After the termination of Rental Agreement the Tenant is obliged to leave the room with no signs of deteriorated condition.
2. Before leaving the room both the parties shall inspect and assess its technical condition and draw up a handover protocol to make the final settlement of the sums due for the rent of the room.

§ 9

In case the Tenant, after the Rent Agreement expires or is terminated, remains in the room unauthorised, with no title, he/she is obliged to pay the compensation amounting to **300%** of the rent for any consecutive month of using the room.

§ 10

Any amendment to the present Agreement, excluding the rent amount, shall be made in writing, as an Annex, under pain of nullity.

§ 11

Any cases not stipulated in the present Agreement shall be regulated by the legislation of the Republic of Poland, in particular, by the Civil Code.

§ 12

All disputes arising in connection with the present Agreement shall be settled by the court having jurisdiction over the Landlord.

§ 13

The Agreement has been drawn up in three identical copies – one copy for the Tenant and two copies for the University of Warsaw.

THE LANDLORD

THE TENANT