

RENT AGREEMENT

On 2022 in Warsaw between the **University of Warsaw** with its seat in Warsaw, 26/28 Krakowskie Przedmieście Street, hereinafter referred to as **THE RENTING PARTY**, represented by: **the head of Office for Personnel Social Benefits mgr Wojciech Płoński** acting on the basis of a power of attorney of the Rector of the University of Warsaw prof. dr hab. Alojzy Z. Nowak no. BP-015-0-498/2022

and

Mr./Ms....., holder of passport nofrom(indicate the country), hereinafter referred to as **THE TENANT**, have entered into the following agreement:

§ 1

1. The Renting Party provides the Tenant with the right to use a place in a room no. located on the floor in the “HERA” building of the University of Warsaw in Warsaw at 26/30 Belwederska Street with a total area ofm².
2. The Renting Party provides the Tenant with the right to use a place in a room, together with the associated equipment, which was checked in terms of technical efficiency and the possibility of safe use, in particular with regard to lighting, heating during the heating season, hot and cold water collection and waste disposal.
3. The housing unit described in section 1 is intended only for short-term stay of persons, so it does not meet the conditions for recognition as premises within the meaning of the Act of 21 June 2001 on the protection of tenants' rights, the municipal housing stock and amendments to the Civil Code.
4. The room is fully plumbed and equipped with electricity, central heating and hot water supply in accordance with the technical conditions specified in the acceptance protocol attached hereto as Appendix No. 1.
5. The room is equipped with furniture according to the furnishings list attached hereto as Appendix No. 2, which constitutes the property of the Renting Party.
6. Ms. / Mr. [*does not apply*] is entitled to live in a housing unit with the Tenant.
7. The Tenant shall notify the ASHR administration in writing of any change in the persons entitled to live in a housing unit with him/her.
8. The Renting Party appoints the Facility Manager to make technical and organisational

arrangements in connection with the implementation of the agreement.

§ 2

1. The agreement shall be concluded for the period **from2022 to2022.**
2. The basis for concluding a rent agreement for the period indicated in section 1 shall be a referral from the International Relations Office with specified payment conditions submitted to the “Hera” administration on an application form attached hereto as Appendix No. 3.
3. The agreement shall terminate without any period of notice at the end of the month in which the Tenant has lost his/her status as a student or doctoral student, i.e. at the end of the month in which a final decision is issued to remove him/her from the students’ or doctoral students’ list, or the employment relationship with this member of the academic staff is terminated,
4. The rent agreement shall be extended upon submission of a written referral by the International Relations Office to the “Hera” administration.
5. The agreement shall be extended for the period indicated in the application mentioned in section 4.

§ 3

1. The Tenant shall be obliged to pay a rent of **PLN 450.00 (in words: four hundred and fifty zloty)** per month for a place in the room.
2. The Tenant shall pay the rent on a monthly basis in advance by the 10th of each month for which rent is due.
3. In the event of a delay in the payment of the rent referred to in section 1, the Renting Party shall have the right to charge interest at the statutory rate.
4. The Tenant shall pay the aforementioned fees in accordance with the payment terms specified on the referral or at the cash desk at “Hera” reception.

§ 4

The Tenant shall be obliged to:

- a) use the room with due care and in accordance with its purpose.
- b) comply with the house rules,
- c) refrain from making changes that impair the integrity of the rented housing unit without the Renting Party's consent.

§ 5

1. Not later than one month in advance at the end of a calendar month, the Renting Party may terminate the agreement by giving the Tenant written notice under pain of nullity if the Tenant:
 - a) despite receiving a written reminder notice, continues to use in a manner contrary to the provisions of the agreement or contrary to its purpose, neglects his/her obligations by allowing damage to occur, or damages the premises intended for the common use of other tenants, or grossly or persistently by making it cumbersome to use other common premises,
 - b) is in arrears with the payment of rent and other charges for at least two payment periods despite having received a written notice of the intention to terminate the rent agreement and having been granted an additional period of one month to pay the outstanding amounts,
 - c) has rented, subrented or sublet the room or its part to a third party without the Renting Party's consent,
 - d) uses the room when it needs to be vacated due to building renovations.
2. The Tenant may terminate the agreement at any time by giving **one month's** notice.

§ 6

1. Upon the termination of the rent agreement, the Tenant shall be obliged to return the room to the Renting Party in a non-deteriorated condition.
2. When vacating the room, the Parties shall assess its technical condition and draw up an acceptance protocol for the final settlement of the rent for the room.

§ 7

If the Tenant uses the room without having a legal title to it, he/she shall be obliged to pay the Renting Party compensation amounting to 200% of the rent for each month.

§ 8

1. Additionally, the Tenant shall be obliged to:
 - 1) comply with OHS and fire safety regulations, and notify reception staff immediately in case of any damage, particularly to electrical, water or sewage systems.
 - 2) bear full responsibility for damage resulting from the arbitrary repair of the above faults.

- 3) in the event of absence of more than 1 month:
 - to notify the Renting Party of this fact in writing (payment of the rent in accordance with the agreement);
 - in case a room is made available to the facility administration (the Renting Party does not guarantee the Tenant's return to a previously occupied room). The Tenant, upon consent of the Renting Party, may leave their personal belongings in a designated room for the duration of their absence for a fee (no rent is charged for the period when the room has been put at the disposal of the "Hera" administration).
 - 4) pay a deposit of **PLN 500.00** for a place in a room at the reception desk or ~~by a transfer to the UW bank account.~~
2. The deposit referred to in section 1, item 4 shall serve as security for the Renting Party's claims for compensation for any damage (damage or deterioration of the room's condition).
 3. The Renting Party shall return the deposit to the Tenant upon expiry or termination of the rent agreement in the nominal amount, after deduction of the amounts due to the Renting Party, if any, in cash at the "Hera" reception desk ~~or by transfer to the bank account indicated in writing by the Tenant.~~

§ 9

Any amendment, termination or withdrawal from the agreement shall be in writing on pain of nullity.

§ 10

In matters not regulated by this agreement, the applicable provisions of Polish law, including the Civil Code, shall apply.

§ 11

Any disputes arising from the agreement will be resolved by the courts of the Renting Party's jurisdiction.

§ 12

The agreement is drawn up in two counterparts, one copy for each Party.

RENTING PARTY

TENANT