

## RENT AGREEMENT

On ..... n 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: ..... acting on the basis of a power of attorney no.....dated..... and Mr./Ms....., UW FACULTY/ORGANISATIONAL UNIT, holder of personal identification card//residence card/passport with series ..... and number ....., hereinafter referred to as the Tenant, have entered into the following agreement:

### § 1

1. A housing unit in the Academic Staff Hall of Residence (DPN) of the University of Warsaw is granted by the Rector at the request of the Committee for the DPN Accommodation.
2. The rules for the allocation of a housing unit are specified in the Rules and Regulations of the Academic Staff Hall of Residence approved by the Rector.

### § 2

1. Pursuant to the decision of the Rector dated , the Renting Party gives to the Tenant for use a housing unit:..... (type of housing unit), number ..... in the segment.... of the Academic Staff Hall of Residence at ..... Smyczkova Street with a total area of ....., which includes..... hereinafter referred to as the housing unit.
2. The Renting Party provides the Tenant with the right to use the housing unit, 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 housing unit is fully plumbed and equipped with electricity, central heating and hot water supply in accordance with the technical condition specified in the acceptance protocol attached hereto as Appendix No. 1.

### § 3

1. Ms. / Mr .....is entitled to live in a housing unit with the Tenant.
2. The Tenant shall notify the DPN administration in writing of any change in the persons entitled to live in a housing unit with him/her.

### § 4

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

### § 5

1. The Tenant shall pay rent for the housing unit in the amount of..... (in words..... ) per month.
2. The rent shall cover all operating costs of the building, including hot and cold water supply, heat energy, electricity of common parts, waste disposal, ongoing maintenance, renovation fund and maintenance of the internet network.

3. The Tenant shall be obliged to pay rent in advance by the 15th of each month by transfer to the UW bank account no. 36 1160 2202 0000 0000 6084 9226.
4. In addition to the rent, the Tenant shall be obliged to settle a monthly electricity advance payment in an amount calculated by the administration by the 15th of each month. The administration bills electricity according to consumption calculated from electric meter readings.
5. Should there be a delay in the payment of the rent, the Renting Party shall impose interest at the statutory rate.
6. In the event of a delay in the payment of the rent referred to in section 4 lasting longer than 30 days, the Renting Party shall have the right to disconnect the Tenant from the electricity supply.
7. Upon acceptance of the Rules and Regulations for parking spaces, The Tenant interested in using the free car park will be issued with a pass card and a remote control for the barrier allowing entry to the DPN. A deposit of PLN 100.00 for the provision of the remote control shall apply and shall be payable by transfer to the DPN UW bank account. The deposit serves as security for the Renting Party's claims for damages resulting from loss of or damage to the remote control. The deposit will be refunded in the nominal amount to the bank account number indicated in writing by the Tenant after the return of the functioning device. Should the remote control not be returned, it shall be deactivated.

## § 6

The Tenant is obliged to:

1. use the premises with due care, in accordance with its purpose;
2. renovate the housing unit;
3. comply with the House Rules of the Academic Staff Hall of Residence of the University of Warsaw;
4. observe fire safety instructions;
5. complete registration formalities in accordance with the Act on Registration of Population and Identity Cards;
6. refrain from making changes that impair the integrity of the rented housing unit without the Renting Party's consent.

## § 7

1. The Renting Party may terminate the rent agreement with at least one month's notice if the Tenant, despite receiving a written reminder notice, continues to:
  - a) use the unit 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 the residents,
  - b) violate the House Rules grossly or persistently by making it cumbersome to use other premises,
  - c) to be 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,
  - d) subrent or sublet the unit or its part to a third party without the Renting Party's consent.
2. The Renting Party may terminate the rent agreement with at least three months' notice if the Tenant or the Tenant's spouse has legal title to other premises in the same city.

## § 8

1. Upon the termination of the rent agreement, the Tenant shall be obliged to return the housing unit to the Renting Party in a non-deteriorated condition.

Note: the English version of this document is for information purposes only

2. When vacating the housing unit, the parties shall assess its technical condition and draw up an acceptance protocol for the final settlement of the rent for the premises.

§ 9

If the Tenant continues to arbitrarily use the subject of the rent without having a legal title after the expiry or termination of the rent agreement, the Tenant shall be obliged to pay compensation amounting to **300%** of the rent for each commenced month of use.

§ 10

Any change to the terms of the agreement, except a change to the rent amount, must be made in writing in the form of an annex under pain of nullity.

§ 11

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

§ 12

Any disputes arising from the execution of this agreement shall be dealt with by the common court having jurisdiction over the registered office of the Renting Party.

§ 13

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

RENTING PARTY

TENANT