

## **RENT AGREEMENT**

On ..... 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 dated 16 September 2024 no. BP-015-0-570/2024 and Mr./Ms....., holder of personal identification card/passport no. ....f rom .....(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 the housing unit no. .... located on the ... floor in the “**Sokrates**” building of the University of Warsaw in Warsaw at 9 Smyczkova Street with a total area of .....m2, consisting of: hallway-kitchen, bathroom, 1 room, 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 conditions specified in the acceptance certificate attached hereto as Appendix No. 1.
5. The housing unit 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 immediately notify the Renting Party in writing of any change in the persons entitled to live in a housing unit with him/her.
8. The Renting Party appoints the Deputy Manager of the “**Sokrates**” to make technical and organisational arrangements in connection with the implementation of the agreement.

### **§ 2**

1. The agreement shall be concluded for the period from ..... to .....
2. The basis for concluding a rent agreement for the period indicated in section 1 shall be a referral from ..... with specified payment conditions submitted to the “**Sokrates**” 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 request by ..... to the “**Sokrates**” administration.
5. The agreement shall be extended for the period indicated in the request mentioned in section 4.

§ 3

1. The Tenant shall pay rent for the housing unit in the amount of **PLN**.....(in words .....**złoty**) per month.
2. Additionally, the Tenant shall be obliged to pay charges for:
  - a) telephone costs as invoiced by the reception desk staff,
  - b) electricity - consumption as indicated by the meter.
3. The Tenant shall pay the rent on a monthly basis in advance by the 10th of each month for which rent is due, while telephone and electricity charges are payable in arrears on the basis of an invoice issued by the reception desk staff.
4. In the event of a delay in the payment of the rent referred to in sections 1 and 2, the Renting Party shall have the right to charge interest at the statutory rate.
5. The change in telephone and electricity charges will occur simultaneously with each price change.
6. The Tenant shall pay the aforementioned fees in accordance with the payment terms specified on the referral or at the cash desk at “Sokrates” reception.

§ 4

The Tenant shall be obliged to:

- a) use the premises with due care, in accordance with its purpose,
- b) comply with the “Sokrates” house rules,
- c) refrain from making changes that impair the integrity of the rented housing unit or guest house 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 a housing 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 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 housing unit or its part to a third party without the Renting Party's consent,
  - d) uses the housing unit when it needs to be vacated due to the need of building renovations.
2. The Tenant may terminate the agreement at any time by giving 14 days' notice.

§ 6

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.
2. When vacating the room, the Parties shall assess its technical condition and draw up an acceptance certificate for the final settlement of the rent for the housing unit.

§ 7

If the Tenant uses the housing unit 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 commenced month of use of the premises without having a legal title.

§ 8

1. The Tenant shall be obliged to comply with OHS and fire safety regulations, and to immediately notify the reception desk staff in the event of any damage to the electrical, water or sewage systems in particular.

2. The Tenant shall bear liability for damage resulting from the arbitrary repair of the aforementioned defects referred to in section 1.

3. In the event of an absence of more than one month, the Tenant shall be obliged to notify the Renting Party in writing management about this fact and make the room available to the Renting Party. In this case, the Tenant's personal belongings shall remain in a depository or in a room designated for this purpose for a fee (no rent shall be charged for the period during which the housing unit/room remains at the disposal of the Renting Party).

4. The Tenant shall be obliged to pay a deposit of PLN 500.00 for a housing unit at the cash desk of the facility's reception or by a transfer to the UW bank account.

The deposit serves as security for the Renting Party's claims for damages resulting from damage to or deterioration of the housing unit.

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 cash desk of the "Sokrates" reception or by transfer to the bank account indicated in writing by the Tenant.

5. Residents interested in using the free car park, upon agreement with the facility's administration, shall be issued remote controls for the barrier allowing entry to the "Sokrates" premises. A deposit of PLN 100.00 for the provision of the remote control shall apply and shall be payable at the cash desk of the facility's reception by transfer to the 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 or damages caused by the Tenant in the car park. The deposit shall be refunded in the nominal amount at the cash desk of the facility's reception or to the bank account indicated in writing by the Tenant upon the return of the functioning device, subject to any deductions due to the Renting Party upon the return of the device. Should the guest fail to return the remote control, it shall be deactivated.

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

**RENTING PARTY**

**TENANT**