

Fixed-term renting agreement for a non-main residence

BETWEEN

A. Landlord :

Line D. [redacted], rue Honoré Longtin, [redacted], 1090 Jette.

(first name, last name, address, name, headquarter)

AND

B. Tenant :

.....
.....

(first name, last name , Company and address)

ID card or passport number :

IT IS AGREED THAT :

1. OBJECT - DESCRIPTION - STATE

The landlord supplies an accommodation to the tenant who accepts to rent it at the following address (detailed address):

Rue Honore Longtin [redacted], 1090 Jette

including (description)

The rent of "room number 2", Single bedroom, common kitchen, common bathroom, common living room. Cfr : See initial inventory attached to this contract.

The landlord certifies that the accommodation to be rented fulfils the rules of the code du logement (Ordonnance de la Région de Bruxelles-Capitale du 17 juillet 2003).

2. DURATION

The contract is signed for a duration of ... weeks*, starting on .././.... and ending ipso on .././.....

The tenant pledges to leave the accommodation before that date.

The tenant may end this agreement based upon exceptional circumstances by notifying the reason to the landlord via recommended delivery and a period of notice of 1 week, taking effect the day after the notification sending.

3. DESTINATION - SUBLETTING - OCCUPATION

Both parties agree that the accommodation will not become the main residence of the tenant.

The tenant recognizes, by signing this document, that during the total length of the contract, his main residence is established at (detailed address).....

..... and that he does not intend to have his main residence at the accommodation he is renting. The rented accommodation is strictly dedicated to student or interns staying in Brussels for a short period of time because of studies , internships or trainings. The enforcement of the 20th February 1991 law on the protection of letting contracts for main residences is specifically excluded of present agreement.

The tenant is neither allowed to assign his rights nor to sublet the accommodation without prior written agreement of the landlord.

4. RENT - CHARGES

The amount of the rent is euro's for 4 weeks for 1 person(s). to be paid by the tenant in advance, every of the month, on bank account n° 611- -58, unless otherwise stated by the landlord.

The costs linked to gas, water, electricity and heating are included in the rent unless the consumption is considered "excessive".

5. DEPOSIT

The tenant must ensure his commitment by paying a deposit equal to 4 weeks* of rent.

This deposit is paid directly to the landlord on the day of the signing of this agreement, which is given discharge

The deposit may not be considered as being part of payment of the rent.

The deposit is to be refunded to the tenant upon completion of the rent, under deducting any damage caused or unpaid rents or any other amount left unpaid as stated in the execution of present agreement.

6. INSURANCE

The Tenant must be personally insured in case of fire outbreak or water damage.

The landlord's insurance does not cover such damages that may be caused by the tenant.

7. REPAIR AND MAINTENANCE

The tenant will occupy the property in a responsible manner and will seek to keep the rented accommodation in a clean state.

The tenant agrees to immediately report to the landlord any incident or damage found within the accommodation or the building and to be paid by the landlord. Otherwise the tenant is held liable.

The tenant must tolerate major repair works paid by the landlord even if those last more than forty days.

In case of loss of keys, the lock will be changed by the landlord at the expense of the tenant. It is strictly forbidden for the tenant to change locks or cylinders.

8. INVENTORY

An inventory signed by each party will be completed at the entrance of the accommodation in the presence of each party or its representative. Pictures may be added to the inventory. The tenant may request the presence of a specialist at his own expense.

A final inventory will be drawn up and signed by both parties no later than the last day of the agreement.

If no agreement is reached on the final inventory, the parties designate an expert on the list of experts regularly authorized by legal authorities. The report of this expert shall bind the parties permanently.

9. REGISTRATION –SOLIDARITY OBLIGATIONS

The tenant shall carry out the necessary registration forms and bear the cost including possible fees.

The obligations of the rent are indivisible and in solidarity for the parties, their heirs or successors in any capacity whatsoever.

10. TERMINATION DECIDED BY THE TENANT

Whenever the tenant decides to end the contract, by law ; article 1760 of the Code civil, both parties agree that an amount equal to 2 weeks rent has to be paid by the tenant for breaking the contract. Furthermore, the tenant must bear the costs of the remaining rent to be paid and all the charges but also all expenses, disbursements and costs deriving from the termination.

11. INTERIOR RULES – SHARED PARTS

The tenant states he has read, agreed and signed the attached interior rules agreement.

12. DISPLAY AND VISITS

Should the building be for sale or three months before the end of the rent, until he leaves the accommodation the tenant must tolerate the presence of displays put at the most visible spots and that potential buyers may visit it freely and fully three days a week and two hours a day, to be determined by the parties.

The landlord or any person authorized by him may visit the rented accommodation provided an appointment has been made with the tenant.

13. ELECTION OF HOME

The tenant states living officially in the accommodation rented during the period of the rent and for all following rents if he has not notified the landlord the existence of a new home in Belgium.

This clause is without prejudice to article 3 and the purpose of the accommodation which is not to be considered as the main residency of the tenant even if he elects home within the rented accommodation.

14. MISCELLANEOUS

Any amount owed by the tenant and which remains unpaid at the end of the rent will automatically and without further notice produce a moratorium interest of 12 % per annum.

15. EXTRA Fees

In case of internet overconsumption, the costs will be 1,61 euros/ extra GB.
The extra fees will be paid with the next rent.

Drafted in 3 examples, on [REDACTED]

The landlord *

The tenant *

Line D [REDACTED]

- Last name, first name, Signature, possibly title or function, preceded by the word *Read and approved*

Interior rules agreement

- You are located at Simonis, metro station. Centre of town is very close by. Near the house, you'll find small local shops (pharmacy, bakery,...). 10 min. distance walking you'll find supermarkets to buy food. There is a laundromat near by.
- Public transportation plan : <http://www.stib.be/netplan-plan-reseau.html?l=fr>
- My phone number is : **0495 11 11 11**, please contact me if you have questions or a problem.
- 4 Towels and 2 bedclothes are provided. Please take care of them. You are responsible of returning them cleaned and in a good state at the end of your stay.
- You are renting a single bedroom.
- No holes in the walls anywhere.
- To keep the house enjoyable to everyone and because we are more than one person living together, having sleeping visitors is not allowed.
- Of course you can invite friends at the apartment anytime you want, in this case let your roommates know there are visitors and please be discreet, responsible and respectful regarding quietness.
- About cleaning, you are responsible for keeping the apartment clean. So that the cleaning person can do her job.
- About dishes, and because we share a kitchen, have respect for others and for yourself by cleaning your dishes immediately after using something.
- When leaving the apartment at the end of the contract, it has to be as clean as it was when you entered the house.
- No parties allowed inside the house.
- Make sure you are insured for fire issues and water damages.
- Please make sure you close windows when putting the heating on. Or the other way around close heating before opening windows.
- No smoking inside the house ever. This is a non-smoking house.
- Please take off your shoes when entering the house, it helps preserving the stairs, keeping the house clean a bit longer and assures quietness to everyone.

- Internet Extra consumption : 1,16 euros/ GB
- About recycling you must recycle this way :
 - yellow bags : paper
 - blue bags : plastic
 - white bags : all the things that are not recycled.
- You can bring down (next the front door) garbages :
 - Monday morning : yellow, blue, white bags
 - Thursday morning : only whites.
- Please when leaving the bathroom, make sure you clean after yourself (rinse bathtub, clean or brush toilets if necessary, rinse the sink,...).

The landlord *

The tenant *

Line D

- Last name, first name, Signature, possibly title or function, preceded by the word *Read and approved*