

# LEASE FOR STUDENT ACCOMMODATION

Standard contract 1991

This lease is a translation of the Danish standard lease (TYPEFORMULAR U 1991) If there are discrepancies between the Danish and the English version, it is the Danish version, which is valid in a legal sense.

## Section 1. The parties and the leased

Lessor					hereby assigns to					
Name of the tenant										
Name of the tenant										
Application no.					Place of education					
Present address of the the tenant										
Address of the tenancy					Lease no.		Number of rooms	Number of small size rooms	Area (m <sup>2</sup> ) GROSS	
The lease includes	Kitchen		Bathroom		Toilet		Furniture (see inventory)			
	<input type="checkbox"/> Shared <input type="checkbox"/> Own	<input type="checkbox"/> Shared <input type="checkbox"/> Own	<input type="checkbox"/> Shared <input type="checkbox"/> Own	<input type="checkbox"/> No <input type="checkbox"/> Partially <input type="checkbox"/> Yes						
The mortgage has been finally approved <input type="checkbox"/> Yes <input type="checkbox"/> No					The building is subsidized <input type="checkbox"/> Yes <input type="checkbox"/> No					

## Section 2. Beginning and termination of the lease (please also see the reverse)

The lease begins on the	Date	And expires	Date
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## Section 3. Payment of rent etc (please also see the reverse)

At the beginning of the lease the following terms of payment are valid:					
Monthly rent, incl. possible furniture	Hereof: payment for heating and hot water	Hereof: payment for water	Hereof: payment for electricity	In addition: contribution to operational expenses	<b>In total</b>
Pursuant to existing subsidy schemes the following is to be paid					
Deposit	Deposit	First month's rent	Resident student society fee (not obligatory)		
To be deducted					
Total payment at the beginning of the lease					<b>In total</b>
<input type="checkbox"/> The lease and any other obligatory payment can be increased with 3 months notice to the first of any month. <i>If the lease is covered by paragraph 7, subsection 4 in the Danish law (Lov om boligbyggeri) a rent increase can be notified 1 month in advance</i>					
If the heating is not included in the rent, the heating account begins every year on the					Date

## Section 4. Maintenance and cleaning

Responsible for the interior maintenance is .....	<input type="checkbox"/> The lessor	<input type="checkbox"/> The tenant, fully/partially, cf. the maintenance regulations
Responsible for cleaning the shared facilities is.....	<input type="checkbox"/> The lessor.	<input type="checkbox"/> The tenant, cf. the house rules
<input type="checkbox"/> The tenant can expect the room/flat to be redecorated during a period of two weeks after moving in, or <input type="checkbox"/> The tenant must move out 2 weeks before the expiry of the lease		

## Section 5. Special conditions

The room/flat must be vacated no later than 8 am on the moving-out date.  
 The room/flat must constantly only be occupied by the tenant/s whose name/s is/are on the lease.  
 According to Danish law (lov om leje section 4, subsection 2) the communication between Kollegiekontoret and the tenant will as far as possible take place electronically to your e-mail. Please inform Kollegiekontoret if you change your e-mail address. Your e-mail address will be passed to along to third party so they can send you information.  
 Kollegiekontoret possesses an extra key to the lease.  
 Cleaning of the common areals is obligatory for all residents

I, the undersigned accept this lease from section 1 to section 5 and any stipulated terms.

Date	As tenant: signature
For lessor, signature	As tenant: signature
	If the tenant is under age, parent/guardian must sign: signature

## Section 2. The beginning and the expiry of the lease

If the conditions for eligibility are fulfilled the lease shall remain in force unless and until the terminated in writing by either part.
The tenant may terminate the lease in writing giving 6 weeks' notice to the 1 <sup>st</sup> or 15 <sup>th</sup> of any month.
The lessor may terminate the lease accordance with Danish law (sections 82 and 83 in "lov om leje af almene boliger") Further, the lease may be terminated if and when the conditions at the beginning of the lease are no longer fulfilled cf. Danish law (section 77a in "lov om boligbyggeri"). The lessor may terminate the lease giving 3 months of notice to the first day of any month.

## Section 3. Payment of rent

The rent falls due to the 1st of any month. The rent is payable at such place or by such method specified in the contract by the lessor. Rent paid in any bank in this country is considered duly paid. The rent is to be paid in advance – the first payment is to be paid, when you sign this lease, the first payment covers the rent for the first month of the lease.
If the building is a government subsidized student accommodation, the rent and any other terms in this lease will be adjusted in accordance with existing legislation.
If the building is a government subsidized student accommodation and the mortgage has not been finally approved, the rent may be increased giving one month's notice to the first of any month.

## ORDINARY CONDITIONS

*The conditions printed in italics gives the tenant less extensive rights and/or larger obligations than stipulated in Danish law (lov om leje af almene boliger) Included in the Danish contract is a reference to the relevant Danish legislation.*

### 1. Operating expenses for shared facilities

*Any operating expenses for shared facilities are to be paid monthly in advance together with the rent.*

### 2. Maintenance and utilization

- a. Unless otherwise is specified in the maintenance regulations the tenant shall repair and maintain in good order any locks, keys, windows and switches even if the lessor is responsible for the interior maintenance. Unless otherwise agreed by the parties any maintenance and/or repairs will be performed at the initiative of the lessor.
- b. If the tenant is responsible for the interior maintenance of the room, he/she must ensure that the painted surface and wallpapers are kept in good order at any time. *The tenant shall keep in good order doors, windows, floors, fixed cupboards and any other furniture and/or equipment*, but shall not be liable to compensate damages owing to fair wear and tear.
- c. The rented premises are for residential purposes only.
- d. The rented premises are for residential purposes only.

### 3. Changes

The tenant shall not without the written consent of the lessor be entitled to make changes of the premises unless otherwise specified in the maintenance regulations or house rules. *Any changes made in the premises can be re-established at the expense of the tenant. The lessor shall be entitled to claim a suitable deposit from the tenant for any costs of reestablishing the premises to its original state.*

### 4. Sublet or loan to third party

The tenant shall not be entitled to sublet or lend to a third party without **written** consent from the lessor, except from the cases where the legislation specifically grants special statute for sublet or loan to 3<sup>rd</sup> party. In all events, the tenants must inform the lessor about any sublet and the conditions for this.

### 5. Moving out

- a. In order to ascertain any costs of maintenance and repair work the lessor shall be entitled to claim that the tenant partakes in an inspection of the premises. The inspection shall take place no later than 8 days before moving out. If the tenant fails to attend this inspection, the lessor's inspection report will form the basis for the final settlement of accounts and no later than 2 weeks after the expiry of the lease the tenant shall be informed in writing about any repairs or maintenance work to be carried out at the expense of the tenant.
- b. *No later than 8 days before the expiry of the lease the tenant must inform Kollegiekontoret about his/her new address.*

### 6. Other conditions

- a. *The tenant must supply the lessor with the necessary information in matters relation to the lease. The lessor reserves the right to check the accuracy of this information.*
- b. *If the building is government subsidized student accommodation special conditions in Danish law (lov om boligbyggeri section 77) must be observed in relation to the security of the payment of the rent. If the tenant as part of a joint action or boycott should fail to pay the rent or any other instalment, the lessor shall be entitled to withhold an amount equivalent of the rent from the government grant or scholarship of the tenant.*