

Lease for the _____ common house at Nordjysk Kollegium.

Rental

The common house's party areas, ie. party hall, kitchen, cloakroom and toilets are for tenants' use during the period:

From ___/___ - 20__ at ___ o'clock to ___/___ - 20__ at ___ o'clock

Noise Level

The volume control of the music system must be attended with respect for the co-collegians' night sleep, ie. after. 23:00 all windows and doors **must** be kept closed; for the same reason, the party must be kept indoors. Do not use the bottle container between 23:00 - 10:00 as it is noisy. **Show consideration** for the residents.

Cleaning

At the termination of the lease, **all rooms** used must be cleaned according to prevailing instructions and the interior must be in the must be placed according to the pictures portraying the standard appearance of the room. The common house must be delivered in a better condition than it is received. The tenant must clean the rented area themselves, as this is the reasoning behind the cheap rental price. Failure to do this will result in external cleaners being brought in, at the tenant's expense, which is to be taken from the deposited amount. Any excess in cost will be billed to the tenant.

Please note that the common house cannot be expected to be cleaned on arrival.

Complaints

Tenants must be present and solve any problems during the entire event. If the tenant, during the event, fails to resolve arisen issues, the issues, and handling thereof, will fall to the landlord. This includes lodged complaints about noise, windows, guests' illegal parking and so forth.

The tenant also agree to abide by the dormitory's house rules throughout the lease, and to ensure that his guests also follow the rules for using the common areas in NORK.

In addition, the tenant is expected to take care of the dormitory's furnishings, in accordance with the dorm's house rules, including the new floor of the joint house. **Please note that damage to this may result in withdrawal of the deposit.**

Rental fee and security deposit

The rental cost is DKK 100 for a small rental and DKK 150 for a big rental and the deposit is DKK 850, but the tenant is liable for all expenses when repairing any damage to the music system, interior, buildings, etc. The deposit can be paid in two installments, so that DKK 350 is made for collateral upon signing the lease, and the remaining 500 DKK will be paid immediately before the rental period

The deposit can be withdrawn by the landlord, if the tenant has received legitimate complaints during the duration of the lease. See section "Complaints". **The Landlord can withdraw up to 100 DKK if the landlord must point out rules that were not followed to the tenant, during the rented period.**

50 DKK will be deducted from the deposit the first time the landlord - or a person authorized by the landlord - has to check the common house again, after the termination of the lease. Reasons for this include lack of cleaning, or incomplete cleaning by end of the renting period.

In case of second and subsequent inspection visits, the landlord, or other person authorized by the landlord, must substantially increase the amount deducted from the deposit until cleaning meets the requirements cf.

In the event of a total absence of cleaning, where the landlord is obliged to clean after the tenant, the entire deposit is withheld to cover the expenses thereof.

Transfer of common houses.

The common house will be handed over at 14:00 on the rental day and must be vacated again at 14:00 the next day. Deviations from these times must be agreed with the landlord - as it is not always possible for the landlord to hand over the key on Friday at 14:00, it is a good idea to agree key delivery the day before. **When renting for christening, "Konfirmation" or the like, the rental time can be extended to 20:00 on the day of delivery.**

If the tenant does not meet at the agreed time, the landlord is not obliged to wait for the tenant. In this case, the tenant must use the common house without access to the kitchen rental equipment. The rent is not refundable if the tenant cannot get in touch with the landlord because the tenant did not meet up at the agreed time.

Everything must be ready when the leaseperiod is up, at 14:00, which means the tenant must have finished **everything, as well as the floor must have dried after washing**, before the tenant contacts the landlord for inspection. If the key is handed back later than 14:00 on the following day, 150 DKK will be deducted from the deposit, as this constitutes a secondary day of renting the common house. For every subsequent day that the key is not returned, 150 DKK will be deducted further from the deposit, as this constitutes an extra day of renting the common house.

Cancellation of the lease contract

The lease can be canceled at the latest one week before the start of the lease. A cancellation fee of 50 DKK will be withdrawn from the deposit. The remaining amount will be paid back to the tenant.

If the tenant does not use the common house, but does not cancel the rent, the tenant is still obliged to clean the common house according to the contract. The reason for which, is the tenant is preventing the other residents of NORK from renting the house, and cleaning the rented common house is part of the rental conditions, regardless of actual use.

The lease gives access only to the rented common house, and access can - due to restrictions found in the NORK rules - not arbitrarily be switched to accomodate renter's wishes.

Tenant: _____

Apartment #: _____ Mobile #: _____ E-mail: _____

Date and tenant's signature

Landlord's signature