

Photo

RENTAL AGREEMENT

No _____ Completed today ____/____/____

Art. 1. THE CONTRACTING PARTIES:

Between the University of Life Sciences "King Mihai I" from Timișoara, Timiș county, with headquarters in Calea Aradului No. 119, represented by the Rector, Prof. Dr. Cosmin Alin Popescu and the dormitory administrator as **lessor**, and as a tenant, having the status of student/master's student/ doctoral student / teacher / other persons / in the study year at the University The program of study....., form of schooling (budget/tax/day/ID/IFR), son/daughter of and of with permanent residence in the town/county str., no, bl., sc., ap., CNP holder of BI / CI, series , no. released by the Police (SCLEP) on the date of , goal. mobile no. landline telephone (stable domicile) as a **tenant** (tenant) entered into this rental agreement.

Art. 2. OBJECT OF THE CONTRACT

The object of the contract is the putting into use starting from the academic year of a residential area (place) intended for housing, related installations and common spaces, as well as the inventory provided for in the handover-reception minutes, **in dormitory 5 G, room.**, located in Timisoara, Calea Aradului, no. 119.

Art. 3. DURATION OF THE CONTRACT

3.1. The rental period is from to, with the right to annual re-registration.

3.2. If the student, master's student/doctoral student/teaching staff/other persons request the termination of the contract sooner, he has the obligation to send the lessor a declaration of termination notifying this, **at least 10 calendar days before the termination.**

3.3. At the end of the rental period, the room is handed over to the administrator based on minutes.

Art. 4. ACCOMMODATION FEE

4.1. The accommodation rate is.....ron/month/student/master's student/teacher/external employee, represents utility expenses (heating, sanitation, electricity 80KW/month/room), disinsection, deratization, cleaning materials, salaries of the staff serving the hostel). Electricity expenses, which exceed 80 KW/month/room, cold water (over 2 mc), hot water (over 3 mc) and sewer (over 5 mc), will be borne by the tenants depending on the recorded consumption. The University Senate sets the accommodation rate for an accommodation place, as well as the price per room, at the beginning of each academic year or at the beginning of a new calendar year, depending on the consumption and related expenses from the respective period of the previous year, for each dormitory or in depending on the subsidy distributed by the Ministry of Education and can change the tariff unilaterally during the course of this contract.

4.2. The sanitary norm in a room can be even lower than the established one, within the limits of the remaining available places, after the accommodation of all the people who have applied for accommodation, the tenants having the obligation to pay for all the remaining available places up to the maximum sanitary norm of that room, at the non-budgeted seat price or without other discounts, so that the amount to be charged for each room remains totally unchanged.

4.3. The dorm is wired for internet and cable TV. Cable and internet costs are borne by tenants at the rate set per room by the University Senate and will be paid together with the monthly dormitory fee.

Art. 5. PAYMENT TERMS

5.1. The payment of the accommodation fee is made monthly, for 12 calendar months, **at the latest until the last day of the current month, to which will be added the payment of the monthly cable and internet service.**

5.2. For the late payment of the accommodation fee, late increases are applied in the amount of 0.1% of the amount due for each day of delay, for a maximum period of 30 calendar days, until the actual payment of the accommodation fee, the total of these increases not exceeding the amount of the unpaid accommodation rate.

5.3. Failure to pay the accommodation fee and related penalties within the term provided for in art. 5.2. results in the legal termination of the contract, without summons and without delay, without court intervention, followed by his eviction from the dormitory and the initiation of legal proceedings for the recovery of the outstanding accommodation fee and related penalties.

5.4. On evacuation it will establish a committee of which they will be part compulsory roommates (or at least one _ single), the head of landing / dormitory / representative LEAGUE students , the dormitory administrator and a representative of the Social/ Technical Service / General Administrative Directorate . This one commission has the obligation to identify and describe the goods HIGH and on the basis A minutes will be stored _ in a specially arranged place in the this meaning , remaining there until paid by _ _ the person in the cause of all obligations CONTRACT towards the University .

Art. 6. THE RIGHTS AND OBLIGATIONS OF THE CONTRACTING PARTIES

6.1. The lessor, through the dormitory administrator, has the following rights:

- a) to prohibit any modification of the space offered with the related installations and the subletting of that space or its use for other purposes;
- b) to check whether there have been changes to the rented space and related installations;
- c) to mount surveillance cameras _ in the destination spaces _ common in the dormitories studentships that he owns (entrance in the dormitory , hallways , etc.) except Groups sanitary , as well as in the the perimeter the campus university in the view insurance security measures _ REQUIRED student and staff as well in the view monitoring COMPLIANCE obligations provided in the this contract;
- d) to cut off the electricity and water for carrying out revision and maintenance work with prior notice to the tenant by displaying an announcement at the entrance to the dormitory **with at least 5 days** or in case of emergency situations by immediately displaying an announcement ;
- e) to check if the rented space is used according to its purpose;
- f) the administration of the dormitories can move the tenant , in special cases (the need to comply with the sanitary norm , special social cases , maintenance works , investments , etc.) in rooms other than those for which they concluded the rental contracts;
- g) to dissolution this contract, without summons and free IMPLEMENTING in the delay , for valid reasons , mentioned in the this contract.

6.2. The lessor, through the dormitory administrator, has the following obligations:

- a) to comply fully and strictly the provisions " Regulations for the Operation of Student Dormitories " of ULST;
- b) to ensure the cleaning of common use spaces of the dormitory (hallways, stairs) and the external spaces related to the dormitory, by the caretakers, as well as the cleaning of protocol rooms;
- c) to collect the dormitory fees and any related penalties, according to this contract;
- d) to check how the lessee (tenant) uses and maintains the rented housing area, the inventory given for use and the common spaces of the dormitory;
- e) to ensure compliance with hygiene and sanitary norms and PSI norms; Considering the presence of smoke sensors, the movement of the fire brigade without a well-founded reason when they are triggered, will be borne by the guilty parties;
- f) to present the code for the intercom to access the dormitory as well as the internet for the protocol rooms, to issue dormitory IDs (with attached photo), to carry out their monthly verification, to register and permanently update in the building book the tenants staying in the dormitory on duration of the rental contract (annual);
- g) to read the electricity, hot water and cold water meters monthly for all studios;
- h) to ensure quarterly disinsects and deratizations and to respect the deadline for carrying them out;
- i) to recover the damage caused by the discovery/damage of the goods in the room and in the common spaces, within 15 calendar days from the date of their discovery, by collecting the value of the respective goods and the labor to replace the goods, based on the estimate drawn up by the lessor's representatives and to - sanction them according to the provisions of the regulations for the operation of student dormitories. **If the guilt of the person/s who caused the damage cannot be identified, it will be recovered collectively (room, module, landing, dormitory), as the case may be .**

6.3. The lessee (tenant) has the following rights:

- a) to take over the room and related equipment, according to the provided inventory in the minutes of delivery-reception;
- b) to notify the lessor's representatives about any deviation from the regulations in force;
- c) to use the existing material base in the home where he lives, in accordance with its destination and with the diligence of a good owner;
- d) to participate, through the representatives appointed for this purpose, in making decisions regarding the improvement of life and study in the dormitory.

6.4. The lessee (tenant) has the following obligations :

- a) **to comply fully and strictly the provisions "Regulations for the Operation of Student Dormitories " of ULST ;**
- b) to take over the room with the amenities related specified in the the object CONTRACT in proper condition the use for residential destination based on handover - reception report ; _ _ _
- c) to pay the dormitory fee on time, according to the accommodation contract, as well as to pay any penalty fees;
- d) not to undertake actions that result in the infringement of the right of ULST, characterized by defamatory articles and/or images, related to the spaces that are the subject of this contract, on social networks or in other types of mass media;
- e) to hand over a spare key to the hostel administrator, a key that will be used by strictly authorized persons (head of the social service, hostel administrator) only in cases of force majeure, in the presence of at least three people;
- f) **to have an appropriate attitude and behavior, so as not to violate the norms of behavior in society ;**
- g) to live in the assigned room;
- h) not to damage material goods and not to cause material damage to the home;
- i) to collaborate with the dormitory administration in order to identify the perpetrators of defects and/or damages in the common spaces of the dormitories, caused by the fault of the tenants;
- j) to Avail accordingly _ _ the goods in the inventory home , as well as electrical installations and HEALTH made available ; _
- k) to maintain cleanliness in the room;
- l) to be responsible for the shortages and damages caused to the goods in the room and common spaces of the dormitory. **In the event that the guilt of the person(s) who caused the damage cannot be identified, it will be recovered collectively, next month, together with the collection of the dormitory tax, by equally distributing the amount related to the damage to the tenants (of the dormitory/ landing/room) ;**
- m) not to introduce , consume and commercialize beverages SPIRITS and substance prohibited ;
- n) not to use the room, the spaces of use common of the home and PRECINCT COMPLEX for ACTIVITY commercial ;
- o) to declaration the dormitory administrator PLACES left free , through leaving unannounced tenants ; _
- p) **not to use DEVICES electric heating _ crafts , anything the nature it would be him ;**

- q) to ENSURING The order and cleaning in the space _ received , not to throw away in the AROUND fireplace and on the alleys COMPLEX PACKING and scrap housekeepers , not to store objects on the windowsill the windows ;
- r) to select and to ENSURING eviction MANURE housekeeper from the room , by depositing in containers from outside home , according to Law no. 132/2010, as amended and Completion later ;
- s) to materially responsible for the shortages and DAMAGE products belongings in your own room or adjoin and from the spaces of use common of the home , in conditions contractual ;
- t) not to stick posters and announces than in the specially arranged places (notices) ;
- u) to announce in the written administration fireplace about appearance ANY equipment failures _ home , in view making remedial works _ appropriate ;
- v) not to offer anything kind of amount of money unwarrantable or to CARRY payment without receiving a supporting document (receipt or invoice issued by the cashier the university) ;
- w) to allow access people appoint for sanitation actions _ or disinsection , organized by _ ULST ;
- x) to comply access rules _ in the dormitory , the rules hygienic - sanitary , as well as protective ones against fires ;
- y) to comply provisions Law no. 349/2002, as amended and Completion subsequent , by which it is prohibited smoking in the home _
- z) not to enter and to keep animated in the home _
- aa) to respect the quiet hours according to the displayed schedule, between 22:00 and 07:00 ;
- bb) **not to facilitate the accommodation of foreigners or to change the destination of the rooms, the accommodation of any foreign people who do not belong to the respective room or the change of the destination of the rooms** , will be considered a serious disciplinary offense and will be sanctioned with one of the provisions of art. 7.1. letters b) , c), d), e) and f) of this contract.;
- cc) to return, at the expiration of the contract, the goods taken over, in appropriate condition.

Art. 7. CONTRACTUAL LIABILITY AND SANCTIONS

7.1. In case of non-compliance with the obligations of the contract on the part of the lessee, he will be sanctioned , depending on the seriousness of the violations , with the following sanctions:

- a) written warning;
- b) exclusion from the dormitory until the end of the semester;
- c) exclusion from the dormitory for the entire academic year;
- d) ban the right to accommodation in the the ULST dormitories in the year university next ;
- e) definitive loss of the right to accommodation in the ULST dormitories for the entire duration of studies;
- f) expulsion without the right to enroll in any faculty within the ULST.

7.2. Upon finding the violation of the obligations established in this contract, respectively in the Organization Regulation and operation of the student dormitories in ULST, the audio and video recordings from the devices installed in the spaces with a common purpose in the dormitories will also be used and the Set in the perimeter the campus .

7.3. In the EVENT failure to pay the accommodation fee and the related penalties within the term provided for in art. 5.2. the contract is terminated by right, without summons and without delay, without the intervention of the court, followed by the initiation of legal proceedings for the recovery of the outstanding accommodation rate and related penalties.

Art. 8. FINAL PROVISIONS

- 8.1. The loss student quality attracts by itself and the loss place of accommodation .
- 8.2. During the course annulled university , this contract can be modified by additional act .
- 8.3. This contract is completed and with the provisions LAW in the force and ends _ in the two copies , how many one for every part .
- 8.4. In accordance with the provisions of article 1203 of the Civil Code, by signing the contract, the lessee declares that he has read and understood all the clauses of the contract and **expressly and unequivocally accepts its content** .

LESSOR

University of Life Sciences "King Mihai I" from Timisoara
through
dormitory administrator,
(Surname, surname, signature)

.....

LESSEE

(Surname, surname, signature)

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