

Tenancy Agreement UC House Nibevej 12 DK-9200 Aalborg

1st Tenant's personal information:

Birthday dd.mm.yy. _____

First name(s): _____

Family name: _____

Telephone: _____

E-mail: _____

2nd Tenant's personal information:

Birthday dd.mm.yy. _____

First name(s): _____

Family name: _____

Telephone: _____

E-mail: _____

Room No: _____

The rented room is a single room double room for 2 persons.

The room may be used only as dwelling for the Tenant(s) Pets are not allowed.

The Tenant may use the assigned Kitchen __ If the Tenant do not clean up after one selves in the assigned Kitchen and common areas the Tenant will be fined with DKK 750/EURO 100.

Furthermore, the Tenant has the right to use these facilities in accordance with UC House instructions:

Laundry facilities, Living room/common areas and bathrooms

The Rental Period:

This agreement takes effect on date _____ Both the Tenant and UC House can give notice to end the rental agreement with 60 days' written notice on the last working day in any one month. A rental month is a full month from 1st - 30th. It is a condition that the Tenant is a student at an official education institute. When the study ends or if the Tenant is no longer a student, the student has to move from UC House within 4 months if UC House is demanding this. UC House can at any time ask the Tenant to confirm the education relationship.

Payment and other Financial Considerations:

The monthly rent amounts to DKK _____ .

The monthly rental amount is divided into rent DKK _____ + consumption of electricity, water and heating DKK 300 pr. Tenant.

In case a Tenant has an extra ordinary use of electricity, water and heating UC House is allowed to install individual watches and/or make an individual agreement with the Tenant on the use.

Wi-Fi Internet is available for free for normal use. The Landlord will refuse access to the Wi-Fi Internet for the Tenant if the monthly rent is not duly paid.

The rent will be regulated against the net price index, with no less than 3% per year.

If the room is used as a double room, and one of the tenants wants to leave, the status of the room changes automatically to a single room, and the rent will be regulated here for.

The rent is payable in advance *no later than the last banking day of the month to the following account no. :*

9308 457 388 3719, with Spar Nord Bank.

For international transfers use:

IBAN DK 8693084573883719, BIC code SPNODK22.

Use your birthday and room no. as reference. (dd.mm.yy.rn)

There will be an additional charge if the rent is not paid in due time, with DKK 100 pr. week overdue pr. rent. The charges will be summed until the rent is paid in full, and added to the rent of the following month.

Deposit in the amount of DKK _____ has to be paid before date: _____ The deposit is equal to two month's rent, and is a security of the Tenant's obligations after moving, such as cleaning, repairs and maintenance, and such cannot be used as payment for rent.

Room condition at check in and check out:

The room will be well kept and in good repair. The room is furnished with at bed, a computer table, a lamp and a chair pr. tenant. The room and the furniture are to be kept in the same condition when the tenant leaves. The Tenant is obliged to keep the room properly cleaned. For the duration of the tenancy UC House is entitled to inspect the room.

The Tenant is obliged to participate in keeping the common areas, such as bathrooms, kitchens and living rooms clean and tidy after the Landlords instructions. If the Tenant refuses, the Landlord can hire cleaners for the tenant's expense or ask the tenant to leave the premises of UC House with out additional warning.

The Tenant must arrange that the room is inspected at check out. In connection with check out the Tenant must leave the room in the same condition as when checking in. The Tenant's will be charged with DKK 1000/EURO 130 for administrative costs. If the walls need to be painted, this

will be charged with DKK 250/EURO 35 pr. wall at the Tenant's expense. Damaged furniture will be replaced at the Tenant's expense.

Other terms:

The Tenant has received the UC House Rules and Regulations and a copy of this contract. In case of negligence or failure to observe the contractual agreements UC House is entitled to cancel the contract. The Danish Rental Act does not apply for this rental contract.

For Replacement of lost key the Tenant will be charged DKK 200/EURO 30

If the drains are clogged because of misuse, such as using the bathroom sink or WC for waste disposal, the Tenant will be charged DKK 300/EURO 40, to get it cleansed.

Smoking inside the building is not allowed though Danish law and will be fined by removing the **full amount of deposit.**

If the Tenant do not clean up after you in the assigned Kitchen, Living Room and common areas the Tenant will be fined with DKK 750/EURO 100.

If the fire alarm is set off with no due cause, the Tenant will be charged DKK 7.500/EURO 1.000

Using electric heater without the permission of landlord or taking off the thermostat from radiator will be fined by removing the **full amount of deposit.**

Violations to the above can cause immediately eviction.

Binding signatures:

Date:

Date:

UC House Landlord

Tenant(s)