

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.univ.dr. Cosmin Alin Popescu and 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 schedule 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-receipt minutes, **in the dormitory, room**, located in Timisoara, Calea Aradului, no. 119.

Art. 3. DURATION OF THE CONTRACT

The rental period is from to, with the right of annual re-enrollment, from this rule making an exception for students in their final years. 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**. At the end of the rental period, the room is handed over to the administrator based on minutes, according to the receiving inventory.

Art. 4. ACCOMMODATION FEE

4.1. The accommodation rate islei/month/student/master's student/doctoral student/teaching staff/others persons/ and represents utility expenses for each accommodation (being included 20KW /month/person, no more than 80KW/room). If the planned electricity consumption is exceeded, the tenant will bear the resulting difference. The Senate of the University establishes the accommodation rate for a place of accommodation / sanitary norm (3/4 persons / 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 and 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 corresponding to Residential Care the university, within the limits of the remaining available places, after the accommodation of all the people who applied for accommodation, they having the obligation to pay for all the remaining available places up to the corresponding sanitary norm Residential Care university, at the unbudgeted seat price, so that the amount to be charged for each room remains totally unchanged.

4.3. The dorm is wired for internet and cable TV. These costs are borne additionally by tenants at the rate set per room by the University Senate and will be paid once at the beginning of the academic year.

Art. 5. PAYMENT TERMS

5.1. Payment of the accommodation fee is made monthly, for the entire academic year, **no later than the last day of the current month**. During the holidays, the fee approved by the University Senate will be paid.

5.2. For late payment of the accommodation fee, late fees are applied in the amount of 0.1% of the amount due for each day of delay, for a maximum period of 30 days, until the actual payment of the accommodation fee, the total of these fees not being able to exceed 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 the 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:

- to prohibit any modification of the space offered with the related installations and the subletting of that space or its use for other purposes;
- to check whether there have been changes to the rented space and related installations;
- to mount surveillance cameras _ in the destination spaces _ common in the dormitories studentships that they hold (ENTRY in 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) 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;
- g) the administration of the dormitories can move the tenant , in special cases (the need to complete the sanitary norm, special social cases , maintenance works , investments , etc.) in other rooms than those for which they concluded the rental contracts;
- h) 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 good management of the dormitory/dormitories under his/her supervision, together with the heads of dormitories, the landing heads or other representatives designated by the Student League;
- c) to collect the dormitory fees and any related penalties, according to this contract;
- d) to manage according to the legal provisions in force, the goods from the endowment of the dormitories;
- e) to hand over, for students' use, the room inventory (on the basis of minutes) at the beginning of the academic year and take it over at the end of it. The minutes will be concluded in two copies, which will be distributed to the two signatories;
- f) to hand over the barracks to the students for use, based on an individual report;
- g) to rigorously keep records of the assignment of students to the rooms, based on a clear organizational chart, which will be displayed in the hall of the ground floor of each dormitory, logistically supported, if necessary, by the representatives of the Student League;
- h) to approve the transfer of students to another room under the conditions of the Decisions of the University Board of Directors regarding the assignment of students, but only with the written notification of the Vice-Rector's Office social activities and students , of the immediate update of the real estate book and its display in the specific place;
- i) to propose, together with the representatives of the Student League, the completion of the endowment of the dormitory, to request and follow the replacement of goods that can no longer be used;
- j) to follow the registration in the real estate book of all the people staying in the dormitory;
- k) to issue residence permits;
- l) to distribute correspondence, based on a schedule displayed for each dormitory;
- m) to provide a change of linen;
- n) to be responsible for the maintenance and cleaning of the common spaces, establishes the work schedule and monitors the quality of the work of the staff who perform the cleaning and maintenance;
- o) to monitor the maintenance and cleanliness of the rooms, hallways, bathrooms, common spaces and report deficiencies and irregularities to the Social Service, within 24 hours of detection ;
- p) to monitor the maintenance and operation of sanitary and electrical installations;
- q) to notify the damage produced in the dormitory; if the author is not identified, all students in the respective room or who use the common spaces are considered responsible. Notification of damages is done in writing, by the administrator or together with the student committee for the dormitories. Within 5 working days, the guilty students will pay the damages caused by their fault and the related labor, at the rates established by the General-Administrative Directorate;
- r) to draw up the monthly list of cleaning and disinfection materials;
- s) 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 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 ;**
- t) to ensure compliance with sanitary and fire safety regulations;

6.3. The 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 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 verbal process ;
- 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 violation of the ULST right, 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 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) ;**
- l) not to introduce and keep animals in the home;
- m) not to use the room, the spaces of use common of the home and PRECINCT COMPLEX for ACTIVITY commercial ;
- n) to declaration the dormitory administrator PLACES left free , through leaving unannounced tenants ; _
- o) not to use DEVICES electric heating _ crafts , anything the nature it would be him ;
- p) 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 ;
- q) 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 ;
- r) 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 ;
- s) not to stick posters and announces than in the specially arranged places (notices) ;
- t) to announce in the written administration fireplace about appearance ANY equipment failures _ home , in view making remedial works _ appropriate ;
- u) to maintain cleanliness in the room;
- v) not to introduce , consume and commercialize beverages SPIRITS and substance prohibited ;
- w) not to practice gambling ; _
- x) not to prepare food in the rooms ; these will be prepared in offices ;
- y) to comply provisions Law no. 349/2002, as amended and Completion subsequent , by which it is prohibited smoking in the home _ 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) ;
- z) to respect the quiet hours according to the displayed schedule, between ^{22:00} and ^{07:00} ;
- aa) **not facilitate the accommodation of foreigners or change the purpose of the rooms; the accommodation of any foreign persons who do not belong to the respective room or the change of 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;**
- bb) 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 for ;
- 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

LESSEE

(Surname, surname, signature)

"King Mihai I" University of Life Sciences from Timisoara

by

dormitory administrator,

(Surname, surname, signature)

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