**RENTAL AGREEMENT OF LLU DORMITORY ACCOMMODATION**

**No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Jelgava \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(*month/date/year*)

Latvijas Lauksaimniecības universitāte (**Latvia University of Agriculture,** hereinafter referred to as LLU)**,** registration No. 90000041898, hereinafter referred to as **Leaser,** represented by Manager of its dormitory (hereinafter referred to as Dormitory) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, acting on the basis of the LLU Rector’s decision No4.3-13/81 as of November 11, 2015, on the one hand, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, ID No\_\_\_\_\_\_\_\_\_-\_\_\_\_\_\_\_\_\_, whose home address is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, hereinafter referred to as **Tenant,** on the other hand, hereinafter jointly or separately referred to as ”Parties”, sign the present Agreement (hereinafter referred to as “the Agreement”) of leasing the student accommodation upon the terms and conditions as contained herein:

1. **SUBJECT of the agreement**
	1. **Leaser** leases and **Tenant** takes on leaseaccommodation (dormitory bed) in Room No\_\_\_\_\_\_, toilet facilities and other common use facilities and premises, hereinafter referred to as accommodation, in Dormitory No\_\_\_\_\_\_ in ***Jelgava,*** ***\_\_\_\_\_\_\_\_\_\_\_\_\_\_***street***\_\_\_\_\_\_\_\_\_*** for a fee.
	2. The accommodation and inventory is given to **Tenant** in the condition it was on the check-in day.The condition of the accommodation is known to **Tenant** as well as **Leaser** and it is fixed in Check-in Inventory Form (Supplement No 1).
	3. There is central heating, water supply, sewerage, gas or electrical cooker, cold and hot water, electrical light and internet connection in the Dormitory.
2. **TERM AND EXPIRATION OF AGREEMENT**
3. **Agreement** shall be in effectbeginning from the day of its signing and ending on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_.
4. **Leaser** is entitled to terminate the Agreement immediately if:

2.2.1.**Tenant** is late with the current payment for more than 30 days;

2.2.2. **Tenant** has been exmatriculated from the LLU;

2.2.3. **Tenant** does not observe the Regulations for Dormitory Tenants.

1. **Tenant** has the right to terminate this **Agreement** before the date of its expiry if the accommodation becomes unsuitable for living because of the reasons beyond the Tenant’s control.

**Tenant** has the right to terminate this **Agreement** by giving a written notice to **Leaser** 10 (ten) working days in advance**.**

1. In case of termination or expiry of **the Agreement, Tenant** must move outin one day’s time from the moment of the termination of the **Agreement** by signing Check-out Inventory Form (Supplement 2). If Tenant has not moved out in the stated time, the Tenant pays double sum for each missed day.
2. If the accommodation is not empty at the stated time, **Leaser** has the right to take over the room by filling a special form. All **Tenant’s** belongings in the room are considered to be the left property. **Leaser** has the right to deal with it as **Leaser** pleases. From the moment of the takeover **Leaser** has no right to charge the rent mentioned in Article 3.1. of this Agreement.
3. The agreement may be terminated or amended by the written agreement between **Leaser** and **Tenant**.
4. **RENT PAYMENT PROCEDURE**
	1. The rent dues and utility costs of accommodation (bed) are determined to be EUR \_\_\_\_\_\_\_\_\_\_\_\_\_ (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_the sum in words) monthly.
	2. Upon the signing of **Agreement**, **Tenant** shows the receipt of the paid security deposit.
	3. **Leaser** issues an invoice from the 10th to 15th date of each month. The rent must be paid until the last day of the current month. The payment date is the day when **Tenant** has carried out the transaction to **Leaser’s** bank account.
	4. Upon the expiry or termination of **the Agreement**, **Tenan**t is obliged to settle all payments in full amount, as well as cover the losses if there are such.
	5. If **Tenant** does not pay the rent dues and other payments envisaged by **the Agreement** in the stated time, the **Tenant** pays a fine which constitutes 0.5% from the unpaid sum for each missed day, but not more than 10% of the missing sum.
	6. If **Tenant** performs the duties of the floor manager, **Tenant** receives discount of the rent dues according the LLU Rector’s decision.
	7. **Leaser** revisesthe amount of the rent not less than once a year, and amendments in the amount of the rent dues are defined by the decision of LLU Rector, which is considered mandatory by the parties from the moment of its adoption. If the amended amount of the rent is not acceptable for **Tenant**, the **Tenant** has the right to terminate the **Agreement** and leave accommodation according to the terms of this **Agreement.**
	8. If **Tenant** has caused losses during the term of the Agreement, **Leaser** covers the losses from the security deposit; the expenses which have not been covered by the security deposit shall be paid within two weeks’ time by **Tenant**.
	9. The missing sum of the security deposit used during the **Agreement** being in force shall be paid in three working days’ time in the security deposit banking account. If the used sum of the security deposit is not paid in the LLU bank account, it is included in the next invoice of the rent.
	10. If **Tenant** terminates the **Agreement** or the **Agreement** expires, the security deposit is refunded to the **Tenant** in one month’s time from the end of the Agreement on the basis of an application.
5. **TENANT’S OBLIGATIONS AND RIGHTS**

The tenant shall:

1. Observe the Regulations for Dormitory Tenants in the premises of the Dormitory and in the surrounding area, observe the law of the Republic of Latvia and rules and regulations of Jelgava city.
2. Observe the obligations and payment terms set out in the **Agreement**.
3. Return rooms and inventory to **Leaser** in one day’s time after the expiry of this **Agreement**.
4. Use the room and rooms of common usage in the dormitory according to their purpose.
5. Receive the room’s key and possessions from the Dormitory Manager.
6. **LEASER’S OBLIGATIONS AND RIGHTS**

The leaser shall:

1. Register and provide accommodation to **Tenant** in the Dormitory, providing with a dormitory bed, inventory, the key and/or a pass card.
2. Charge rent dues, the security deposit and a fine according to cases, amounts and dates defined in this **Agreement**.
3. Provide order and cleanliness in the rooms of common usage and in the surrounding area of the Dormitory.
4. Terminate the agreement with **Tenant** if he/she violates the terms of the **Agreement** and/or the Regulations for Dormitory Tenants.
5. Perform repair of the building and/or rooms.

**6. OTHER REGULATIONS**

1. Issues which are not included in this **Agreement** and the Regulation for Dormitory Tenants are tackled according to the legislation of the Republic of Latvia.
2. Disputes between the parties are settled by negotiations; if an agreement cannot be achieved, the parties resolve disputes in the Court.
3. The contractual relationship of this **Agreement** is considered to be expired when the parties have completed all the obligations mentioned in the **Agreement**.
4. If **Tenant** does not perform payments in time, **Leaser** has the right to pass **Tenant’**s data and information about the missed payments of rent dues to the third party with the purpose of collecting debt as well as using them for creating crediting evaluation. **Tenant** is obliged to cover all the losses caused to **Leaser** by the procedure of collecting the missed rent payment.
5. **Tenant** confirms with the signature that he/she has got acquainted with the Regulations for Dormitory Tenants, regulations of fire safety, electrical safety, labor safety and the instruction for using electrical appliances and that he/she promises to duly execute them and that he/she is informed that violation of these regulations produce administrative, civil or criminal liability.
6. This **Agreement** is designed in two copies, one copy is kept by **Leaser**, one copy is kept by **Tenant.**

**7. ADDRESSES OF PARTIES**

**Leaser \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ date\_\_\_\_\_\_\_\_\_

**Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ date\_\_\_\_\_\_\_\_\_\_

Telephone number­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, e-mail \_\_\_\_\_\_\_\_\_\_\_\_\_

 Supplement No1.

**RENTAL AGREEMENT OF LLU DORMITORY ACCOMMODATION**

**No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Check-in Inventory Form**

**Jelgava \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Latvijas Lauksaimniecības universitāte (**Latvia University of Agriculture,** hereinafter referred to as LLU)**,** registration No. 90000041898, hereinafter referred to as **Leaser,** represented by Manager of its dormitory (hereinafter referred to as Dormitory) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, acting on the basis of the LLU Rector’s decision No 4.3-13/81 as of November 11, 2015, on the one hand, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (name, surname)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (ID number)

hereinafter referred to as **Tenant,** on the other hand, hereinafter jointly or separately referred to as ”Parties”, fill in and sign the following form:

1. According to the rental agreement of LLU dormitory accommodation No.\_\_\_ as of \_\_\_\_\_\_\_\_\_\_\_, **Leaser** provides, but **Tenant** takes on lease Room No\_\_\_\_\_ and the inventory of common usage in the room which are in good condition (the wall, windows, door, ceiling and floor do not have noticeable damage):

|  |  |  |
| --- | --- | --- |
|  **Inventory** | **Number** | **Notes** |
| A bed |  |  |
| A table |  |  |
| A shelf |  |  |
| A nightstand |  |  |
| A chair |  |  |
| A stool |  |  |
| A wardrobe |  |  |
| A mattress |  |  |
| Bed linen |  |  |
|  |  |  |
|  |  |  |

**Other notes:**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The parties confirm with signatures that they do not have any complaints about the condition of the inventory.

Leaser\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (signature) Tenant\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (signature)

Supplement No 2.

**RENTAL AGREEMENT OF LLU DORMITORY ACCOMMODATION**

**No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Check-out Inventory Form**

**Jelgava \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Latvijas Lauksaimniecības universitāte (**Latvia University of Agriculture,** hereinafter referred to as LLU)**,** registration No. 90000041898, hereinafter referred to as **Leaser,** represented by Manager of its dormitory (hereinafter referred to as Dormitory) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, acting on the basis of the LLU Rector’s decision No 4.3-13/81 as of November 11, 2015, on the one hand, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (name, surname)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (ID number)

hereinafter referred to as **Tenant,** on the other hand, hereinafter jointly or separately referred to as ”Parties”, fill in and sign the following form:

1. According to the rental agreement of LLU dormitory accommodation No.\_\_\_ as of \_\_\_\_\_\_\_\_\_\_\_, **Tenant h**ands in, but **Leaser** accepts Room No\_\_\_\_\_ and the inventory of common usage in the room which are in good condition (the wall, windows, door, ceiling and floor do not have noticeable damage):

|  |  |  |
| --- | --- | --- |
|  **Inventory** | **Number** | **Notes** |
| A bed |  |  |
| A table |  |  |
| A shelf |  |  |
| A nightstand |  |  |
| A chair |  |  |
| A stool |  |  |
| A wardrobe |  |  |
| A mattress |  |  |
| Bed linen |  |  |
|  |  |  |
|  |  |  |

**The recorded damage:**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The damage amount comprises EUR \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
2. If damage of the room or property is recorded during the inspection, **Tenant** shall pay the costs of damage to **Leaser** in 1 (one) working day’s time.

Leaser\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (signature) Tenant\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (signature)