

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

- 1.1. **Leaser** leases and **Tenant** takes on lease accommodation (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.
- 1.2. 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).
- 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

- 2.1. **Agreement** shall be in effect beginning from the day of its signing and ending on _____, 20__.
- 2.2. **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.
- 2.3. **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.
- 2.4. **Tenant** has the right to terminate this **Agreement** by giving a written notice to **Leaser** 10 (ten) working days in advance.
- 2.5. In case of termination or expiry of **the Agreement**, **Tenant** must move out in 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.
- 2.6. 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.
- 2.7. The agreement may be terminated or amended by the written agreement between **Leaser** and **Tenant**.

3. RENT PAYMENT PROCEDURE

- 3.1. The rent dues and utility costs of accommodation (bed) are determined to be EUR _____ (_____ the sum in words) monthly.
- 3.2. Upon the signing of **Agreement**, **Tenant** shows the receipt of the paid security deposit.
- 3.3. **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.
- 3.4. Upon the expiry or termination of **the Agreement**, **Tenant** is obliged to settle all payments in full amount, as well as cover the losses if there are such.
- 3.5. 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.
- 3.6. If **Tenant** performs the duties of the floor manager, **Tenant** receives discount of the rent dues according the LLU Rector's decision.
- 3.7. **Leaser** revises the 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**.
- 3.8. 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**.
- 3.9. 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.
- 3.10. 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.

4. TENANT'S OBLIGATIONS AND RIGHTS

The tenant shall:

- 4.1. 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.
- 4.2. Observe the obligations and payment terms set out in the **Agreement**.
- 4.3. Return rooms and inventory to **Leaser** in one day's time after the expiry of this **Agreement**.
- 4.4. Use the room and rooms of common usage in the dormitory according to their purpose.
- 4.5. Receive the room's key and possessions from the Dormitory Manager.

5. LEASER'S OBLIGATIONS AND RIGHTS

The leaser shall:

- 5.1. Register and provide accommodation to **Tenant** in the Dormitory, providing with a dormitory bed, inventory, the key and/or a pass card.
- 5.2. Charge rent dues, the security deposit and a fine according to cases, amounts and dates defined in this **Agreement**.

- 5.3. Provide order and cleanliness in the rooms of common usage and in the surrounding area of the Dormitory.
- 5.4. Terminate the agreement with **Tenant** if he/she violates the terms of the **Agreement** and/or the Regulations for Dormitory Tenants.
- 5.5. Perform repair of the building and/or rooms.

6. OTHER REGULATIONS

- 6.1. 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.
- 6.2. Disputes between the parties are settled by negotiations; if an agreement cannot be achieved, the parties resolve disputes in the Court.
- 6.3. The contractual relationship of this **Agreement** is considered to be expired when the parties have completed all the obligations mentioned in the **Agreement**.
- 6.4. 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.
- 6.5. **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.
- 6.6. 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:

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

Leaser _____ (signature)

Tenant _____ (signature)

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** hands 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:

2. The damage amount comprises EUR _____.
3. 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)

**AGREEMENT OF FLOOR MANAGER
at LLU DORMITORY ACCOMMODATION
No. _____**

Jelgava

Date _____

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 **Floor Manager**, on the other hand, sign the present Agreement on the following:

1. _____ (Name, surname) shall perform the ____ **Floor Manager's** duties at the dormitory beginning from _____ to _____.
2. **Leaser** offers rent discount on the basis of the LLU Rector's decision beginning from the day of signing this Agreement during the performance of **Floor Manager's** duties.
3. **Leaser** has the right to terminate unilaterally this Agreement if **Floor Manager** does not fulfil his/her duties.
4. The rights and obligations of **Floor Manager**.
Floor Manager shall:
 - 4.1. supervise if "The Regulations for Dormitory Tenants" are observed in the area of his/her floor;
 - 4.2. supervise if there is silence and order after 23.00 and if unauthorized persons are not in the area of his/her supervision at night;
 - 4.3. check if the dormitory's inventory and technical networks are not being damaged; inform a dormitory administrator and/or Manager about the damage immediately;
 - 4.4. inform a dormitory administrator and/or Manager about emergency or accident;
 - 4.5. inform a dormitory administrator and/or Manager immediately about tenants who disturb the peace, damage the property, use alcohol or drugs; forbid unauthorized persons to stay for the night. **Floor Manager** has the right to call the police in case of emergency;
 - 4.6. check if sanitary norms are observed in rooms, kitchens and other rooms of common usage;
 - 4.7. perform inspection two time a month together with an administrator, register violations, warn tenants in written form, check if people obey;
 - 4.8. supervise in the framework of his/her competence if floor tenants follow the regulations of the Agreement.

Dormitory Manager

Floor Manager

_____ (signature)

_____ (signature)

_____ (transcript)

_____ (transcript)

_____ (date)

_____ (date)