

Temporary rental contract for exchange-students

for the period

between the tenant

----- (*copy of passport and letter university*)

and landlords

Susanne and Andreas Kunst; Glötzleweg 2b, 81477 Munich

1. Accommodation

Following premises are rented out by the owner in Glötzleweg 2b, 81477 Munich for use by above-mentioned person:

A fully furnished bedroom in the basement plus an office room. Total space about 22 square meters. Possibly shared use of bathroom, toilet and kitchen with a second tenant.

Rental rate: 400 euros plus 100 euros charges (electricity, Wifi, gas, water, waste, use of the furniture, washing/drying once a week). The rent is payable at the first day of the month in advance. The deposit is one month's rent and has to be paid with the hand over of the key (access code).

The basement (except single room and office) could be used by another tenant or the landlord.

2. Termination

To terminate, the general regulations apply. That especially means that basically a termination before the end is not possible. The landlord may exceptionally terminate the lease without notice with immediate effect if:

- The tenant, regardless of a warning, violated the rights of the landlord to a significant degree, that he seriously endangers the leased property by neglecting the duties or leaves the rooms without authorization to a third party.
- There is a consecutive delay with the payment of rent.
- The tenant disturbs the peace sustainable.

3. Use of the leased premises

- The tenant may only use the leased premises for themselves purely for residential purposes. The inclusion of other people is not permitted. The tenant will not be entitled to sublet nor to use by any other third parties. An overnight stay of third parties not permitted.

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- In case of unauthorized use the landlord may require the tenant to removed the third parties from the rented premises within a day. If not, the landlord may terminate the lease without notice.
- The tenant always has to leave these rooms tidy and clean after use. Specifically, bathroom and kitchen to clean regularly and with suitable detergent.
- Landlord and tenant promise, both with each other to live together in the house or apartment as with any other tenant in the sense of a trusted household and to preserve any mutual consideration.
- The tenant must always ensure adequate ventilation of the leased premises during the use.
- Visitors are allowed by the tenant only with the consent of the landlord. Visiting hours will end by 22 clock.

4. **Damage**

In case of any damage in the rented premises, the tenant, unless it is obliged to rectify itself, has to immediately notify the landlord. For damage caused by not timely notice damage the tenant is liable.

The tenant is responsible for damage to the existing furniture. Also in this respect it is up to the evidence that damage is due only to the contractual use.

5. **Enter the leased premises by the landlord**

The owner or his authorized representative may enter and inspect the leased premises at any time by prior arrangement.

6. **End of the lease**

The leased premises must be returned in perfectly clean condition upon termination of the lease by the tenant. Ends the tenancy by immediate termination of the landlord, the tenant is liable until the expiry of the notice period for the loss of rent.

If the return of the leased premises is not the end of a month, the rent is nevertheless to pay for the whole month.

7. **House rule**

- Radio and television equipment may only be operated with low volume. Between 22h and 6h, bathing and showering is not allowed. The remaining water extraction has to be done quietly.
- The house or apartment door should be kept always locked. The same applies to all doors leading from the house. Key (access code) must not be left to other people.
- Sorting of waste and daily disposal should be in accordance with the waste regulations.

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- In order to obtain the functionality of sanitation is to strictly ensure that no household waste, especially textiles or other things to be disposed in the toilet.
- Drying clothes is allowed only in the spaces designated by the landlord.
- Intensive and / or malodorous materials / substances must not be stored in the room or in the common areas.
- The ventilation in conjunction with adequate heating is of particular importance to prevent mold growth.
- Cooking may only be done with kitchen hood and ventilation.

8. Cleaning of sanitary installation and kitchen

- Professionally at least weekly.
- No insertion of solid objects in the toilet e.g. hygiene products
- No use of hair colorants
- Removal of hair in the water flow
- Soil regular vacuuming / remove hair
- Empty Trash 1-2 days, depending on requirements

The leased premises must be cleaned thoroughly. Otherwise thorough cleaning can be taken at expense of the tenant.

9. Care of the tenant

Please handle the inventory gently and with care. Remember, doors and windows close properly if you leave the room / apartment. We also ask turn off the lamps when you leave your room / apartment for a longer time as well as to turn the heating down and close the window.

Munich, Date

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(Landlord)

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(Tenant)