

Agreement for putting at the disposal accommodation to live

Between the undersigned

DYNAMIC OFFICE Ltd, with registered office in 3200 Aarschot (Belgium),
Tiensestraat 49, represented by its delegated administrator;

The Landlord

AND

Mr, Mrs,

The Tenant

They have agreed on, and accept the following:

Article 1 :Object of the agreement – description of the property.

The landlord puts a furnished flat at the tenant's disposal and the latter accepts the furnished flat located at rue Gray Ixelles :

TYPE

The tenant declares having received the property in the state described in the description of the premises. If an inventory should be made on the following date (**date of arrival**), after being signed, it will be joined to the present agreement, and it will form an integral part of the agreement.

The tenant commits himself to handing over the property to the landlord at the conclusion of his stay in the state described in the inventory, an exception being made for the charges caused by the use or by the wear and tear, and after permission, for the transformations and improvements.

In case of considerate changes to the property, the parties commit themselves by mutual agreement to make an annexe to the inventory.

Article 2 : Destination.

The flat is put at the tenant's disposal for personal use only. The tenant formally declares that he will use the flat as secondary and temporary residence, and only

with the objective of housing trainees, students doing a traineeship in Brussels or short term tourists.

The tenant can in no case establish his domicile in the flat. The tenant's domicile is the one written down in the heading of the present agreement. The law on leases is not applicable to the present agreement.

The exercise of any commercial or professional activity is formally prohibited, except after written permission by the landlord.

For any loss suffered by the landlord due to a fiscal deduction or whatever kind of declaration to the authorities by the tenant, the tenant will be held responsible.

The flat will be occupied by (**depending on the reservation made**) ...**people maximum**, whether they are adults or minors of age. For every occupation (full stay) of an extra person, the rent and the charges will be increased by 25 %.

For any additional occupation, per additional person the rent and the charges will be increased by 7 euro per day and per person for a short stay (i.e. less than 7 days) and by 56 euro per person per week for every stay longer than 7 days. Every night of reported visit will entitle the tenant to an extra consumption of 2 euro.

Any occupation that has not been previously reported in writing (at least 1 day in advance) to the landlord, entitles the landlord to cancel the lease, immediately and without previous formal notification. In these circumstances, a compensation for the value of the remaining rent with a minimum of the rental guarantee will be charged.

Article 3 : Duration.

The present agreement is concluded for a fixed period of time, starting on xx/xx/20xx at 4 pm and expiring on xx/xx/20xx at 10.00 am.

A tacit agreement of renewal of the lease is not possible. Any renewal will be made by means of signing a new agreement.

Article 4 : Lease transfer and sublease.

The tenant is not allowed to transfer his rights or part of his rights, nor to sublease the flat or part of it.

The landlord is free to grant exceptions to the tenant, after having been consulted first in writing.

Article 5 : Changes and transformations.

The tenant can only carry out changes, transformations or refittings after having obtained a previous and written permission given to him by the landlord.

The changes, transformations, refittings or improvements will be fully acquired by the landlord, who does not have to pay any compensation to the tenant, not at the moment the works are being carried out, nor at the moment the present agreement expires.

Article 6 : Maintenance and small reparations.

The tenant is responsible for all the reparations and the maintenance except for the reparations and maintenance caused by hazard or in cases of force majeure.

The tenant will do the maintenance of the washing machine, the dryer and the dishwasher, and he will use the appropriate products for the well-functioning of these machines.

In case the tenant should lose his keys, be it those of the main front door, or those of the door of the building, the landlord will change the locks at the tenant's charges. In any circumstance, the tenant is formally prohibited to replace the locks or the cylinders. Any intervention at this level will be undertaken by the landlord. Any infringement by the tenant to this rule, entitles the landlord to put an end to the agreement immediately and without previous formal notification. In these circumstances the tenant will be charged a compensation that equals the value of the remaining dues with a minimum of the rental guarantee.

In the case of cancellation of the lease, the landlord has the right to have the locks changed and to refuse to give access to the building and to the flat.

The landlord has the right to visit the flats after having informed the tenant by e-mail, except in cases of emergency when he has the right to visit the flats without prior notice.

If the tenant refuses, this will be considered a cancellation of the lease by the tenant, and it will have the same consequences as the cancellation by the landlord as described in article 6 of the present agreement.

It is formally prohibited to paint or to re-paper the flat.

Article 7 : Insurances.

The landlord has underwritten a insurance policy against fire for the whole property, and for the cover of possible damages to his furniture and to his other moveable

property, like integral fire and civic responsibility, with dismissal of recovery against the tenant.

Article 8 : Dues.

The total amount of the dues for the period amounts to euro; of which 25% has to be paid on reservation.

The rest amount of the dues are to be paid (**SEE CALCULATION & TERMS AND CONDITIONS**) by bank transfer to the following account number of the ING Bank in the currency legally valid in Belgium.

IBAN : BE74 6302 9013 1507

BIC : BBRUBEBB

BANK ING

The non-payment of the dues in the foreseen terms, entitles the landlord to put an end to the agreement, immediately and without previous formal notification. In this case, a compensation worth the remaining value of the dues with a minimum of the rental guarantee will be charged.

On the day of arrival, the flat will be at the tenant's disposal from 16 h (4 pm). On the day of departure, the tenant should vacate the premises at 11 h (11 am). Any departure before 9.00 h (9 am) is impossible due to the verification of the inventory. Any departure before 9 h (9 am) and any occupation after 11 h (11 am) will lead to an additional charge of 30 euro.

Any additional day of stay beyond the dates foreseen in the agreement, will lead to an extra charge of 45 euro/day.

Article 9 : Taxes and charges.

The landlord pays the contributions and taxes that are or will be levied by the State, the Province, the region or the city council, with the exception of the charges, contributions and remunerations due to the tenant's consumption of gas, water and electricity. Any hotel tax or residence tax should be paid by the tenant.

To make sure the tenant fulfils his obligations, the tenant will make a legal warranty with the value of one month's dues (i.e. 1.000 euro). He will transfer this amount to the landlord with the mention "guarantee". The landlord acquires the privileges on the asset of the warranty for any debt that should result from the complete or partial non-fulfilment of the tenant of his obligations.

The warranty will only be released for the tenant's or the letter's benefit after written agreement, [or a court ruling](#). The costs inherent to the bank transfer of the warranty are to be paid by the tenant.

1/ the consumption of electricity, heating, water and gas are included in the dues (non refundable lump sum) on the condition that it does not exceed the amount of **15 euro/week/person**. If the consumption exceeds the amount of 15 euro/week, a supplement will have to be paid by the tenant .

The consumption of gas, water and electricity will be indicated by the meters. The adjustment will be made at the end of the stay.

The tenant can in no case claim an anticipated adjustment.

At the end of the stay, the amount of 75 euro is payable to have the flat cleaned.

Article 10 : Pets.

The landlord does not allow pets, and does not allow smoking in the flat.

Article 11. Registration.

The obligation of registration of this agreement rests with the tenant, the registration fee and eventual penalties are to be paid by the tenant.

Article 12 : Domicile.

The landlord commits himself to communicate in writing to the tenant any change of his address.

The tenant chooses to have his domicile in the flat for all legal purposes.

Made in two copies and each party declares having received one copy.

The tenant declares having received ... keys of the building's entrance door ISEO, ... keys of the door of the flat LINCE and 1 key of the post box.

Made in Ixelles on XX/xx/2009

Signatures must be preceded by the phrase "Read and approved"

The landlord

the tenant

Signature(s)

signature(s)