TENANCY AGREEMENT for UC House
Single Room
Letvadvej 3A, DK-9200 Aalborg

1.Tenant's personal information:

Birthday dd.mm.yy. _____

First name(s): _____

Family name: _____

Telephone: _____

E-mail: _____

Room No:

The rented room is a single room for 1 person.

The room may be used only as dwelling for the Tenant stated above. No pets are allowed.

The Tenant may use one of the 4 common kitchens.

Furthermore, the Tenant may also to use these facilities in accordance with UC House instructions, as described below in § 4 and § 5.

Laundry facilities, Living room/common areas and Shower Rooms, and the Garden.

2. The Rental Period and Notice:

This agreement takes effect on: dd.mm.yy. The minimum rental period is 3 months.
The Tenant and UC House can give notice after the minimum rental period, with 3 months written notice, on the last working day in any one month. If the Tenant gives notice before the minimum rental period, the deposit will not be refunded. A rental month is a full month from 1st – 30th. The Tenancy Agreement expires after 3 months given notice.

3. Payment and other Financial Considerations:

Monthly rent:	DKK
Monthly consumption of electricity, water, heating and internet (Wi-Fi):	DKK
Total monthly rent including consumption:	DKK

Deposit in the amount of DKK (2 months' rent) paid date: dd.mm.yy. The deposit is a security of the Tenant's obligations in connection with moving, such as cleaning, repairs, and maintenance, and such cannot be used as payment for rent.

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The rent is payable in advance *no later than the last banking day of the month* to the following account no.:

9308 457 388 3719, with Spar Nord Bank.

For international transfer use:

IBAN DK 0984914573883719, BIC code SPNODK22.

Use Name and ROOM NO. as reference.

There will be an additional charge if the rent is not paid in due time, with DKK 100 pr. week overdue pr. rent. The charges will be summed until the rent is paid in full and will be deducted from the Deposit.

Tenants pay 1/60 of the cost of consumption on electricity, water and heating. Every 12 months there will be made a complete consumption accounting, and the consumption will be regulated after this.

In case a Tenant has an extra ordinary use of electricity, water and heating UC House may install individual watches and/or make an individual agreement with the Tenant of the use.

Wi-Fi Internet is available for free for normal use. UC House will refuse access to the Wi-Fi Internet for the Tenant if the monthly rent is not duly paid.

The rent will be regulated against the net price index, with no less than 3% per year.

4. Room condition at check in and check out:

The room must be kept in good repair. The room, and the furniture if supplied by UC House, are to be kept in the same condition when the tenant leaves. The Tenant is obliged to keep the room properly cleaned. For the duration of the tenancy UC House is entitled to inspect the room.

The Tenant must arrange that the room is inspected at check out. In connection with check out the Tenant must leave the room in the same condition as when checking in. Cleaned and cleared for all the Tenant's belongings. The Tenant will be charged with DKK 1.000 administrative costs. If the walls and ceilings need to be painted, this will be charged with DKK 500 pr. wall/ceiling at the Tenant's expense. Cleaning and damaged furniture will be charged to the Tenant.

Checkout is possible weekdays Monday to Friday between 10.00 – 15.00.

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5. Other important terms:

The Tenant is obliged not to litter in the common areas, such as Shower Rooms, Kitchens, Living Room, Hallways, and outside areas. There must be quiet in the whole building complex after 23.00. If the Tenant fail to comply, UC House can hire cleaners for the tenant's expense and/or ask the Tenant to leave the premises of UC House without any additional warning.

In case of negligence or failure to observe the contractual agreements, UC House is entitled to cancel the contract without notice. This will cause immediate eviction. The Danish Rental Act does not apply for this rental contract.

- If the Tenant do not clean up after oneself and/or litters in the Kitchens and all other common areas the Tenant will be fined with DKK 750.
- Smoking inside the whole of the building complex is not allowed according to Danish law and will be fined with DKK 1.000. Smoking is only allowed outside at designated areas.
- Entrance Doors must not be blocked, and must be kept closed, and will be fined with DKK 500.
- Usage of electrical appliances, not supplied by UC House, in the Room is not allowed and will be fined with DKK 500.
- The Tenant will be charged for repairs of Washing Machine or Dryer if it is causes by the Tenants misuse.
- Leaving Shopping trolleys or carts inside or outside UC House premises will be fined with DKK 500.
- For Replacement of lost key, the Tenant will be charged DKK 500.
- If the drains are clogged because of misuse, such as using the bathroom sink or WC for waste disposal, the Tenant will be charged DKK 500 to get it cleansed.
- If the Smoke alarm is tampered with, the Tenant will be charged DKK 1.000.

Binding Signatures:

Date:

_____ _____

UC House Landlord Tenant