

The UL Student Hotel Living Space (Shared Lodging)

Lease Contract No. _____

Riga _____ 20 ____

The University of Latvia, hereinafter referred to as **Lessor**, represented by the chief manager _____ of the Student hotel(SH) _____ (address), who acts on the basis of the UL Regulations, from one side, and _____, personal ID Number _____, hereinafter referred to as **Lessee**, from the other side, (hereinafter as **the Parties**) conclude this Lease Contract (hereinafter referred to as **Contract**) as follows:

1. General Conditions:

1.1. The Lessor hires and the Lessee accepts a hire space/ shared lodging in room No. _____, at _____ (address) with the rights to use, jointly with the other Lessees the sanitary and other equipment and premises in common use as well as the list of inventory according to the Attachment Nr. 1, which is the integral part of the Contract. The Lessee is acquainted with the hotel internal and safety rules and acknowledges this with a signature in the registration book. The premises are equipped with the following public utilities: central heating, water supply line, sewerage, gas, cold and hot water, electric lighting and internet connection.

2. Payment Procedure:

2.1. A monthly rent payment is stated LVL_____ (_____) with public utilities payment included. The Lessee should transfer the payment for each next month (not later than till the last working date of the current month) to the Lessor's bank account:

For Latvian Lats	For EUR currency
Beneficiary: UNIVERSITY OF LATVIA Address: Raina blvd.19, Riga, Latvia, LV-1586 VAT number: LV90000076669 Bank: Nordea Bank Finland Plc Latvijas fil. Bank account: BAN LV51NDEA0000082414423 SWIFT: NDEALV2X	Beneficiary: UNIVERSITY OF LATVIA Address: Raina blvd.19, Riga, Latvia, LV-1586 VAT number: LV90000076669 Bank: THE TREASURY OF REPUBLIC OF LATVIA Account No. IBAN: LV33TREL9150101000000 SWIFT: TRELLV22
The purpose of payment must include lessee NAME, SURNAME and NAME OF THE RESIDENCE PLACE: Prima Hostel or Reznas Student hotel.	

2.2. If the Lessee has transferred the prepayment, but has decided either not to sign the Contract or cancels his further stay at the SH as well as the Lessee violates the terms and conditions of the Contract, internal and safety rules, the Lessor has the right to break the Contract. The prepayment is not refunded.

2.3. In cases the rent payment delay, the fine in the amount 2% for corresponding month payment for each delayed day must be paid.

3. Engagement of the Parties:

3.1. The Lessee:

3.1.1. The Lessee is obligated to use the living space only for the purposes it is intended, to observe internal and safety rules within the premises of the SH and in the adjacent territory as well as the established payment procedure and terms.

3.1.2. The Lessee shall assume full responsibility for any persons staying at the SH upon his invitation

3.1.3. The Lessee is obligated to clean the room and maintain it in good conditions on a regular basis. If the Lessee fails to clean the living room, the Lessor is entitled to charge payment for the necessary cleaning by confirming this fact in presence of the Student' Self-government. The Lessee is obligated to maintain the premises according to the requirements of sanitary engineering, electric safety, fire safety and other norms established by the state and local governmental authorities, to economise on consuming water and electric power, take care of electric wiring, sanitary engineering equipment, kitchen appliances and other inventory within the SH premises, and reimburse the Lessor for any losses and damages incurred due to the Lessee's negligence in full or jointly with the other lessees of the SH.

3.1.4. The Lessee is obligated to confirm the use of his personal electric appliances with the SH chief manager, listing the said appliances in Attachment 1 to this Contract, and is fully responsible for the use of personal electric appliances at the SH, and any consequences in the event of their damage. The Lessee is obligated to notify the Lessor immediately of any damages occurred within the SH premises, and in case of emergency take urgent measures for elimination of such damages.

3.1.5. The Lessee informs the Lessor about the breakup of studies and intentions to change the relocation to any other room, or to change SH.

At breaking or terminating this Contract, the Lessee must hand the room over to the Lessor within two working days in the same condition as it was on the day when the Lessee accepted it; settle all payments, and hand over to the chief manager of the SH the received inventory and the key. In case he fails to hand over the inventory or in the case of any damages in the room, the Lessee must reimburse the Lessor all losses incurred for that reason.

3.2. The Lessor:

3.2.1. The Lessor register the Lessee according to the established rules in the SH premises, and accommodate him therein for the period of studies, provide him with the inventory, the key and checks the payments.

3.2.2 The. Lessor provides the technical exploitation of all premises, facilities and equipment (except the Lessee's personal electric devises) and carries out general inspections of the SH premises, testing technical service and equipment, provides the SH withy security as well as ensures cleanness and tidiness in kitchen and other rooms of common use, in the territory adjacent to the SH.

3.2.3. The Lessor is eligibl not to allow the illegitimate persons to stay at the SH and evict them from the rented premises.

3.2.4. The Lessor is eligible to allocate any Lessee's property, left at the premises for more than 15 days after the expiration of the Contract, assuming no liability for possible losses.

4. Term of the Contract and Termination

4.1. The Contract shall enter into force on the date of its signing, and is valid till _____ , 20__.

4.2. The Contract could be extended on mutual agreement between the Parties.

In case the term of the Contract is not extended, the Lessee shall free the living room by the final term specified in this Contract. If the Lessee fails to free the room, the Lessor shall evict the Lessee without providing any other living space. In case the Lessee is discharged from the UL students' number, the Lessee shall free the living room by the term indicated by the Lessor.

4.3. The Contract may be broken or amended by mutual agreement between the Lessor and the Lessee, fixing any amendments in written.

Mr.....
..... (address)
Lessor

A.A.
Lessee