

HOUSING DEPARTMENT PRACTICAL NOTES ON THE RENTAL AGREEMENT

Art. 1: Identification of the tenancy

The student homes consist of single rooms or flats for 2 persons.
Occupancy by more than 2 people is not permitted.

Art. 2: Inventory of the premises

In order to avoid discussions when leaving the room we recommend that you conduct an inventory of the premises and submit it at the start of the tenancy.

Art. 3: The standard lease starts on 23/09/2016 and ends on 18/09/2017 (12 month rental)

If you are no longer entitled to a VUB dorm room next academic year you need to vacate your room on Monday 18/09/2017.

If you do not vacate your room in time, this causes a lot of inconvenience, in which case your warranty will be automatically revoked, the extra days will be charged, and you risk that your room will be emptied and that the contents will get thrown in the dumpster.

Art. 4: What to do upon vacating your room?

At the end of your lease you must vacate your room completely, clean it and hand in your key. Don't forget any personal belongings from the common area, your bicycle etc.

You need to hand in your key in person (or the person you appoint as your proxy) so a staff member from the Housing Department can come and check the room and conduct an inventory of the premises at the end of the tenancy period. This will be signed by both parties, otherwise no objections can be raised at the time of the settlement of the account.

Missing or destroyed items will be charged at cost, e.g.:

- Cleaning room: 50 EUR
- Paint jobs: between 300 and 400 EUR
- Garbage can: 25 EUR
- Chair: 50 EUR
- Phone: 50 EUR
- Internet cable: 5 EUR
- Bed Jette/Etterbeek: 120 EUR
- Bed Nieuwelaan/Schoofsiaan/Triomflaan: 260 EUR
- Mattress: 150 EUR
- Mattress protector: 70 EUR
- Blinds: 250 EUR

Art. 5: Sublease, making available and tenancy transfer

Room allocation is done on a personal basis, you are not allowed to have others reside in your room neither for free or at a cost.
In both cases you lose your allocation and the contract will be immediately terminated.

Art. 6: Immediate termination

In a dorm you live with a large group of people close together. In order to make this livable a number of agreements need to be respected. Most occurring annoyances: noise pollution (silence required after 11 p.m.), not doing the dishes, making a mess, taking someone else's food, not respecting rotation schedule, ignoring the no smoking rules, hogging the common places in the unit with your friends,...

As cohabiting adults you are supposed to come to an arrangement by yourselves. Should this fail then you can ask the Housing Department for advice. After consideration and if every reasonable attempt fails the Housing Department can take measures; this can lead to immediate termination of the tenancy agreement.

Art. 7: Composition of the rent price

The rent price includes cable and internet connection, energy expenses, fire insurance, repairs of defects and weekly maintenance of the common areas.

Art. 8: Mode of payment

Rent must be paid timely. If rent falls 2 months behind the tenancy agreement can be terminated prematurely. Give your bank a standing order.

All overdue rent will be automatically requisitioned and you lose your right to a room for the next academic year.

In the event of financial difficulties please discuss this with the Social Service for Students at once so that a solution can be found.

Art. 9: Maintenance and repairs

Please report any defects instantly; we will do our utmost to have them repaired as soon as possible.

As a tenant you are responsible for any misconduct of your visitors.

All tenants of the unit are jointly responsible for "abnormal" damage to the common areas and safety equipment.

Art. 10: Quiet enjoyment

Animals are not allowed!

Art. 11: Insurance

The VUB has a fire insurance for the building with waiver of recourse to the tenant. Illustration: your kitchen burns down because of a mistake by a tenant. The VUB will not attempt to recover from that particular tenant. You need to be insured for personal effects (ensure usually provided in the fire insurance policy of your parents) with waiver of recourse to the lessor. Illustration: Specifically, there is a water leak and your computer is damaged.

You must report this to your insurance provider but they cannot recover from the VUB.

Final Provisions

By signing this lease you agree to adhere to the terms set out in the internal regulations.