

SSH Short Stay Housing Agreement

Ina Boudier-Bakkerlaan 227 K1866

3582 ZV UTRECHT

The undersigned,

SSH, established and having offices in Utrecht at Heidelberglaan 11, hereafter referred to as:

SSH

and

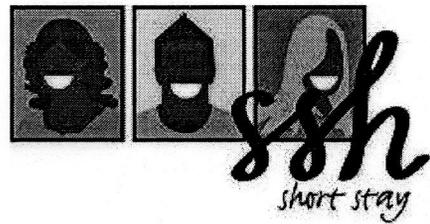
J.P. Pizani Flor

taking into consideration the following conditions

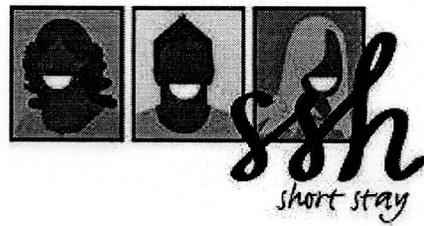
- a. The SSH is an authorised institution in terms of the Housing act, and has a specific housing stock primarily intended to be leased to those studying at one of the educational institutions in The Netherlands;
- b. The SSH has intended a part of its housing stock specifically for short stay leasing, i.e. letting out on a temporary basis particularly to foreign students, staff members or guest lecturers and researchers at several educational institutions in The Netherlands, and in addition not only to companies that require temporary accommodation for foreign employees (so-called *expats*), but also to people that need temporary accommodation due to unforeseen circumstances;
- c. The SSH regularly receives requests via an educational institution or otherwise from foreign (exchange) students, foreign employees, guest lecturers or academic researchers who want to either study or work at said educational institution or company for a limited period of at most one year. There is no intention on their part of settling in the location of the relevant educational institution or company for a longer period, as the aim is to return to their place of residence as soon as a particular objective has been realized;



J.P. Pizani Flor



- d. In addition, the SSH wishes to offer temporary accommodation to those who, for reasons of their own, have indicated being in a serious predicament regarding accommodation and urgently need temporary housing. The SSH always ensures that prospective tenants are informed of the temporary nature of the agreement and with a view to meeting a growing need for temporary accommodation have set up a special department called *SSH Short Stay*;
- e. In regard to the above-mentioned request the SSH is prepared to provide people with temporary accommodation under the conditions specified in sections b, c and d, to wit: for a limited period of time and under specific conditions;
- f. This particular (unusual) form of accommodation, also referred to as '*short stay accommodation*', involves the provision of fully furnished and fitted rooms/apartments that are equipped with facilities that would compare with those provided in a holiday cottage/vacation home, such as 24-hour calamity service, supervision, and various cleaning facilities;
- g. This form of 'short stay accommodation' is thus linked to each of the tenants' objectives as mentioned above, which means that on the day agreed upon for the lease to expire - at most one year after the date of commencement - the tenant is to leave the room/apartment without any claim to alternative accommodation;
- h. Considering the unusual nature of the manner of accommodation, linked to the specific objective for which the tenant is temporarily studying or working at an educational institution, or for which the tenant needs temporary accommodation, the Short Stay housing agreement has to be qualified as being one of short duration to which neither the regular rent protection measures nor the rental costs protection act apply;
- i. The tenant acknowledges the unusual nature of this form of accommodation and its temporary character and agrees that he/she will leave the rented premises not later than the day that this lease expires at 10.00 h. in the morning;
- j. Conditions of housing and house regulations apply to this Short Stay housing agreement. These conditions and regulations are part of this Short Stay housing agreement and are shown to have been seen and approved by the tenant by means of either his/her signature on an authentic application form or an electronic signature via the on-line application procedure;



Declare to have agreed to the following:

Article 1

All that which is stated above in the preamble, is here considered to be repeated and inserted.

Article 2

The SSH leases to J.P. Pizani Flor a room/apartment situated at Ina Boudier-Bakkerlaan 227 K1866 3582 ZV UTRECHT for the period for which the tenant has applied for accommodation and for which permission has been granted, with a maximum of one year.

Article 3

The tenant hereby declares that - if applicable - study/work will involve a specific limited period so that the Short Stay housing agreement will commence on 1-9-2012 at 14.00h in the afternoon and end on 31-8-2013 at 10.00 h. in the morning.

Article 4

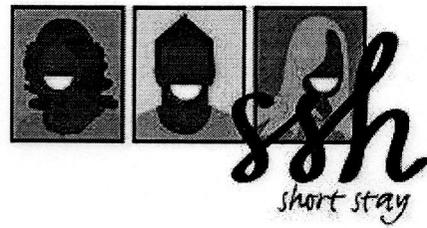
The Short Stay housing agreement, being an agreement of short duration, ends on 31-8-2013 at 10.00 h. in the morning without notice in this regard being required.

Article 5

Section 1
As soon as the Short Stay housing agreement expires as described above under article 4, the tenant is required to make the rented room/apartment available to SSH in the state in which he/she found it when given the keys of said rented room/apartment on the first day of abovementioned lease.

Section 2

As stipulated in article 5, section 1: If said tenant does not vacate the accommodation on the final date, the tenant will have to pay a fine of €100,- per day for each day he/she continues to occupy the room/apartment after the final date of said lease. This amount is to be claimed directly by the lessor.



Article 6

The housing costs, which amount to € 440,00 per month, must be made payable to SSH Short Stay, account number 31.70.505, before the first day of each month, with the inclusion of the tenant's surname and address. If you do not pay in time, SSH Short Stay may call in a debt-collection agency. All additional expenses will be recovered from you.

Maintenance commitments

Article 7

The lessor will fix all visible and invisible defects which may obstruct or seriously hamper the use of the rented room/apartment. Said lessor will perform all the maintenance that may be necessary for the duration of the rental period.

Article 8

Section 1

The tenant is not permitted to:

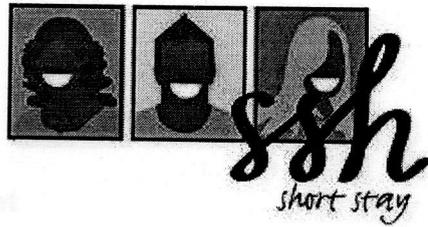
- whitewash or paint or wallpaper
- carry out any small maintenance to either fastenings, locks or to the electricity
- carry out maintenance to the water supply or its facilities
- replace broken windows
- unblock the kitchen sink or drain pipes
- drill holes
- do any other maintenance work

Section 2

The tenant will be held accountable for any repairs resulting from gross negligence, untidiness, neglect, or rough ways of inhabiting the room/apartment.

Article 9

The tenant has 5 working days after collecting the key to report any repairs or missing inventory. After this term the tenant will be held responsible for any costs.



Termination of the agreement

Article 15

The tenant is required to vacate the rented room/apartment on the last day of the Short Stay housing agreement by 10.00 h. in the morning at the latest, and must leave the accommodation behind in the state in which it was found when first occupying it.

Electing domicile

Article 16

For the implementation of all matters regarding this Short Stay housing agreement, the tenant elects domicile in the rented room/apartment up to and including the last day of the Short Stay housing agreement at 10.00 h. in the morning at the latest.

Conditions of mediation and house regulations

Article 17

Prior to signing this Short Stay housing agreement the tenant has seen and approved the applicable conditions of housing and house regulations on-line. The conditions state, among other things, information about possible cancellation. The conditions of housing and house regulations have also been stated on SSH Short Stay website: www.sshxl.nl/shortstay.

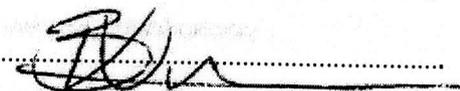
Article 18

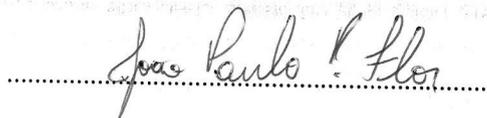
The tenant states that his/her annual income is below € 34.085,00 or an equivalent sum in another currency.

Thus agreed and signed in duplicate in UTRECHT on 13-06-2012.

On behalf of SSH Short Stay

Tenant





Brechtje van Nunen
(SSH Short Stay)

