

Riga

University of Latvia, reg. card Nr. 90000076669, in the person of the Students hostel Prima head V. Krīpena, who acts on terms of Statutes further “Lessor” from one side and,

\_\_\_\_\_, personal ID \_\_\_\_\_, further “Tenant” from the other side, conclude the following hire contract of dwelling premises of a hotel, further “Contract”, by a mutual agreement.

### **1. Object of the Contract**

1.1. The Lessor hires out and the Tenant accepts in a hire space in a **corpus \_\_\_\_\_, room \_\_\_\_\_** Nr. \_\_\_\_\_, in a Students hotel that is located in Reznas Street 10, block 1, Riga, further a “Dwelling premise”.

1.2. The administrator shows premises to the Tenant and issues keys of the room, only after the security deposit has been paid and this contract signed. Tenant is introduced with hotel internal and safety rules, list of inventory and acknowledges this with a signature in the register book, if the tenant is satisfied with the condition of the premises.

1.3. The Tenant is completely acquainted of condition of the Dwelling premises and the Tenant has no complaints to condition of the Dwelling premises. Condition of building structure of Dwelling premises in the moment of Contract signing is indicated in Appendix 3 which is an integral part of this Contract.

### **2. Payments**

2.1. Rent is stated EUR \_\_\_\_\_ (\_\_\_\_\_) per month further “Rent”, which is paid by the Tenant in advance for each next month (last working day of current month included) by transfer to **Lessor’s joint-stock bank account at Nordea Bank Finland Plc Latvijas fil., code: NDEALV2X, account IBAN LV 51 NDEA 0000 0824 14423.**

2.2. Public utilities payment (heating, electric power, hot, cold water, drainage, trash removal, security staff) is included in the mentioned rent price in point 2.1.

2.3. Before the Contract is signed the Tenant pays prepayment of 3 (three) month period of EUR \_\_\_\_\_ (\_\_\_\_\_), further ‘prepayment’. If the Tenant does not fulfil the prepayment in total amount (2 months rent), the Contract is considered invalid.

2.3.1. If the Tenant’s paid prepayment does not fully cover the living in dwelling premises in the 3<sup>rd</sup> month of the renting, the tenant is obliged to transfer the rest of the rent payment to the Lessor’s bank account till the last working day of the 2<sup>nd</sup> month of living.

2.4. If the Tenant has transferred the prepayment to the Lessor’s bank account (stated in point 2.3.), but eventually has decided not to sign the Contract and/or cancels the Contract within first 3 (three) months, contravenes the regulations of the Contract and/or contravenes the internal rules of the Student Hotel – consequently the Contract is cancelled unilaterally (by one party) and the prepayment is not refunded.

2.5. The rent payment for the 4<sup>th</sup> (fourth) month should be made till the last working day of the 3<sup>rd</sup> (third) month. If the Tenant does not fulfil the requirements of this point (2.5.) the Contract is considered to be invalid.

2.6. If the Tenant contravenes the conditions of this Contract and/or the internal rules of the Student Hotel, and as a result the Contract is unilaterally cancelled, as well in case in case the Tenant leaves the dwelling premises without informing the Lessor and has not taken into consideration the terms in point 3.4., or if the Tenant cancels the Contract and leaves the Hotel after the first date of the current month, the Lessor does not recalculate the rent payment for actual stay of Tenant; the Lessor saves the payment as a fine for the cancellation of the Contract from the Tenant’s side.

2.7. In cases of rent delay fine of 2 (two) % of corresponding month payment amount for each delayed day must be paid.

### **3. Terms of Contract and Dismissal**

3.1. This Contract becomes effective on \_\_\_\_\_<sup>th</sup>, 201\_\_ and it is valid till \_\_\_\_\_<sup>th</sup> 201\_\_.

3.2. If term of the Contract is not prolonged, the Tenant sets the dwelling premise free till the final date specified in the Contract. If the dwelling premise is not set free, the Tenant pays the rent until his/her stay at the Hotel.

3.3. The expiry of rent contract:

3.3.1. by rent term expiry;

3.3.2. if the Tenant has not paid the rent in set terms and procedures mentioned in the points 2.3. and 2.5.

3.3.3. if the Tenant has not paid the rent and public facilities more that 1 (one) month;

3.3.4. if the Tenant does not consider internal rules of the Students hotel.

3.4. The Tenant is eligible to discharge the hire Contract before point 3.1.stated period, the Lessor should be warned 1 (one) month in advance by a written application.

3.5. If the Tenant discharges the contract without warning the Lessor in advance, all the payments for the current period should be made. The paid prepayment is not refunded.

3.6. The tenant can prolong the contract by a written application at least two weeks prior to the termination of the Contract.

### **4. Engagements of Parties**

#### **4.1. The Tenant:**

4.1.1. pays rent in the stated terms and sequence in point 2.1. of this contract;

4.1.2. uses the Dwelling premises for the provided purposes, taking into consideration rules of usage of the Dwelling premises; carefully treats the Students hotel premises, its equipments and common use premises;

4.1.3. receives from an administrator a permit card to enter into the Service hotel, keys and inventory;

4.1.4. does not change the hotel premises for living without a permission of the Lessor and/or the administration of the hotel.

4.1.5. informs the Lessor about break up of studies;

4.1.6. the Tenant accepts full responsibility about persons who visit the Students hotel according to the Tenants invitation;

4.1.7. coordinates his or her personal everyday necessity electric appliance usage with the Service hotel female or male administrator, the Tenant is fully responsible for the usage of personal everyday necessity electric appliance in the Students hotel and for consequences in case of their damage;

4.1.8. is authorized to use the rented facilities, equipments and other gadgetries of the Dwelling premises as well as common use premises and household territory of the Service hotel without hindrance together with other persons legally lodged in the Dwelling premises.

4.1.9. to keep the Dwelling premises accordingly the sanitary technical, electricity safety, fire security (instruction No. UD-5) and other demands of state and municipals; to economize on water and electricity; to take care of wiring, sanitary technical equipment, kitchen units and other inventory in premises of the Students hotel;

4.1.10. puts in regular order and tidies out the Dwelling premises, keep cleanness and leave tidy common use premises after himself;

4.1.11. is forbidden to rebuild the Dwelling premise and to transform its equipment unwarrantedly;

4.1.12. reports to the Lessor forthwith about the damages that have appeared in the Dwelling premise or in the premises of the Students hotel, to make pending measures in case of emergency to do it away;

4.1.13. if a term of the Contract has expired and the Tenant has kept the contractual commitment, after coordination with the Lessor the Tenant has an authority to ask for a new conclusion of a hire contract;

4.1.14. the Tenant pays a debt (if such exists) in a full range to the Lessor by expiry of the Contract as well as damages (if such exist);

4.1.15. terminating or discharging this contract, the Dwelling premise and its equipments must be transferred to the Lessor immediately in such a condition as it was in the day of Tenant's approval; all payments must be settled; the key and inventory of the Dwelling premise must be transferred to a superintendent or an administrator;

4.1.16. setting the Dwelling premise free, the Tenant is eligible to take the things that belong to the Tenant and the things that he has used to improvement of the Dwelling premise with him if the things are separable, non damaging the Dwelling premise and if the Lessor does not agree to recompense their value.

#### **4.2. The Lessor:**

4.2.1. provides the Tenant with undisturbed usage of the rented Dwelling premise and auxiliary room, facilities and other equipment;

4.2.2. to collect rent, security deposit and delay percents in the stated cases, terms and ranges of the Contract;

4.2.3. is eligible to dislodge the Tenant to another Dwelling premise if that is necessary;

4.2.4. provides technical exploitation of premises and equipment accordingly to the approved technical exploitation rules of the hotel;

4.2.5. forbids holding house pets;

4.2.6. performs examination of all premises of the Service hotel: checkup of equipment, facilities, gadgetry;

4.2.7. provides the Students hotel with security;

4.2.8. provides order and cleanness in a kitchen and other common use premises as well as the belonging territory of the hotel;

4.2.9. is eligible to determine the Tenant to stop an illegitimately settled persons' staying in the Dwelling premise; if the determination is not taken into consideration and executed, the Lessor, without showing any other dwelling area, is eligible to evict from the rented premises persons who are illegitimately settled in the Dwelling premise without conclusion a hire contract of the Students hotel;

4.2.10. is eligible to evict the Tenant from the Dwelling premise without showing other dwelling space:

4.2.10.1. by the expiry of the hire contract term;

4.2.10.2. if the Tenant has not paid the rent and communal services more than 1 (one) months;

4.2.10.3. if the Tenant has broke up studies;

4.2.11. Any property that is left in the Dwelling premise more than 10 (ten) days after expiry of contractual obligations will be considered as ownerless property, and the Lessor may dispose of it in a self acceptable way not accepting responsibility for losses.

#### **5. Responsibility of Contracting Authorities. Warranties.**

5.1. The Lessor announces and acknowledges that he has full rights and authorization to conclude this hire contract;

5.2. Contracting authorities are responsible for their not non-fulfillment liabilities as stated by the law;

5.3. If any of the parties fulfill incompletely or does not fulfill their liabilities as stated in this contract, it recompenses the other party all losses that have resulted in this relation;

5.4. If Students hotels or equipment and communications get damaged because of the Tenant's fault, it repairs the damaged equipment for its own means;

5.5. If the inventory (furniture, equipment) of the Students hotel gets damaged because of the Tenant's fault, they are repaired for the guilty party's means. If it is not possible to make repair, the guilty person recompenses the value of inventory in full range;

5.6. All disputes and disagreements that may arise from this contract and its accomplishment, the parties will try to arbitrate in mutual discourses as far as possible. In case of not coming to a mutual arrangement, all disputes and disagreements must be settled in accordance with established procedure of Normative Acts of the Republic of Latvia;

5.7. Any changes in the contract must be executed in a written form and they become an integral part of this Contract;

5.8. The Tenant acknowledges that he is acquainted of internal rules of the Students hotel and he pledges to fulfill them in a full range.

#### **6. Final Provisions**

6.1. The contract is devised in English in duplicate, one of which lies by the Lessor, the other – by the Tenant.

#### **7. Details of Parties**

##### **“Tenant”**

Name, Surname \_\_\_\_\_

ID number \_\_\_\_\_

E-mail \_\_\_\_\_

University \_\_\_\_\_

Phone number \_\_\_\_\_

Signature \_\_\_\_\_

##### **“Lessor”**

Latvijas Universitāte Saimniecības Pārvaldes Nomas daļa kods  
B4273N-520

reģ. Nr. 90000076669

Raiņa bulv. 19, Rīga LV-1586

Student hostel PRIMA

Rēznas street 10/k1, Rīga LV-1019

Nordea Bank Finland Plc Latvijas fil.

Account: IBAN LV51NDEA0000082414423 (for LVL)

Code: NDEALV2X

Account: IBAN:LV33TREL9150101000000(for EUR)

Bank: THE TREASURY OF REPUBLIC OF LATVIA

BIC code: TREL LV22

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V.Krīpena