

Lieven de Key

Contractnummer / TENANCY AGREEMENT NUMBER: **HC100270027**

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|--|--|
| Tenant / Huurder | S. Testino 1 July 2003 |
| Home address / adres gehuurde woning | Woonstichting Lieven de Key (Amsterdam) 55001000035 Plantage Muidergracht 20 F 6 1018 TV Amsterdam |
| Your roomnumber | 20 F 6 |
| Tenancy agreement lease term / huurovereenkomst huur periode | Ingangsdatum / Start date: 16 August 2024 Einddatum / End date: 23 June 2025 |
| Monthly rent | € 664,58 No VAT / geen BTW |

This contract has been accepted digitally by the tenant. After acceptance Lessor sent a copy of the tenancy agreement to the Tenant by e-mail.

Date: **28-6-2024**
Lessor



Woonstichting Lieven de Key
Joep Albers

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Lieven de Key
GuestCompass

Lieve de Key

Mr. S. Testino
Plantage Muidergracht 20 F 6
1018 TV Amsterdam

Date • **28-6-2024**
Tenancy agreement no • **HC100270027**
Start date • **16 August 2024**
End date • **23 June 2025**

| | |
|-----------------|-----------|
| Deposit | € 1329,16 |
| Welcome package | € 150,00 |
| Rent* (46 days) | € 1007,57 |

| | |
|-------|-----------|
| Total | € 2486,73 |
|-------|-----------|

* The rent payment starts on the first day of the tenancy agreement. If your tenancy agreement starts after the 15th of the month you also pay for the following month.

Although we have done our utmost to present the correct prices and figures, changes may apply due to unexpected circumstances.

We look forward to welcoming you in Amsterdam.

Date / Datum • 28-6-2024
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Tenancy Agreement / Huurovereenkomst

For the initial reception of (exchange) students coming from abroad and other guests of Dutch educational establishments for the duration of no more than 1 year.

Ten behoeve van de eerste opvang voor de duur van maximaal één jaar van uit het buitenland afkomstige (uitwisselings)studenten en andere gasten van Nederlandse onderwijsinstellingen.

The parties:

Woonstichting Lieven de Key, statutorily domiciled and maintaining office in Amsterdam at Hoogte Kadijk 179, referred to below as: "De Key"; referred to below as: "lessor";

AND

S. Testino, born 1 July 2003

Referred to below as "tenant"

Whereas:

- Lieven de Key is an approved institution specialising in the accommodation of students, including foreign exchange students, bachelor students, master students and post-graduate students. Both the educational institutions and these foreign students require and attach considerable importance to the availability of accommodation immediately at the start of the academic year/the year, for the duration of the study program. An academic year may begin at the start of the first semester (generally between 11 and 25 August) or at the start of the second semester (generally between 25 January and 5 February).
- Lieven de Key has established agreements with various educational institutions, including the educational institution to which the Tenant is affiliated, concerning the temporary letting of housing to this category of students. These agreements guarantee these students the availability of housing subject to specific conditions, immediately at the start of the academic year/semester, on request.
- Lieven de Key is only able to continue providing accommodation immediately at the start of the academic year if the tenancy agreement ends following expiry of the agreed duration. Termination earlier than the agreed minimum duration shall result in unacceptably high vacancy losses for the educational institutions and Lieven de Key, because the housing that falls vacant during the course of the academic year is not lettable for the remaining duration of the next academic year or semester. Any longer duration of the study programme and/or the period of residence in the Netherlands than the agreed tenancy duration shall not result in (any right) for extension of the agreed tenancy.
- This practice ties in with the agreements made by the educational institutions upon registration of foreign students, who indicate that they wish to receive an offer for housing; they are informed that the offer can only be issued for a minimum duration, which is simultaneously also the maximum duration
- The tenant understands this and realises that the obligation to

Ondergetekenden:

Woonstichting Lieven de Key, statutair gevestigd en kantoorhoudend te Amsterdam aan de Hoogte Kadijk 179, ; verder te noemen: "verhuurder";

EN

S. Testino, geboren 1 July 2003

verder te noemen "huurder"

Overwogen als volgt:

- Lieven de Key is een toegelaten instelling die zich richt op de huisvesting van studenten, onder wie ook buitenlandse exchange studenten, bachelor studenten, master studenten en promovendi. Zowel de onderwijsinstellingen als deze buitenlandse studenten hebben behoefte aan en groot belang bij direct bij aanvang van het studiejaar van het jaar beschikbare huisvesting, voor de duur van het studieprogramma. Een academiejaar kan beginnen bij de start van het eerste semester (doorgaans tussen 11 en 25 augustus) of bij de start van het tweede semester (doorgaans tussen 25 januari en 5 februari).
- Lieven de Key heeft met diverse onderwijsinstellingen, waaronder ook de onderwijsinstelling waar huurder aan is verbonden, afspraken gemaakt over de tijdelijke verhuur van woningen aan deze categorie studenten. Deze afspraken garanderen deze studenten onder bepaalde voorwaarden een op aanvraag direct bij aanvang van het studiejaar/semester. beschikbare woning.
- Lieven de Key kan woningen alleen per direct bij aanvang van het studiejaar beschikbaar blijven stellen als de huurovereenkomsten eindigen na ommekomst van de overeengekomen termijn. Eerdere beëindiging dan na de overeengekomen minimumduur leidt tot onaanvaardbaar hoge leegstandverliezen voor de onderwijsinstellingen en Lieven de Key, omdat de in de loop van het studiejaar leegkomende woningen niet verhuurbaar zijn voor de resterende duur van het volgende studiejaar of semester. Een eventuele langere duur van het studieprogramma en/of het verblijf in Nederland dan de overeengekomen huurtermijn, brengt geen (recht op) verlenging van de overeengekomen huurtermijn met zich mee.
- Deze praktijk sluit aan bij de afspraken die de onderwijsinstellingen maken bij de inschrijving van buitenlandse studenten, die aangeven een aanbod voor woonruimte te willen ontvangen; aan hen wordt meegedeeld dat een aanbod alleen kan worden gegeven voor een minimumduur, die tegelijk ook de maximumduur is.
- Huurder begrijpt dit en realiseert zich dat de verplichting om de

return the housing empty and vacated to De Key, following expiry of the agreed period is the drawback to the possibility of being able to move into the housing in question, on request, immediately at the start of the study. The tenant understands that he/she must find subsequent housing, if following expiry of the agreed duration, he/she wishes to remain in the Netherlands. The tenant is advised to register immediately after arrival in the Netherlands on StudentenWoningWeb.nl, Room.nl and Woningnet.nl.

6. Because the letting of housing to foreign students requires both the vacation of the housing at the end of an academic year, and the letting of the housing for at least the agreed period, without the possibility of terminating the tenancy early, De Key has entered into the tenancy agreement for a specified period.
7. The parties agree that full application of article 7:271 of the Dutch Civil Code would prohibit the outlined rental practice. The agreement as intended in article 7:271 section 1, sentence 2 of the Dutch Civil Code is unsuitable, because this allows the tenant to terminate the agreement earlier, which would result in unacceptable vacancy costs. However, if the agreement does not end in accordance with sentence 1 of article 7:271.1 of the Dutch Civil Code, the availability of sufficient housing for the new academic year will come under pressure.
8. The parties recognise that a successful appeal by the tenant for early termination, prior to expiry of the agreed duration, or extension or tenant's protection following expiry of the agreed duration will result in hugely reduced availability of housing for foreign students. The parties and the education institutions do not consider this to be in their interests. They therefore believe that such appeal must be considered unacceptable, according to the standards of reasonableness and fairness.
9. If the tenancy agreement is entered into for a period of 12 months or less, on the basis of the above considerations, it is not the intention of the parties to exclude the possibility that that situation refers to use of accommodation, which by its nature is intended only for the short term.
10. Because agreements such as the present agreement are entered into for a relatively short duration, and because following expiry of the tenancy agreement the tenant often once again returns abroad, the traditional settlement method for service costs through the payment of advances followed by a final settlement, can engender collection problems. At the end of the tenancy agreement, the parties wish to have no remaining obligations in respect of one another, and therefore opt to agree a fixed monthly amount for the provision of goods and services. That amount is based on the estimated actual costs. The level of service costs is monitored annually by the educational institution to which the tenant/student is affiliated.

woning na ommekomst van de overeengekomen termijn weer leeg en ontruimd aan De Key op te leveren, de keerzijde is van de mogelijkheid de betreffende woning op aanvraag direct bij aanvang van de studie te kunnen betrekken. Huurder begrijpt dat hij zelf aansluitende huisvesting dient te vinden, indien hij na ommekomst van de overeengekomen duur in Nederland wenst te blijven. Huurder wordt geadviseerd zich daartoe direct na aankomst in Nederland in ieder geval in te schrijven op studentenwoningweb.nl, room.nl en woningnet.nl

6. Omdat bij de verhuur aan buitenlandse studenten zowel behoefte bestaat aan het leegkomen van de woning bij het einde van een studiejaar als behoefte bestaat aan verhuring van de woning voor in elk geval de overeengekomen periode, zonder dat voortijdig kan worden beëindigd, sluit De Key deze huurovereenkomst voor bepaalde duur.
7. Partijen zijn het er over eens dat onverkorte toepassing van artikel 7:271 BW de geschetste verhuurpraktijk niet mogelijk maakt. De overeenkomst bedoeld in artikel 7:271 lid 1, tweede volzin BW is ongeschikt, omdat deze voortijdig door de huurder kan worden opgezegd, wat tot onaanvaardbare leegstandskosten zou leiden. Maar als de overeenkomst ingevolge de eerste volzin van artikel 7:271 lid 1 BW niet eindigt na de overeengekomen termijn, komt de beschikbaarheid van voldoende woningen voor het nieuwe studiejaar onder druk te staan.
8. Partijen onderkennen dat een geslaagd beroep van de huurder op voortijdige beëindiging, vóór het verstrijken van de overeengekomen duur dan wel op verlenging of huurbescherming ná het verstrijken van de overeengekomen duur, zal leiden tot een sterk verminderde beschikbaarheid van woonruimte voor buitenlandse studenten. Partijen en de onderwijsinstellingen achten dat niet in hun belang. Zij menen daarom dat dergelijke beroepen naar maatstaven van redelijkheid en billijkheid onaanvaardbaar moeten worden geacht.
9. Indien de huurovereenkomst is aangegaan voor de duur van 12 maanden of minder, beogen partijen met bovenstaande overwegingen niet uit te sluiten dat in dat geval sprake is van een gebruik van woonruimte, dat naar zijn aard van slechts korte duur is.
10. Doordat overeenkomsten als de onderhavige voor een relatief korte duur worden aangegaan en doordat de huurder na afloop van de huurovereenkomst vaak weer naar het buitenland vertrekt, stuit de gebruikelijke afrekenmethode voor servicekosten middels de betaling van voorschotten gevolgd door een eindafrekening op incassoproblemen. Partijen willen na afloop van de huurovereenkomst geen resterende verplichtingen jegens elkaar hebben en kiezen er daarom voor om een vast maandelijks bedrag voor de levering van goederen en diensten af te spreken. Dat bedrag is gebaseerd op de geschatte werkelijke kosten. De hoogte van de servicekosten worden jaarlijks gecontroleerd door de onderwijsinstelling waar de huurder/student aan verbonden is.

Agree as follows:

Komen overeen als volgt:

Article 1. Designated use

- 1.1 The purpose of the rented property is residential space. The lessor shall let to the tenant the furnished and upholstered accommodation at **Plantage Muidergracht 20 F 6, 1018 TV, te Amsterdam**. Upon entering into the agreement, the tenant enjoys the status as student as intended in article 7:274d.2 of the Dutch Civil Code, which status is required for letting the housing. Tenant undertakes to have the main residence in the leased premises.
- 1.2 In addition to the residential section, the Rental Property also includes any area(s) forming part of the residential section and used for communal purposes. The Rented Property will be let in fully furnished and upholstered condition. The inventory available on commencement of the Lease is available on the LESSOR's website and in its app (<https://lievendeky.guestinfo.com/en-gb> or 'Lieven de Key' in the app stores).
- 1.3 The leased property and the objects contained therein are in good condition at the start of the tenancy, subject to normal wear. The facilities provided function correctly. Within 14 days following taking occupancy of the accommodation, the tenant will inform De Key of any shortcomings. The tenant accepts the leased property and the objects contained therein in the condition in which they are found.
- 1.4 The tenant is not allowed to:
- To paint or paper in the home
 - Drilling holes in walls or ceilings\
 - Replace locks
 - Perform maintenance work on locks
- 1.5. The Rented Property is intended for the accommodation of students or PhD students as specified in Section 274d, subsection 2 of Book 7 of the Netherlands Civil Code and Section 274e, subsection 2 of Book 7 of the Netherlands Civil Code. On termination of this Lease, the accommodation will again be rented out to a student or PhD student. Furthermore, the Rented Property is intended solely to serve as accommodation for the Tenant. The latter must personally occupy the Rented Property on a continuous basis. The Tenant is prohibited from offering all or part of the Rented Property and/or allow any third parties to occupy the Property. This also means the Tenant is expressly prohibited from offering or letting the Rented Property on websites (including, but not limited to, Airbnb and Couchsurfing). In the event of a violation of this prohibition, the Tenant will be required to pay the lessor an immediately due and payable fine of € 100 per day, subject to a maximum of € 10,000, notwithstanding the lessor's right to full compensation.
- 1.6. The Tenant will be required to ensure that all communal areas and any emergency exits forming part thereof are cleared of any objects which obstruct exit from the building or which could otherwise be deemed to cause danger to the tenants or visitors of the commune or complex. If the above rules are not complied with, the lessor will be entitled to clear the emergency exits and remove and destroy any objects for this purpose.
- 1.7. If the Tenant, in compliance with the requirements specified in paragraph 1.6 of this article, remains in default after receiving a reminder from the lessor, the latter will be authorised to carry out the works (or arrange for a third party to do so on its behalf) to which the Tenant is obliged pursuant to the above paragraph(s), and will be authorised to do so at the Tenant's expense.

Artikel 1. Bestemming en gebruik

- 1.1 De bestemming van het gehuurde is woonruimte. Verhuurder verhuurt aan huurder de gestoffeerde en gemeubileerde woonruimte aan de **Plantage Muidergracht 20 F 6, 1018 TV, te Amsterdam**. Huurder bezit bij het aangaan van de overeenkomst de hoedanigheid van student in de zin van artikel 7:274d lid 2 Burgerlijk Wetboek (BW), welke hoedanigheid vereist is voor het huren van de woning. Huurder verplicht zich om het hoofdverblijf te hebben in het gehuurde.
- 1.2 Het gehuurde omvat naast de woonruimte ook de eventuele bij de woonruimte behorende voor gemeenschappelijk gebruik bestemde ruimte(n) en voorzieningen. Het gehuurde wordt gemeubileerd en gestoffeerd verhuurd. De bij aanvang van de huur aanwezige inventaris is vermeld op de website en in de app van verhuurder (<https://lievendeky.guestinfo.com/en-gb> of 'Lieven de Key' in de app stores)
- 1.3 Het gehuurde in de daarin aanwezige inventaris verkeert bij aanvang van de huur in goede staat, behoudens normale slijtage. De aanwezige voorzieningen functioneren naar behoren. Huurder zal binnen 14 dagen na ingebruikneming van de woning eventuele gebreken bij Lieven De Key melden. Huurder aanvaardt het gehuurde en de daarin aanwezige inventaris in de staat waarin het zich bevindt.
- 1.4 Het is de huurder niet toegestaan om:
- Te schilderen of behangen in de woning
 - Boorgaten te maken in wanden of plafonds
 - Sloten te vervangen
 - Onderhoudswerkzaamheden uit te voeren aan sloten
- 1.5. Het gehuurde is bestemd voor de huisvesting van studenten of promovendi als bedoeld in artikel 7:274d lid 2 BW resp. artikel 7:274e lid 2 BW. Na beëindiging van deze huurovereenkomst zal de woonruimte opnieuw aan een student of aan een promovendus worden verhuurd. Het gehuurde is voorts uitsluitend bestemd om te dienen tot woonruimte voor huurder. Huurder dient het gehuurde zelf daadwerkelijk en voortdurend te bewonen. Het is huurder verboden het gehuurde geheel of gedeeltelijk aan te bieden en/of in gebruik te geven aan derden. Het is huurder dus expliciet verboden om het gehuurde via website (als maar niet beperkt tot AIRBNB, Couchsurfing) aan te bieden of te verhuren. Bij overtreding van dit verbod verbeurt huurder aan verhuurder een direct opeisbare boete van € 100,- per dag met een maximum van € 10.000 onverminderd het recht van verhuurder op volledige schadevergoeding.
- 1.6. Huurder is verplicht de gemeenschappelijke ruimten en de daarvan al dan niet deel uitmakende vluchtwegen vrij te houden van voorwerpen die de vluchtmogelijkheden beperken of op andere wijze geacht kunnen worden een gevaar op te leveren voor de huurders of bezoekers van de woongroep of het complex. Indien niet aan voorafgaande wordt voldaan is de verhuurder gerechtigd om de vluchtwegen vrij te maken en daartoe voorwerpen te verwijderen en te vernietigen.
- 1.7. Als huurder met de nakoming van de in lid 1.6 van dit artikel omschreven verplichtingen nalatig is na ontvangst van een herinnering van de verhuurder, dan zal laatst genoemde gerechtigd zijn om de werkzaamheden uit te voeren (of door een derde partij namens hem te regelen) waartoe de huurder verplicht is volgens bovengenoemde paragra(f)(en), en zal gerechtigd zijn om de verwijderkosten op huurder te verhalen.

Article 2. Duration and commencement of the agreement

- 2.1 This agreement shall be entered into for the definite period of no more than one year. The tenancy agreement shall commence on **16 August 2024** and end without notice on **23 June 2025**. Parties will not be authorised to cancel the lease prematurely.
- 2.2 Tenant is to actually leave the rented housing on the last official day of the term agreed upon, no later than at 11:00 o'clock, delivering the rented housing to lessor cleared of personal property and properly cleaned in the original state, by handing over the keys(fobs), mailbox key to lessor as stated in the departure procedures as stated in the Lieven de Key App – departure instructions and informed by caretaker. If tenant fails to meet this obligation, he shall owe an immediately payable penalty of € 100 per calendar day that the failure continues, without prejudice to fulfil the agreement after all and without prejudice to the other rights of lessor to compensation. The fine amounts to a maximum of €1.000,--.
- 2.3 A reliance on section 7:271 Dutch Civil Code, or on other provisions in Book 7, title 5, of the Dutch Civil Code which obstruct the termination of the tenancy by the mere lapse of the tenancy term agreed upon shall be considered to be unacceptable in advance based on standards of reasonableness and fairness.

Article 3. Supply of services and goods

- 3.1. The rent (including base rent) will be € **418,47** No VAT / geen BTW
- 3.2. In addition to the mere use of the Rented Property, the lessor will also deliver goods and services at a charge. A further specification of these goods and services is available in the Tenant's own account on the website www.lievendekey.nl.
- 3.3. The fixed charge to cover the expenses related to the additional supplies and services agreed in the foregoing paragraph (i.e. the service charges) add up to € **246,11** No VAT / geen BTW
- 3.4. This brings the monthly amount payable in rent on commencement of the Lease by tenant to a total of € **664,58** No VAT / geen BTW
- 3.5. The total amount as referred to in paragraph 3.4 must be paid in advance and must have been received by the lessor by the first day of each month.
- 3.6. The rent is generally adjusted on the 1st of August of each year. An alternative date may be selected for specific educational institutions.
- 3.7. On signing this Lease, the Tenant will pay a security deposit of € **1329,16**. The security deposit will be returned to the tenant by the lessor in accordance with the legal term at the end of the lease agreement, through refunding the amount to the credit card used to pay the deposit (for additional information, please see "<https://lievendekey.guestinfo.com/en-gb> or 'Lieven de Key App'"). The landlord does not pay interest on the security deposit.
- 3.8. The Tenant may be charged with local taxes; these taxes will be fully at the Tenant's risk and expense.

Article 4. Terms & Conditions

Artikel 2. Duur en aanvang van de overeenkomst

- 2.1 Deze overeenkomst is aangegaan voor een vooraf bepaalde duur. De huurovereenkomst vangt aan op **16 augustus 2024** en eindigt op **23 juni 2025** zonder dat daartoe opzegging is vereist. Partijen zijn niet gerechtigd de huurovereenkomst tussentijds op te zeggen.
- 2.2 Huurder dient het gehuurde op de laatste dag van de huurovereenkomst, uiterlijk 11:00 uur, daadwerkelijk te verlaten en het gehuurde ontruimd van persoonlijke zaken en deugdelijk schoongemaakt in de oorspronkelijke staat aan verhuurder op te leveren door overhandiging van de sleutels keys(fobs), postvak sleutel) aan verhuurder conform de vertrek procedure zoals deze omschreven is in de Lieven de Key App – departure instructions en zoals geïnformeerd wordt door beheerder. Als huurder tekort schiet in deze verplichting, is hij een direct opeisbare boete verschuldigd van € 100,- per kalenderdag, dat het tekortschieten voortduurt, onverminderd zijn verplichting om de overeenkomst alsnog na te komen en onverminderd de overige rechten van verhuurder op schadevergoeding. De boete bedraagt maximaal € 1.000,--.
- 2.3 Een beroep op artikel 7:271 BW, dan wel op andere bepalingen uit boek 7, titel 5, van het Burgerlijk Wetboek die in de weg staan aan het eindigen van de huur door het enkele verloop van de overeengekomen huurtermijn, wordt door partijen op voorhand als naar maatstaven van redelijkheid en billijkheid onaanvaardbaar geoordeeld.

Artikel 3. Levering van diensten en goederen

- 3.1. De huurprijs (ook kale huur) bedraagt € **418,47** Géén BTW.
- 3.2. Naast het enkele gebruik van het gehuurde levert lessor tegen vergoeding goederen en diensten. Een nadere specificatie van de goederen en diensten kan huurder bekijken in een eigen account op de website www.lievendekey.nl.
- 3.3. De vaste vergoeding voor de kosten van de in het vorige lid overeengekomen bijkomende leveringen en diensten (de zgn. servicekosten) bedraagt in totaal € **246,11** No VAT / geen BTW
- 3.4. Het bij aanvang van de huur maandelijkse door de huurder te betalen bedrag komt daarmee op totaal van € **664,58** No VAT / geen BTW
- 3.5. Het totaalbedrag zoals genoemd in lid 3.4 moet vooruit worden voldaan en dient uiterlijk op de eerste van de maand in het bezit te zijn van de verhuurder.
- 3.6. De jaarlijkse huuraanpassing is gewoonlijk per 1 augustus. Bij bepaalde onderwijsinstellingen kan voor een andere datum gekozen worden.
- 3.7. Huurder betaalt bij ondertekening van de overeenkomst een waarborgsom van € **1329,16**. De waarborgsom wordt conform de wettelijke termijn na afloop van de huurovereenkomst door verhuurder aan huurder geretourneerd door middel van een terugbetaling op de credit card waarmee de borg is betaald. Meer informatie is te lezen in "<https://lievendekey.guestinfo.com/en-gb> or 'Lieven de Key App'" in de app stores). Verhuurder vergoedt geen rente over de waarborgsom.
- 3.8. Huurder kan aangeslagen worden voor lokale belastingen. Deze belastingen zijn volledig voor rekening en risico van huurder.

Artikel 4. Voorwaarden

| | | | |
|------|---|------|---|
| 4.1 | The Tenant certifies that his/her annual gross income is below € 47.699,00 or the equivalent in a different currency. | 4.1 | Huurder verklaart dat zijn/haar jaarlijkse bruto inkomen onder € 47.699,00 ligt of het equivalent in een andere valuta. |
| 4.2 | The tenant shall treat the Rented Property with due care and must ensure that he/she does not cause any nuisance or inconvenience to any other individuals. The tenant is not allowed to make changes to the interior of the leased premises without the lessor's permission. The tenant is not allowed to make alterations to the exterior of the leased premises. | 4.2 | Huurder dient zich als een goed huurder te gedragen en dient er zorg voor te dragen dat hij geen overlast voor anderen veroorzaakt. Het is huurder niet toegestaan om zonder toestemming van verhuurder veranderingen aan de binnenkant van het gehuurde aan te brengen. Het is huurder niet toegestaan om veranderingen aan de buitenkant van het gehuurde aan te brengen. |
| 4.3 | Any damage caused to the Rented Property will be assumed to have been caused by the Tenant. 'Damage' in this case also refers to any loss of rental income arising from the above. Along with the other tenants in the complex, department or commune, the Tenant will be severally liable for any damage caused to the communal areas. The liability as specified in this article also extends to any damage or loss caused by individuals admitted to the Rented Property with the Tenant's consent. | 4.3 | Alle schade aan het gehuurde wordt vermoed door huurder te zijn veroorzaakt. Onder schade wordt mede verstaan hieruit voortvloeiende huurdering. Samen met de overige huurders van het complex, de afdeling of de woongroep is de huurder hoofdelijk aansprakelijk voor schade aan de gemeenschappelijke ruimten. De aansprakelijkheid als in dit artikel bedoeld strekt zich ook uit tot schade aangericht door personen die met goedvinden van de huurder in het gehuurde zijn toegelaten. |
| 4.4 | The liability referred to in Article 4.3 also extends to any damage or loss caused by any alterations or modifications made to the let immovable property and the existing systems without the prior consent granted by the lessor in advance by e-mail. | 4.4 | De onder lid 4.3 genoemde aansprakelijkheid strekt zich ook uit tot schade veroorzaakt door het aanbrengen, of doen aanbrengen van wijzigingen of veranderingen aan de verhuurde onroerende goederen en de bestaande installaties, zonder de voorafgaande per e-mail gegeven toestemming van de verhuurder. |
| 4.5 | The Tenant will be required to comply with the internal rules. The Tenant agrees to the general terms and conditions and internal rules on entering into this Lease. The house rules are to be found at the end of this agreement. | 4.5 | Huurder is verplicht zich aan de huisregels te houden. Huurder is bij de totstandkoming van deze huurovereenkomst akkoord gegaan met de algemene voorwaarden en huisregels. De huisregels bevinden zich aan het einde van deze overeenkomst. |
| 4.6 | In the leased premises and associated common areas, including balcony and rooftop terrace, smoking is prohibited. If the tenant fails to comply with the internal rules or the rules for smoking or fails to satisfy his or her other obligations under this Lease and/or Dutch law, the lessor will be authorised to terminate the Lease prematurely and unilaterally. | 4.6 | In het gehuurde en bijhorende gemeenschappelijke ruimtes met inbegrip van balkon en dakterras geldt een rookverbod. Als huurder zich niet aan de huisregels en rookverbod houdt of zijn overige verplichtingen zoals die voortvloeien uit deze overeenkomst niet nakomt, is verhuurder gerechtigd de huurovereenkomst te beëindigen. |
| 4.7 | The Tenant will be required to immediately purchase property insurance and to maintain this throughout the rental period of the Rented Property. | 4.7 | Huurder is verplicht om terstond een adequate inboedelverzekering af te sluiten en deze in stand te houden gedurende de hele huurperiode van het gehuurde. |
| 4.8 | The Lessor will process the Tenant's personal details in accordance with the Privacy Statement contained on the lessor's website, and the Tenant agrees to this. | 4.8 | Verhuurder verwerkt persoonsgegevens van huurder conform de op de website van verhuurder weergegeven privacyverklaring en huurder stemt hiermee in. |
| 4.9 | The lessor will be authorised to enter the Rental Property, also in the Tenant's absence, if the lessors deems this necessary in relation to the management and/or maintenance of the Rented Property. | 4.9 | Verhuurder is gerechtigd het gehuurde te betreden, ook bij afwezigheid van huurder, indien er voor verhuurder een gegronde reden is, in verband met het beheer en/of het onderhoud en/of veiligheid van het gehuurde. Bij calamiteiten is aankondiging vooraf niet nodig. |
| 4.10 | To the extent applicable, the Tenant agrees that the lessor will request from the educational institution where the Tenant is registered as a student confirmation of such registration, and will receive such confirmation. Furthermore, the Tenant will, if so requested by the lessor, present the latter with evidence that he/she is a student or PhD student within the meaning of Section 274d, subsection 2 of Book 7 of the Netherlands Civil Code or Section 274e, subsection 2 of Book 7 of the Netherlands Civil Code. The Tenant will notify the lessor as soon as he/she is no longer a student or PhD student within the meaning of the provisions above | 4.10 | Voor zover van toepassing stemt huurder er mee in dat verhuurder tenminste éénmaal per studiejaar van de onderwijsinstelling waar huurder als student is geregistreerd, bevestiging vraagt en ontvangt van die registratie. Huurder zal verhuurder voorts op diens eerste verzoek bewijs overleggen dat hij student of promovendus is in de zin van artikel 7:274d lid 2 BW c.q. artikel 7:274e lid 2 BW. Zodra huurder niet langer student of promovendus is in de zin van voormelde bepalingen doet huurder hiervan schriftelijk mededeling aan verhuurder. |

Article 5. Choice of domicile

- 5.1 For the duration of this tenancy agreement tenant shall choose domicile in the rented housing.

Article 6. Final stipulation

- 6.1 In case of multiple fines, the tenant is responsible for paying the highest amount
- 6.2 As a service, this agreement has been drawn up in the Dutch as well as the English language. The translation into English has been made with the greatest possible care. In the event of any disputes about the interpretation of this agreement, the Dutch text shall prevail.

This contract has been accepted digitally by the tenant. After acceptance Lessor sent a copy of the tenancy agreement to the Tenant by e-mail.

A signature by the tenant is not required, the digital copy is the proof of tenancy.

Make sure to download Lieven de Key app on your smart phone.



Lieven de Key
GuestCompass

Artikel 5. Woonplaatskeuze

- 5.1 Huurder kiest gedurende de looptijd van deze huurovereenkomst woonplaats in het gehuurde.

Artikel 6. Slotbepaling

- 6.1 Bij cumulatie van boetes, de hoogste betaalt de huurder.
- 6.2 Deze overeenkomst is bij wijze van dienstverlening aan huurder zowel in het Nederlands als in het Engels opgesteld. De vertaling naar het Engels is met de grootst mogelijke zorg uitgevoerd. Bij eventuele geschillen over de uitleg van deze overeenkomst is de Nederlandstalige tekst doorslaggevend.

Dit contract is digitaal geaccepteerd door de huurder. Na de acceptatie heeft Verhuurder een kopie van de overeenkomst verzonden aan de Huurder per e-mail.

Date: **28-6-2024**
Lessor

A handwritten signature in black ink, appearing to read 'Joep Albers'.

Woonstichting Lieven de Key
Joep Albers
Programma manager Studentenhuisvesting

We recommend tenants to check out the App information – arrival, accommodation info and e-mail instructions about keyless, carefully before arriving.

TERMS & CONDITIONS AND HOUSE RULES

Acceptance of the terms & conditions and the house rules.

Before entering into a lease agreement with Woonstichting Lieven de Key (hereafter "Lessor") you (hereafter "the tenant") are asked to accept the following terms & conditions and house rules.

The Terms & Conditions and House Rules are part of the tenancy agreement.

Please read carefully and accept at the bottom of this page by a click of the box to continue the booking process.

1. TERMS & CONDITIONS:

Article 1: Booking a room via our reservation website.

- You have chosen an accommodation. The accommodation will be reserved for 30 minutes. You will have to finish payment on the website within these 30 minutes. If you don't pay within 30 minutes, the room will not be blocked anymore and you need to restart the booking process.
- When your room is reserved for you by your University, you won't see any other options and the 30 minutes reservation time does not apply to you.
- All photos, floor-plans and data as shown on our website are just an impression of what the accommodation and the facilities look like. No rights can be derived from these photos, floor-plans or other information.

Article 2: Advance payments:

When you book a room via our website, you will be asked to pay the following:

1. **Deposit.** (the amount varies, the maximum deposit is two months rent, the deposit is refundable, see article 2.1 or our App.
2. **Your first rent payment** (the amount of the first rent payment may vary depending on the starting day of the tenancy agreement.)
3. **Welcome package*** (reservation process, room preparation, welcome bag with first essentials, new bedding). *Not optional, but mandatory purchase.

When the university or (summer)school is paying for your rent, lessor has been notified in advance by the university/school. The rent payment will be automatically waived during the reservation process. Deposit payment can remain applicable in this situation.

2.1 Deposit refund. The security deposit will be returned to tenant in accordance with the legal term at the end of the lease agreement. The deposit will be refunded to the same credit card the first notice is paid with. Please make sure to use a credit card valid for the period of your lease and 3 months after or longer.

Deposits we cannot return to tenant via credit card, need to provide us their bank account details. For Dutch and European (SEPA) bank account this is free of charge, for non EU/SEPA bank account the bank can withhold a fee of about € 50,00.

2.2 Rounding differences deposit refund. As a result of rounding differences your deposit refund may show a deviation of 10 cents. For example: If you have paid 75 euros as a deposit, the reimbursement can vary between 74.90 and 75.10.

Article 3: Arrival and final start of the tenancy agreement.

- 3.1 Upon arrival in Amsterdam when collecting your room keys during set office hours, proper identification is required to receive the keys to your accommodation (passport or European ID card).
- 3.2 Keyless account is to be registered before arrival and only in tenants name. Mailbox key or keyfob can only be collected by tenant in person during set office hours.

PLEASE NOTE: *we do not hand out room keys to someone else such as a friend or a school representative.*

Article 4: House rules violation.

Lessor is entitled, without any notice of termination being required, to terminate the tenancy agreement with tenant and to deny the resident access to our accommodations if the resident or someone accompanying the resident violates the house rules, bring danger to other tenants and/or staff or acts in such a way that the order, peace and quietness or normal operation of our housing could be jeopardized. The residents and anyone accompanying the resident must leave the room upon request. Residents are entirely responsible for the conduct and behavior of the people they bring into the room and will be liable for any damages or costs the person accompanying the resident incurs.

De Key is entitled to discontinue or cease offering our services if the resident or someone accompanying the resident fails to conduct themselves in accordance with the standards that are customary for our housing. In that case, the Resident and those accompanying the Resident must leave the premises upon request

Article 5: Cancellations.

Your booking can only be cancelled with approval from your university. Please contact them, when they confirm it to us, we act accordingly and administrate a change of lease. Other forms of cancellations are invalid. Without confirmed cancellation, tenant stay obligated to pay rent for the leased period.

This is our cancellation policy:

NOTIFICATION DAY:

- **More than 30 days** before starting date tenancy: deposit, rent and welcome package costs of Lieven de Key refund.
- **15 to 30 days** before starting date tenancy: deposit & rent after terminated date refund. (welcome package is not refunded)
- **0 to 15 days or after** before starting date tenancy: deposit refund. (welcome package and rent are not refunded)

Please note: once the tenancy has started, the tenancy agreement cannot be cancelled nor changed without permission from your Universities housing office. See tenancy agreement for more information.

The Universities housing office and Lieven de Key are entitled to terminate the lease when they doubt a tenants actions. Aren't notified about tenants late arrival within a month and rent payment is missing after the start of lease.

Article 6. Rent arrears

The tenant is obligated to pay the agreed-upon monthly rent in advance for the respective month. In the event of a rent deficit, the lessor shall notify and coordinate with the university to address the shortfall. If any rent arrears or additional costs arise after the termination date of the tenancy agreement, the tenant authorizes the lessor to deduct these expenses from the security deposit or charge them to the tenant.

Article 7. Check in.

Tenant can access the accommodation and room on the first day of the lease from 3 PM (not before this hour and date), with their registered keyless account on their mobile phone.

In De Key Short Stay student App, you can find arrival information for instructions how, where and when to collect physical keys (or keyfob or mailbox key) and help and instructions for keyless.

Tenant must collect physical keys personally and show official ID upon arrival. Keys are not handed out before the first day of the rental period. Physical keys can only be collected during office hours on weekdays. An appointment with the caretaker is recommended for available hours.

After check in the tenant is asked to follow the check in steps as stated in our App (**'Lieven de Key Short Stay'**). These steps include: room inventory check and city hall registration (registration is obligatory when you stay 4 month or longer).

Article 8. Check out.

Tenant must vacate the house before or on the last day of the rental period before 11 AM.

- You must leave your room and communal areas clean and tidy. (cleaning guidelines are published in our App)
- All personal belongings must be taken out of the premises after termination of the tenancy agreement. Belongings and items left in the room lessor may dispose of it freely; the tenant has no right to compensation
- Make sure no inventory items are broken, damaged or missing. Costs will be charged to tenant and withheld from your deposit.
- Turn off the heating and the lights.
- Leave any keys in the room or dispose it in the caretakers mailbox located in the building as instructed.
- We fine students departing their room after 11 AM on the end of lease date.
- Extending the lease is not possible, as rooms are reserved for a following tenant.

Article 9: Found Property

After the termination of the lease agreement, the delivery of the leased property, or the vacating of the leased premises, any items left behind shall be deemed relinquished by the tenant. The lessor is free to dispose of these items at their discretion, without notice and without any liability on their part. The lessor is authorized to remove, donate, destroy, or store the items at the expense of the tenant. The lessor is not obligated to keep the abandoned items in safekeeping.

Article 10: Construction works or other forms of nuisance

Lieven de Key will do its utmost to inform residents about upcoming nuisance due to works in the building. Even when works take place around our buildings we will try to inform the residents. Tenant cannot claim rent discounts as a result of inconvenience due to building work in (the vicinity of) the building. We cannot be held responsible for nuisance in the area of the building that isn't on behalf of Lieven de Key.

2. HOUSE RULES:

Pleasant living at Lieven de Key Student Housing (House rules)

In order to be able to live pleasantly in our student buildings, agreements about hygiene, (fire) safety and quality of life are necessary. These agreements are described below as house rules. It is important that every resident follows these rules. Furthermore, Lieven de Key expects that every resident will use common sense about the use of the building, take responsibility and follow the instructions of Lieven de Key employees. The employees also include student caretakers and residence assistants. The rules are not optional: if a rule is violated, Lieven de Key may impose fines on residents. However, we assume that this will not be necessary.

Many aspects of these rules are further explained in our special apps De Key Short Stay Student.

1 Hygiene

- Every resident keeps (in addition to his own home) the collective areas, including the area outside, clean. Make a cleaning schedule together with your floor/department members and make agreements about who has which cleaning task. Hang this schedule in the kitchen so that everyone knows what is expected of him or her.
- Be a good neighbour when you use the shared kitchens. Tidy up your belongings immediately after using the kitchen. Wash used kitchen utensils, and clean the counter and the stove. Immediately throw litter in the bin or put it outside on the street at the right time.
- If a shared kitchen is hygienically below standard, then Lieven de Key will ask all residents to clean the kitchen. If this request is not answered or is not answered satisfactorily, Lieven de Key will have the kitchen cleaned by a cleaning company. The costs of the cleaning will be shared between all tenants of the unit(s).
- Do not throw (frying) fat, food scraps or candle wax in the sink, but in the garbage can. This way you prevent blockage.
- The toilet is only for stool, urine and toilet paper. No wet toilet paper and no feminine hygiene products.
- Every resident throws waste only in the designated containers or offers it at the designated location. Where possible, you separate and recycle waste.

2 (Fire) safety

- Take fire safety into account, for your own sake but also in the interest of your neighbours.
- The fire alarm system can be silenced in the event of a false alarm via the key switch.
- Do not touch or turn off the fire alarm installation. If the fire alarm system is triggered unnecessarily, the resident will receive a fine of € 450. If the fire alarm system is switched off, we report this to the police and the same fine applies.
- Use fire extinguishers and fire alarms wisely. Keep them accessible and do not put any items next to or in front of them.
- Check where the nearest emergency exit is in your building and how the alarm system works. Also check where the nearest fire extinguishers are.
- Fire extinguishers must not be used unlawfully. If a fire extinguisher is used without reason, we will charge costs for the repair. A new extinguisher costs € 150 and having the fire hose reel sealed again costs € 75.
- Never use the elevators during a fire.

- The escape routes (corridors, emergency exits, stairs and (possibly) emergency stairwell) may not be used for storing purposes. Also, no items may be put down in this area (for example: no drying racks).
- Fuse boxes are not meant for storage and must therefore always be empty.
- If we nevertheless find things at the aforementioned locations (escape routes and fuse boxes) and if we believe that this is a dangerous situation, then we will immediately remove those things. In a less urgent situation, we will alert the residents once by e-mail. If the items remain in the aforementioned locations, we will remove them. The items are not stored by us. You are not entitled to reimbursement for items that we remove, store or throw away. Furthermore, do not use balconies and communal areas as storage spaces.
- Costs for the removal of items are charged to the relevant resident. If it is unclear who the belongings belong to, the costs will be charged to the entire floor / department. So avoid a bill and always keep escape routes free.
- The access doors and self-closing doors are part of the fire facilities. They must therefore always be closed or be able to close and must not be blocked. It is not permitted to disable door closers. If a door mechanism does not work properly, you must notify Lieven de Key immediately.
- The external escape routes must be free of obstacles. The aforementioned removal rules also apply here.
- It is strictly forbidden to deactivate a smoke detector. This disrupts fire safety and puts yourself and others at great risk.
- If a smoke detector is deactivated, Lieven de Key will charge the repair costs and an additional fine. The minimum repair costs are € 100.00 and these can amount to more than € 300.00 per smoke detector. The fine is € 200.00.
- Lieven de Key has a zero tolerance policy regarding fire safety. Fines are awarded immediately without prior warning. For questions about this you can contact the residence caretaker of Lieven de Key.
- Do not let strangers enter the building. You are responsible for every visitor to your home and to the building, including third parties called in by you, such as installers, repairers or suppliers.
- Smoking is prohibited in the entire complex, except in your own room. Unless you live in one of the smoke-free residential complexes or when you rent a shared room, then it is also not permitted to smoke in your own home. All non-smoking complexes are listed in the Lieven de Key Student app. An example of a smoke-free building is the Maassluisstraat 600 - 955. Any violation of the smoking policy will lead to a € 100.00 fine. In the event of a second violation, the lease agreement will be terminated unilaterally.
- It is not allowed to barbecue on a balcony. In garden and on roof terraces it is only allowed when the barbecue can be placed at least 5 meters away from the wall or facade.
- Residents may not enter the roof and installation areas.
- You may not throw things out of the window or (if present) balcony and / or roof terrace.
- Every resident must be aware of the escape routes and emergency exits of the complex where he or she lives.
- Be alert about who you provide access to your building. Do not let in strangers. Contact the police if you detect suspected or unwanted people in your building or building department.

Illegal substances, drugs & weapons.

Bringing illegal substances, drugs and weapons into the building is strictly forbidden and will lead to immediate dismissal and notification of the proper authorities.

3 Livability, safety and nuisance

Between 11 p.m. and 7 a.m. it is quiet in and around the building.

Party or event in a common area

Occasionally a house party should be possible. Follow the guidelines below so that safety is guaranteed. Make good agreements in advance and keep an eye on the course of the meeting. Make sure you have good agreements about checking at the door. And speak to your housemates or visitors if they cause nuisance.

Responsibility

As an organizer you are responsible for the smooth running of the event and for all damages caused. You need to adhere to the guidelines provided here. An organizer can be an individual or a group (department or house) tenants. Any damage to the building and the facilities will be recovered from the perpetrator (s), if it is not clear who this concerns, the damage will be recovered from all tenants in the department, hallway or unit. Or, for example, from fraternity-sorority houses on all tenants in the house.

Keep your party private!

Make sure you know who's coming to the party. Do not use posters or internet promotion. Otherwise people with less festive motives can come in very easily and make the most of it. Because that happens. Keep your party private and ask your guests for a small contribution. Then you know in advance who's coming. You can keep people who are after theft or indulge in extreme nuisance (throwing, shouting and vandalism) out.

Reporting obligation with more than 50 visitors!

It is mandatory in the Netherlands to report parties with more than 50 visitors. You can make this report online at www.omgevingloket.nl. Do this at least 6 weeks prior to the party or the meeting. Please note, this is not without obligation. If there is no report or insufficient fire safety provisions have been made, a party can be stopped and an official report is drawn up. In addition, Lieven de Key will not hesitate to apply sanctions to the tenants involved, which can lead to the termination of the lease.

Inform the neighbors.

Take into account the neighbors and inform them in time. Informing does not mean that you can let everyone go their own way during the party. When local residents call the police and report (noise) nuisance, the police will check this and possibly act immediately. You thereby run the risk of seizing the sound equipment. The police will not stop breaking off a party if there is a reason to do so.

Nuisance. And then?

Suppose the situation gets out of hand. People throw things out of the window and cause nuisance. The party is no longer fun. End the party in consultation with a few housemates. If that does not work, call the police and explain the situation. If necessary, ask the police to end the party. If you do nothing about such a situation, we believe that you are responsible for the inconvenience.

Excesses happening?

From a security perspective, Lieven de Key does not accept that objects are thrown down. If someone is hit, this can have serious consequences. If we can prove (by witness or police report) from which unit things have been

thrown, our sanction is: dissolution of the lease for all the residents involved. We recover any damage and / or cleaning costs from the unit(s) involved and costs will be collected from those responsible. The police and the judiciary also take the throwing of objects very high. You can assume that the police will close the party immediately, together with an (assistant) public prosecutor. Other excesses will also have similar consequences. So make sure you always keep control of the situation.

Bicycles must be placed in the appropriate racks. If you have a bicycle wreck, throw it away in the bulky waste and do not leave it in the bicycle racks or bicycle shed for months. If a bicycle (wreck) has a Lieven de Key sticker, you must remove your bicycle within 14 working days. If you do not remove it, we will do so for you without the right to compensation / reimbursement. You can have your old bicycle collected for free by the municipality.

If you give a party you must not cause any inconvenience to the other residents. Please inform your student caretakers or RA's and your immediate neighbors in writing at least three working days before the party in your room. For example by a note on the door(s).

Residents must first discuss serious nuisance with the person that causes it. If the nuisance does not stop, we advise you to contact the police.

Pets are not allowed. Exception: 1 cat is allowed in departments of Weesperstraat and Bijltjespad / Kattenburgerstraat because the cat helps keep away the mice.

It is already mentioned in your contract, but we repeat it here: it is forbidden to sublet the rented property, in part or in full (including holiday rentals via, for example, Airbnb and couch surfing). In the event of a violation of this prohibition, the tenant will forfeit to the landlord an immediately due and payable fine of € 100 per day with a maximum of € 10,000, without prejudice to the landlord's right to full compensation.

Lieven de Key is not liable for theft of personal belongings (also not in the general areas or in the storage room).

Lieven de Key does not accept vandalism in its buildings. There is a fine of € 100 on this, labor costs and the costs for the item to be replaced will have to be paid on top of the fine by the ones responsible.

Treat the other residents and employees of Lieven de Key with respect. We stand for a pleasant environment where everyone treats each other with respect. We use a "zero tolerance" approach to discrimination and intimidation.

4. Fine system

To be able to enforce compliance with the rules, the following penalty system applies: the (student) caretakers are authorized, whether or not after a warning, to impose a fine on a resident if a rule of law is broken in the area of hygiene, (fire) safety and / or viability. The fines are collected by direct debit or withheld from deposit. If fines are not paid, a reminder, another reminder and ultimately a collection process via the bailiff will follow. In the latter case, the lessor can charge administration costs. In addition to the fine, any additional costs will be charged (cleaning costs, removal costs, repair or restoration costs). Exact costs for any of these will be determined by caretaker, depending on hours work of hired party and their latest prices.

- Standardfine € 25,-
- Vandalism €100,-
- Obstruction of fire safety installation / sprinkler installation €200,-

In case of multiple fines, the tenant is responsible for paying the highest amount

5. Lost or damaged room key(s)

For international Short Stay tenants Lieven de Key offers a Lock Out Service, see the app De Key Short Stay Student for more information. Do not leave keys in hiding places or and do not record your address on your key ring. Lost (physical) key, can be replaced on week-/working days only, asking your caretaker. Physical keys are: fob/tag or regular keyset or mailbox key. Costs will be determined by them.

6. Changes to room and room interior.

It is forbidden to apply nails, screws, etc. in walls, floors and ceilings.

It's also not allowed to move the fixed furniture in the room. Furniture may not be moved from one room to another. All fittings in the room and in other spaces are to remain in place.

Residents are not permitted to install additional furniture in rooms or communal areas within residences

Potential fire hazards, such as electrical appliances, are not allowed in your room. These also include ovens, refrigerators, rice cookers, electric radiators, etc. We do allow a radio or music player, TV, computer and shaver, providing the electric cords stay within the room.

7. Kitchens

Do not leave food unattended while cooking and make sure that the appliances are turned off again when you leave the kitchen.

Please keep the kitchen clean and hygienic. Food should be kept in sealed containers marked with your name. Respect other people's property and do not use someone else's food or kitchen utensils without their permission.

Please do not throw grease, oil or leftovers down the kitchen sink or toilet. This will obstruct the drainage. Any costs for unblocking the drains as a result of this will be at the resident's expense.

8. Upon arrival in your room: what to do?

8.1 Check your inventory.

Please check the inventory in your room. The inventory list can be found in our App ('Lieven de Key Short Stay'). Make sure you inform the Caretaker of any missing or damaged items by filling out the form within two weeks after your arrival.

We strongly recommend you take an insurance for all your personal possessions. We also recommend to take home insurance that covers the cost of alternative housing in case of an emergency situation such as a fire. The furniture and standard room inventory provided by Lieven de Key are already insured through Lieven de Key.

8.2 City Hall registration.

When you stay in Amsterdam or Diemen for longer than 4 months, you are obliged (by Dutch law) to register yourself at the City Hall. This needs to be done within 30 days after arrival. Please download our App ('Lieven de Key Short Stay') for more information.

9. Caretaker

The caretaker takes care of the building on behalf of Lieven de Key.

You can contact him or her for problems/questions concerning cleaning, repairs, disturbance and the checking out appointment. For contact information see our App.

10. Residence Assistants

A Residence Assistant (RA) is a Dutch student living amongst Short Stay residents. An RA will help you to make you feel at home. The RA can assist you if you have technical or social problems. You may find information whether your building has RA's and their information in De Key Short Stay Student App.

11. Student caretakers

A student caretaker (SC) is a resident who lives in the building. The SC looks after safety, hygiene and the general wellbeing of the building and the environment of the building(s). You may find information whether your building has SC's and their information in De Key Short Stay Student App.

12. Rooms/apartments

If you find it necessary during the year to have repairs made to your room or common areas, please Repairs and maintenance section in the App or our website www.lievendeky.nl.

For safety and hygienically reasons the (student) caretaker and the residence assistant reserves the right to inspect your room at any time. They will announce themselves first, before entering the room by knocking on the door first, and/or by e-mail if time is letting them.

Although we want you to feel at home in your room, no painting or decorating of a permanent nature is permitted in the rooms. It is not allowed to use tape or other adhesives that leave permanent marks on painted walls. Residents will be held liable and fined for all damage done to rooms or furniture and for all other acts that damage or deface the premises. See article 8 of the Terms & Conditions.

The tenant may not trade or practice a business in the rented accommodation or use the rented accommodation as a workshop. The tenant is not allowed to use the hallway, garden, the balcony, the terrace or any other part of the shared facilities for storage of items of any kind. The tenant is also not permitted to use the rented property, the garden, the balcony or the terrace for the repair of (motor) vehicles.

13. Visitors

Except for our labeled couples rooms, rooms are only allowed to accommodate one person (adult).

Semester students: Visitors are allowed to stay with you for up to one week, as long as you inform Lieven de Key in advance about the expected arrival and departure dates and the number of guests (max 2). If you share a room, you must provide us with written permission from your roommate.

Repetitive stays by the same person are not allowed.

Visitors must sleep in your own room, it is not allowed to sleep any of in the common areas. You will have to provide them the sleeping necessities. These are not provided by Lieven de Key.

Summerschool students: visitors are not allowed to stay in the room or apartment.

Children (< 18 years) and babies are not allowed in any of our facilities.

14. Renting a shared room (room with a roommate in the same room)

Please bear in mind that you might not have the same habits as your roommate. If you respect each other you will find that having a roommate can be really fun. All our shared rooms are non smoking rooms.

15. Stolen property & personal insurance

In the event of theft inform the police about your stolen property. Also inform your RA and Caretaker immediately. Lieven de Key is not responsible for lost, stolen or damaged property, therefore we urge you to arrange personal insurance.

We also recommend to follow normal safety standards and keep your doors and windows locked at all times.

16. Safety in around your room.

For your own safety, keep all windows doors closed when you are not in. Especially when you live on the ground floor! Also when you go to the common area on your floor.

Never allow somebody you don't know to enter the building or your own room. Double lock your room door at all times.

17. Garbage.

Garbage is to be deposited in the containers or outside on the pavement on the allocated days. Our app provides this information per building. Please visit this City of Amsterdam website to find out all about garbage pickup and garbage recycling.

18. Cleaning

All our rooms have been cleaned before check in. When you book a shared room the cleanliness of your room could vary due to the roommate.

When you are not satisfied with the cleaning upon check in go to the Short Stay Student App (SSS App) - Your room upon arrival section and file a report, we will contact you within a matter of hours and fix the issue. (only possible during office hours, not in weekends).

Residents are responsible for the cleaning of their room during their stay and upon departure. For more information regarding cleaning see our SSS App.

Residents are jointly responsible for cleaning the communal kitchens, rooms, showers and toilets. Failure to do so will result in Lieven de Key hiring a professional cleaning company and recovering the costs from all the residents in the unit.

The furniture in the common areas is to remain there and personal belongings should be removed when you leave a common area.

19. Responsibility

Lieven de Key is not responsible for damage to or theft of personal property. This includes any property in the kitchens, stored luggage and delivered packages.

Lieven de Key does not accept any form of vandalism in our property. Anybody found to vandalize the property of De Key will be charged an initial fine of €100 + labor and replacement costs.

Depending on the severity of the vandalism, it may be left to the discretion of the caretaker or RA on how to proceed. Any accidental damage caused could be handled without any charge if residents are upfront and honest about what happened.

Lieven de Key is also not responsible for any damages to electronic equipment caused by voltages spikes or any other cause. We urge you to use a surge protector for all electronic equipment.

20. Internet

Most of our rooms have a wired internet connection. At certain locations we offer a supportive WiFi connection, see our for more information.

The internet connection will be disconnected immediately if we suspect illegal activities, a virus or misuse.

Setting up your laptop, PC, router or modem to function as a server is strictly forbidden. This will cause other users to connect to your server instead of ours. Any disruptions or costs as a result of this will be at your expense and you will be fined a sum of € 250.

21. Post - Mail

Please check your mailbox regularly. Any post addressed to previous tenants can be returned to the sender by writing 'retour afzender' on the envelope and depositing it in a post-box on the street.

If a package is too large for your mailbox and you are not at home, the postman will leave a note for you to pick it up at the post office or at a neighbor.

Packages send and delivered before the start of the lease, will not be received or stored by employees of Lieven de Key to collect by tenant at a later date.

Lieven de Key is not responsible for lost packages. And always advise tenants to have packages delivered to an address/shop to collect them.

22. Lock out service

When the Lock Out Service comes to open your door while the Keyless system is working normally, this service will cost EUR 75. If you were able to get into your room after calling the service and didn't cancel the service, also EUR 75 will be charged.

23. Children, babies and pets are not allowed in any of our facilities.

For emotional support animals, the university needs to receive an official request in advance for approval and them to find suitable housing with Lieven de Key where we want to make an exception. Housing with Lieven de Key is not guaranteed in this situation. Candidate could be sent to another housing partner by the University.

24. Departure / Check out

At the end of your stay you need to follow the check out guidelines and instructions as stated in our App, correctly.
When doing so, the security deposit will be returned to tenant in accordance with the legal term at the end of the lease agreement.

Please download our App ('Lieven de Key') for detailed information.

End of document

Thank you for your cooperation!

Lieven de Key - Short Stay Student housing

Lieven de Key