

Rental Agreement

between

Michael Hölter, Am Reißberg 21, 67591 Offstein, **landlord**
phone 06243 905751, mobil 0177 7162568, fam.hoelter@web.de

and

family name, first name _____ **lessee**

date of birth _____

street _____

town, postal code _____

passport nr. _____

phone _____

email _____

§1

1. for residential purposes, the **room nr.** _____ in the **apartment nr. 8** in the building **Carl-Schurz-Straße 19, 67549 Worms**, and, for common use, the bathroom, the kitchen and the common room will be rented.
2. The lessee will handle the furniture and in the inventory, according to the protocol, with care and will be liable for damage. He will also commit himself to use and handle the inventory of the bathroom, the kitchen and the common room carefully.
3. The lessee is responsible, jointly with the roomates, for the cleaning of the bathroom, the kitchen and the common room. In agreement with the roomates the rooms have to be cleaned an a regular basis.
4. The landlord is allowed to control the common rooms without notice. In case the rooms are not clean, he can asked for cleaning within a defined period of time. Are the rooms not cleaned after this period, he is allowed to contract the cleaning. The cost have to be payed by the lessees.

§2

1. The renting starts on: _____ and ends on _____ /runs unlimited. The agreement can be teminated with a three month written notice if possible by the end of September or end of February, if not otherwise agreed upon.

§3

1. The **total rent is 395,-€ per month** and has to be paid latest on the 3rd day of the month. The rent includes the costs for water, electricity, heating, internet, broadcast, waste disposal and cleaning of the stairway.
2. The rent has to be transferred on the following bank account
account owner: Michael Hölter
IBAN: DE18 5509 1200 0077 2795 20
BIC: GENODE61AZY
name of the bank: Volksbank Alzey Worms
purpose: rent for room nr:
3. If the payment is delayed by more than 7 days, an amount of 50,-€ has to be paid as a default rate.
4. A **deposit of 395,-€** is due when moving in. It can either be transferred on the o.m. bank account upfront or paid in cash. This amount will be paid back to the lessee when moving out and if there are no damages or other complaints being left.
5. For the **endcleaning** and administration the lessee will pay **60,-€** when moving in.

§4

1. The lessee will treat the roommates with respect. This means to follow the general house rules, which in particular state a silence period between 10:00pm and 6:00am. Parties, loud music or other noisy activities are not allowed in the silence period. Also during the day other people living in the house shall not be disturbed by unusual and/or noisy activities.
2. Smoking is prohibited in the entire house. In case of breaking this rule the agreement can be terminated with immediate effect.
3. The rights and the obligations of the parties are set by this agreement and the following documents: inventory sheet and protocol, handed over when moving in.

§5

1. personal data can be used for the purpose of administration and electronic data management.

Worms, _____

Worms, _____

Michael Hölter