

Tenancy Agreement



The following Agreement will be concluded between the funding organisation of the guest house of **Wirtschaftsakademie Schleswig-Holstein GmbH**, Hans-Detlev-Prien-Straße 10, 24106 Kiel

as landlord

and

Frau

~~Christine Appel~~
~~Christine Appel~~
~~2000250030~~

as tenant:

§ 1 Rental Object

A room, probably room number 608, (number of beds: 1) in the guest house located in Gästehaus Hans-Detlev-Prien-Straße 10, Hans-Detlev-Prien-Straße 10, 24106 Kiel, will be let for the period from 21.12.2022 until 04.01.2023. An extension shall be applied for separately.

The rent will be paid by: Appel, Christine (2000250030).

§ 2 Rent

(1) The rent and a charge levied for the consumption of energy, heating, warm water, and cleaning of the communal areas will amount to: **EUR EUR 264.00 plus the currently applicable value added tax** for the entire rental period, subject to a rent increase which must be announced with a period of at least four weeks. The rent shall be transferred in due time to the landlord's account with Förde Sparkasse, IBAN DE48210501701002343752 (BIC NOLADE21KIE)), or paid in cash to the administration office of the guest house. Please indicate the room number, the name and the contact number 2000250030 when making the transfer.

(2) The rent is a graduated rent, so that for a single rental day the rent is more than 1/30 of the monthly rent. The exact amounts for individual periods are shown on the Internet (www.wak-sh.de).

(3) At the time of moving in the guest house, a security deposit in the amount of EUR 300.00 shall be paid which will be refunded when the tenancy ends, if the provided keys and the room, including the inventory, are returned in an orderly condition. In case of loss of any keys, the landlord shall have the right to procure replacement keys or to change the locks at the tenant's expense. The deposit shall not bear any interest. It shall be prohibited to offset the deposit with any outstanding rents.

(4) If the landlord determines any damage at the time the tenant moves out, that has not been reported before, the landlord shall have the right to remedy the damage at the tenant's expense.

(5) The landlord is entitled to make changes to the rent and the charge levied for consumption, if the expenses so require (e. g. increased energy consumption due to additional electrical devices). The increase or reduction shall be effective as of the 1st day of the second month after the relevant announcement.

(6) The tenant shall not be entitled to set off the rental costs with their claims against the landlord or to assert a right of retention.

§ 3 Purpose of the Tenancy

(1) The Tenant is allowed to use the rented room for the contractually agreed purpose only. He is not allowed to use it for commercial purposes, to sublet it or to provide it to any third party.

(2) The organisation of parties in the guest house building is prohibited.

§4
Condition of the Rented Rooms

(1) The tenant undertakes to treat his room and the communal areas and furniture with due care and to keep them tidy and clean. The room taken over shall be maintained in such a condition that the next tenant is able to move in without any repair work being necessary. In particular, the tenant undertakes to carry out a basic cleaning of his room, also for hygienic reasons, at least once a week and to clean the floor, windowsill, washbasin, shower tray, and toilet in order to prevent limescale and dirt deposits.

(2) Any changes of the furniture require the prior approval of the landlord. It is prohibited to drive nails, hooks or the like into the walls or into the furniture or to drill holes.

(3) Any damage of the rental object shall immediately be reported to the administration of the guest house. The tenant shall be liable for any damage caused by himself or by his guests; the damage shall be repaired at the tenant's expense in agreement with the landlord.

(4) The landlord will not be liable for items brought in by the tenant.

§ 5
Access of the Landlord to the Rooms

Upon request, the landlord or his representative shall be granted access to the rooms in the presence of the tenant. In cases of imminent danger or if required on a specific occasion, the tenant shall permit irrevocably that the rooms can be accessed at any time during the day or night.

§ 6
Termination

(1) The landlord shall be entitled to terminate the Tenancy Agreement without notice if the tenant is in arrears with his payments for more than two months or if he is in breach of his obligations under the House Rules or the Tenancy Agreement.

(2) The tenant is entitled to prematurely terminate the Tenancy Agreement if a new tenant moves in, in agreement with the landlord, and thus no loss of rent will arise. Otherwise, the tenant has the right to terminate the Tenancy Agreement giving three months' notice to the end of a month.

§ 7
Additional Services

(1) The respectively applicable House Rules (current status: 24.11.2017) are part of this tenancy agreement.

(2) Changes and additions to this contract must be made in writing.

(3) Additional services, e. g. final cleaning or laundry packages, will be charged separately.

(4) Our private common rooms such as stairwells, corridors and kitchens are video-monitored in some guest houses at night from 22:00 to 06:00. The case is indicated by clear signs. This surveillance is carried out only to prevent vandalism and thus to the exercise our domestic rights. The pictures will only viewed if this is necessary to clarify damage cases. We comply with the provisions of § 6 b BDSG.

Important Information

In a guest house it may be necessary to renovate one or more rooms from time to time. This can always lead to dust and noise nuisance. It may also be necessary to change rooms. With your signature you confirm that you have taken note aware of this fact and that no claims against us result from it. Rent reductions for this reason are not possible.

