

RENTAL CONTRACT

No. _____ Date _____

Art. 1. THE CONTRACTING PARTIES

1.1. **Universitatea Valahia din Târgoviște [Valahia University of Târgoviște]**, based in Târgoviște, Aleea Sinaia, no. 13, represented by Rector, Assoc. Prof. Dr. Laura Monica GORGHIU, as lessor and

1.2* _____, the son (daughter) of _____ and _____, student at the Faculty/Department of _____, year ____, domiciled in the locality _____, street _____ no. ____, building ____, stairwell ____, floor ____, apart. ____, county _____, owner of ID card/passport series _____ no. _____, issued by _____ at _____, personal identification number _____, as a **tenant**.

1.2.1. Category of student accommodation according to dormitory subsidy:

- a. Romanian student;
- b. Romanian student who is child of a teacher in activity;
- c. Romanian student orphaned by one or both parents; student from orphanages or family placement;
- d. student of the European Union, the European Economic Area and the Swiss Confederation;
- e. scholarship student of the Romanian state, foreign student accommodated on the basis of interuniversity and intergovernmental agreements;
- f. budgeted foreign student without scholarship; foreign student accommodated on the basis of interuniversity and intergovernmental agreements enjoying a similar accommodation status as Romanian students;
- g. foreign student of Romanian ethnic origin; Romanian citizen student residing abroad;
- h. incoming foreign student on the basis of interuniversity, interdepartmental agreements, mobility programs (Erasmus, Atlantis, Tempus, DAAD, Fulbright);
- i. non-EU foreign student; foreign student accommodated on foreign currency standards; other forms of university training;
- j. student with disabilities;
- k. other categories of persons.

Art. 2. SUBJECT OF THE CONTRACT

2.1. The subject of the contract is the rent of a place in hostel no. ____, located at _____ Târgoviște, Dâmbovița, room ____, of the installations and related common spaces, as well as of the inventory provided in the delivery-receipt protocol drawn up at the accommodation.

Art. 3. TERM OF THE CONTRACT

3.1. The rental term is from _____ to _____, according to the structure of the academic year.

Art. 4. VALUE OF THE CONTRACT

4.1. The accommodation / place / month rate is _____ Euros.

4.2. The rent will be paid in advance for the next month at one of the university's cashiers.

4.3. As an exception: in December, the rent will be paid for January until the 20th (before the winter holidays).

4.4. In case of non-payment of the rent, starting with the 1st of the following month, the landlord will charge penalties of 1% for each day of delay. After 30 days of non-payment of rent, the tenant will be excluded from the dormitory and the due amounts will be recovered.

* The personal data will be filled in with a pen or pencil, without wipeouts, at the student's oath and will be verified by the administrator at the time of handing-in the room with the related equipment.

Art. 5. THE RIGHTS AND OBLIGATIONS OF THE CONTRACTING PARTIES

5.1. The lessor has the following rights and obligations:

- 5.1.1. Check out the room leaving the afferent endowments specified in the object of the contract in a state corresponding to the use for residential destination based on the delivery-receipt protocol.
- 5.1.2. Maintain normal living and study conditions in the spaces provided.
- 5.1.3. Permanently ensure cleanliness in the common areas of the hostel (halls, offices, reading rooms, stairs, common toilets) and in the spaces related to the dormitories.
- 5.1.4. Ensure the execution of maintenance and repair work necessary for the use of common areas of the dormitory.
- 5.1.5. Ensure the necessary endowments for the observance of the hygienic-sanitary standards and the norms of fire protection.
- 5.1.6. Check how the tenant uses and maintains the rented room, the inventory given for use and the common areas of the dormitory.
- 5.1.7. Recover the damages as soon as deficiencies and damages caused to the goods located in the room and in the common spaces are ascertained by charging for their equivalent value and the reparation costs.
- 5.1.8. Collect monthly the value of the rent, and grant the tenant the necessary documents to obtain the floating visa during the contract.

5.2. The tenant has the following rights and obligations:

- 5.2.1. Check in the room in a condition suitable for residential use based on the delivery-receipt protocol.
- 5.2.2. Receive the key and the access control card (where applicable), which he / she will hand over at the checkout of the room. If the tenant through their fault loses, damages or makes the access control card malfunction, they will pay to the cashier of the institution the amount approved by the University Senate for issuing a duplicate.
- 5.2.3. Pay in full and on time the rent for the place occupied in the dormitory.
- 5.2.4. Continue to pay the rent during international exchanges and student mobilities if they do not vacate the room.
- 5.2.5. Use properly the goods from the hostel inventory, the electrical and sanitary installations made available to them, and at the end of the contract return them in the state recorded in the delivery-receipt protocol signed at the date of conclusion of the contract.
- 5.2.6. Be patrimonial responsible for the deficiencies and damages caused to the goods in the room and in the spaces of common use. Material damage will be borne directly by the identified persons.
- 5.2.7. Not to make any alteration of the room, the afferent installations, the spaces of common use or change their use for other purposes than those of living space.
- 5.2.8. Not use the room, common areas or the premises of the student complex for commercial activities.
- 5.2.9. Stick posters and announcements in the indicated places only after obtaining the approval of the General Administrative Directorate of Valahia University and student representatives.
- 5.2.10. Not sublet the room or alienate the accommodation.
- 5.2.11. Occupy the allocated room and declare the places left vacant in the room.
- 5.2.12. Notify the dormitory administration in case of giving up the accommodation in the dormitory according to the provisions of the Regulation for the organization and functioning of student dormitories (ROFCS).
- 5.2.13. Observe the norms of access to the fireplace, the hygienic-sanitary norms and those of fire prevention, protection and extinguishing.
- 5.2.14. Ensure order and cleanliness in the room, not through out the window and not store household waste in the common areas of the hostel. Household waste will be taken by each tenant to the container corresponding to the home.
- 5.2.15. Not store personal items or food on the windowsill or on supports.
- 5.2.16. Adopt a civilized attire and behavior, show respect to the moral norms and of university ethics, collaborate with the Hostel Student Council and take attitude against the acts of indiscipline committed in the dormitory.
- 5.2.17. Maintain silence and public order, avert organizing parties, meetings, etc. in the room and in the common areas of the dormitory in any other way than under provisions specified by ROFCS.
- 5.2.18. Notify the administration of malfunctions that may occur in order to fix them.
- 5.2.19. Avert using appliances or other electrical heating or cooking appliances (radiators, radiators, stoves, grills, etc.) in living spaces.

- 5.2.20. Animals or birds are forbidden in the dormitories.
- 5.2.21. Not introduce, sell or consume alcoholic beverages, narcotics or substances prohibited by law in the hostel. Don't get drunk in the dorm!
- 5.2.22. Do not gamble in the hostel.
- 2.5.23. Smoking is not allowed in the rooms and in the common areas.
- 2.5.24. Identify themselves and allow the access of the authorized persons from the University and the police bodies to inspect the dormitory in order to ascertain the way of observing the contract.
- 2.5.25. Respect the hostel visit schedule. If the visitor does not leave the hostel by 24.00, the tenant who has received the visitor will be sanctioned according to art. 6.1 of the contract.
- 2.5.26. Use the room key where they are accommodated only during the validity of the rental contract and return it to the administrator thenceforth. The replacement of the door lock of the room is allowed only with the approval of the administrator who will be handed a copy of the keys.
- 2.5.27. Car access inside the university campus is allowed only with the payment of a daily fee or monthly subscription.
- 5.2.28. Parking inside the university campus is allowed only in specially arranged places next to student dormitories.
- 5.2.29. Abide by other rights and obligations provided by the regulation on the organization and operation of student dormitories, as well as by other regulations of the university with procedures specific to student activities.

Art. 6. CONTRACTUAL LIABILITY

6.1. In case of non-compliance with the obligations of the contract by the tenants, they are warned, and if the improper behaviour is maintained, they are sanctioned as follows:

- a) verbal reprimand;
- b) written warning;
- c) remedying or paying the value of the damages caused, as the case may be;
- d) exclusion from the hostel;
- e) permanent loss of the accommodation rights.

6.2. The sanctions provided in letters a) and b) shall be applied by the administrator together with the Hostel Student Council, the violation of those provided in art. 5, paragraphs 5.2.3., 5.2.4., 5.2.9., from 5.2.11. to 5.2.16., 5.2.18., 5.2.19., 5.2.24., 5.2.26 depending on their severity.

6.3. The sanction provided in letter c) will be applied by the administrator together with the Hostel Student Council for violating the provisions of art. 5, paragraphs 5.2.5., 5.2.6., and 5.2.7.

6.4. For the sanction provided in letter d) applied for the violation of the provisions of art. 5, paragraphs 5.2.8., 5.2.10., 5.2.17., 5.2.20., 5.2.23., 5.2.25., 5.2.28., the Hostel Student Council will inform the Council for Social and Student Problems and the legally constituted and recognized student associations at university level in writing; depending on the gravity of the misdeeds, the two responsible bodies will decide the application of the sanction and will notify the Dean's Office of the faculty where the tenant is a student.

6.5. For the sanctions stipulated in letter e), applied for the violation of those provided in art. 5, paragraphs 5.2.21., 5.2.22., the Hostel Student Council will announce in writing the Council for Social and Student Issues and the legally constituted and recognized student associations at university level, which, depending on the gravity of the misdeeds, will decide the application of the sanction and will notify The dean's office of the faculty where the tenant is a student.

6.6. The sanction is decided within a maximum of three days from the date of finding of the deviation and the identification of the perpetrator, entering into force as soon as the sanction decision is final.

6.7. The students who will dispose of their accommodation or use their own ID card to accommodate other people will be excluded from the dormitory and will automatically lose the right to accommodation throughout their studies.

6.8. The costs of repairing the damages caused to the dormitory and the inventory included in the delivery-receipt protocol will be borne directly by the identified persons within ten days from the date of their finding, and in case of refusal the student will be evacuated and the damage recovered.

Art. 7. FORCE MAJEURE

Force majeure and fortuitous event remove the liability of the parties in case of partial or total non-compliance of the obligations assumed by this contract provided that the event is notified by the party

invoking it to the other party within 48 hours from its occurrence and the party calls for all possible measures to be taken to limit its consequences.

"Force majeure" means an external natural or social phenomenon, extraordinary and unpredictable.

"Fortuitous event" means a circumstance of external origin, which is not extraordinary and can be foreseen and avoided.

During the existence of the fortuitous event or force majeure, the contract is suspended and then continued after its cessation. After the expiry of force or force majeure, if the term of the contract cannot be met, or if the value of the benefits changes due to this event, the parties will conclude an Additional Act to this contract, written and signed, by which they can renegotiate the terms of the contract.

Art. 8. FINAL PROVISIONS

8.1. This contract may be terminated by the parties on the basis of 30 days' notice, except for persons who have submitted a request on the basis of duly justified reasons.

8.2. If the final year students do not hand over the room key, leave the room clean with all the objects received on the inventory at the beginning of the academic year, they will not be signed departure clearance form and will not be issued the necessary documents to lift the bachelor, master or doctorate degree diploma.

This contract was completed compliant with the provisions of the legislation in force: National Education Law no. 1/2011, the Regulation on the organization and functioning of student dormitories approved by the Senate of Valahia University of Targoviste, the Decision of the Senate of the Valahia University of Targoviste with regard to rental taxes and fees, Ordinance no. 97 of July 14, 2005 on the records, domicile, residence and identity documents of Romanian citizens, Law no. 349 of June 6, 2002 for preventing and combating the effects of consumption of tobacco products, Law 448/2006 on the protection and promotion of the rights of persons with disabilities, Law no. 307 of 12.07.2006 on fire protection.

It was concluded in 2 (two) copies, one for each party, today, _____.

I, the undersigned _____, agree to the use and processing by the "Valahia" University of Târgoviște of the following personal data: name and surname, personal identification number, date and place of birth, address, ID - series and number, telephone, e- mail, in order to carry out all the operations related to the accommodation in the student dormitories of the "Valahia" University of Târgoviște.

Signature_____

LESSOR,

TENANT,

Rector,

Assoc. Prof. Dr. Laura Monica GORGHIU

General Administrative Director,

Legal office,

Administrator,