

# GENERAL TERMS AND CONDITIONS HOME RESIDENCE

Model adopted by the Real Estate Board (ROZ) on 20 March 2017 and deposited on 12 April 2017 at the Registry of the Hague Court and registered therein under number 2017.21. Any liability for the adverse consequences of using the text of the model is excluded by the ROZ.

## Use

1.1 The tenant will use the rented - for the entire duration of the lease agreement - in full, continuous, proper and self-employed only in accordance with the destination stated in the lease agreement, which means, among other things, that tenant may not use the leased for the purpose of business activities (Including also activities referred to in Article 2.1 and 14.3 paragraph c). The tenant is entitled to pay the profit that he (estimated) has enjoyed by acting in violation of this prohibition, without prejudice to landlords entitled to (additional) compensation.

1.2 The tenant will observe existing limited rights, qualitative obligations and the requirements of the rented by the government, fire brigade and utilities. Utilities are also understood as similar companies engaged in the supply, transportation and measurement of energy, water and the like. Unless, at the commencement of the lease agreement, there is rent of upholstered and / or furnished living space, the tenant must furnish the furniture and furnish the rented at the start of the rent. Tenant will keep the rent adequately upholstered and furnished.

1.3 The tenant shall act on the oral or written instructions given by or on behalf of the landlord in the interest of the proper use of the rented and of the premises, facilities and facilities of the building or complex of buildings of which the rented part is.

1.4 The tenant has the right and duty to use the common facilities and services that will or will be available for the purpose of the proper functioning of the building or complex of buildings to which the hired person belongs.

1.5 The tenant may refuse the tenant's access to the rent if the tenant wishes to take the rental for the first time at the time that the tenant wishes to take the rental, has not yet fulfilled his obligations under the lease. This does not affect the rental date and the obligations arising from the lease agreement.

1.6 The tenant is not permitted to use the rented associated storage spaces, garages, etc. as a living space, for storage purposes other than for their own non-commercial use, as a workshop or as a sales space or otherwise to keep or keep sales in or near these premises. .

## Subsection

2.1 The tenant is not entitled to dispose of the rented, in whole or in part, in rent, subletting or use to third parties without the prior written consent of the landlord, including renting rooms, granting a pension, giving it (temporary) use (Such as via AirBnB or similar organization) or rendering of rent. A permit granted by or due to landlord is one-time and does not apply to other or subsequent cases.

2.2 If the landlord has grounds for believing that the tenant has rented the rented without the permission of the landlord fully or partially in use or sub-lease as referred to in article 2.1, the tenant is obliged to cooperate in a survey by the lessor. Upon request, the tenant is obliged to provide the user (s) or sub-contractor (s) with personal details.

## State of the rented at the beginning of the lease agreement

3.1 The lease is delivered to the tenant at the start of the lease and is accepted by the tenant in good condition without defects. That is the state whereby the rented to the tenant can provide the pleasure that the tenant may expect a well-maintained case of the kind to which the tenancy agreement relates at the commencement of the lease.

3.2 The general, constructional and technical state of the lease in which the tenant accepts the rentee at the start of the lease is determined by the tenant and landlord in an annex to the lease agreement and the minutes of the party to be signed by or on behalf of the parties. Of delivery. This process of delivery is part of the rental agreement.

3.3 If there is a defect at the start of the rental agreement, this will be stated in the delivery record. Such a defect is rectified by the landlord within a reasonable period. If the landlord fails to do so, the landlord is in default only after the tenant has failed to let the landlord.

## Changes and additions by tenant

4.1 The tenant is not allowed to bring or have any alterations or additions in, on or on the rented premises, without the prior written consent of the landlord. The foregoing does not apply to changes or additions that can be undone at the end of the rental without significant costs.

4.2 The tenant is not allowed to change or change without prior written permission from the landlord

Additions or on the outside of the rented, including the plot, the balcony, the communal areas and the garden (unless it is the decor or decorative garden).

4.3 Changes or additions will be canceled by tenant at the end of the lease agreement, unless the lessee has received written permission from the landlord to leave them behind.

4.4 Unless the parties agree otherwise, the landlord does not authorize any changes and additions that the tenant wishes to make if:  the property is hired by the lessee;  the change leads to a decrease in the rented amount;  these are not necessary for the efficient use of the rented;  do not increase the living pot;  by introducing the changes or additions, the energy index of the rented demonstrable deteriorates;  when objectionable objections by the landlord are contrary to the application thereof.

4.5 In any case, there are serious objections of landlord if the changes or additions:  do not comply with the applicable government regulations and / or regulations of utility companies or when the necessary permits have not been obtained;  of insufficient technical quality;  affect the lease ability of adjacent houses;  complicate good housing management;  cause or may cause nuisance and / or anxiety to third parties;  lead to no longer being able to assign the property to homeowners from the landlord's primary target group regarding the rented;  be reasonably harmful or may be for the rented or building of which the rented part is  change the nature of the rented;  violate the divisional act (s) or household regulations that apply to the rented or the conditions under which the owner of the lessee has acquired the property of the lessee.

4.6 The landlord is authorized to consent to or impose a burden on the tenant, in particular regarding the materials used by him and the quality thereof, the constructions to be used and the procedures to be followed in the Especially in view of the possibility and consequences for future maintenance and safety. The landlord may also make regulations regarding fire, storm and civil liability insurance with respect to taxes and charges and with respect to liability.

4.7 The lessor will, in his or her consent, indicate whether or not the changes at the end of the lease agreement have to be reversed. In case of revocation, the lessor is entitled to require a guarantee or other security for the fulfillment of that obligation. The cancellation can only be withheld if the lessor agrees with the written request of the lessee and the new tenant to maintain the changes or additions taken by the tenant or by the tenant in the sense that they may be taken over by the new tenant. The new tenant will then, in turn, take care of the cancellation or addition of the rental agreement concluded with him, unless they can be left out again because of the provisions of the first sentence of this provision.

4.8 The tenant is obliged to ensure that all changes or additions made to the changes or additions are fulfilled by all governmental authorities, and that all necessary permits and permits (such as those of the municipality and fire brigade) are required Obtained, while the cost of the changes or additions are at all times for tenants.

4.9. The tenant is obliged to maintain and repair any changes or additions made by him or her. In case the tenant of a previous tenant has taken over business, changes or additions, they will never lead to liability of landlord. Lessee indemnifies landlord for third party claims for damage caused by tenant made or accepted changes and additions.

4.10 The uncovered walls and ceilings in the rented area may not be provided by wallpaper tenant. It is forbidden to stick stickers on paintwork and to glue flooring directly to the decking or stairs. Structured by tenant on a wall, such as stucco, structure paint, granol, putz and the like, must be canceled by the tenant at the end of the lease unless the following tenant has informed the landlord in writing that he has applied the structure to the Takes over the tenants' walls and that, in turn, he (the succeeding tenant) will take care of his disposal at the end of his lease.

4.11 A landlord's permission is one-time and does not apply to other or subsequent cases.

4.12 The tenant is not bound by a tenant by the tenant of a subsequent tenant for the rented; Even if the proposed successor tenant wishes to take over tenant's rent or applied facilities or changes in / to the lessee's tenant.

4.13 All changes made by tenant in contravention of the terms of the landlord must be undone at the first notice of the landlord.

4.14. If the tenant issues related to maintenance or repair work on the rented or the building or complex of buildings of which the rented part is being removed, the removal, storage and reuse costs for account and risk shall be taken into account. Of tenant, regardless of whether the landlord has granted permission for the affixing of the relevant business.

#### Changes or provisions by the landlord

5.1 If and in so far as the landlord is obliged to give to landlord mandatory rules for changes, modifications or improvements to the rented separately or to the building or complex of buildings of which the lease is part, the lessee declares these changes, On, on or with the hired.

5.2 If the rented part of a complex of several dwellings and landlords wishes to change, adjust or improve the complex, or part of which the rented part is part of, while those government activities are not mandatory, tenant must To give the opportunity provided that: a. At least 70% of tenants within the complex, or part thereof, of which the rented part is included, has agreed with the proposed change, adjustment or improvement; B. The proposed change, adaptation or improvement can only be made for complex, technical or organizational reasons, social and / or financial reasons, or by any relevant part; C. Landlord has informed the tenant in advance of the proposed change, adjustment or improvement and has consulted the tenant or the tenant organization respectively.

5.3 If the landlord is entitled or obliged to make certain changes or renovations in or to the rented land pursuant to section 5.1 or 5.2, the landlord is also entitled to a tenant proposing a change in the rent under Article 7: 252 and / or Article 7: 255 BW.

5.4 The lessor is not entitled to make a rental change proposal for the rent for those changes or renovations that are identified as remedying overdue maintenance to the maintenance level that matches the original rental price.

5.5 In the case of changes, modifications or improvements as referred to in Articles 5.1 and 5.2, the stipulated in Article 11.5 shall apply.

#### Lift

6.1 If the building belonging to the rented part belongs to an elevator, tenants, their roommates and visitors will be required to comply strictly with all regulations, given or to be given by or on behalf of the landlord, the elevator installer or the government.

6.2 The landlord will arrange for a service subscription for the lift installation.

#### **Central heating and hot water system**

7.1 If a rented, own, central heating system or a water heater is present in the rent, the tenant will ensure "as a good tenant" for the maintenance thereof.

7.2 At the expense of the lessee, all costs for recovery of damage arising from negligence, improper use or the improper maintenance of the facilities referred to in Article 7.1 with accessories by the tenant or by persons designated by him shall be without exception. 7.3 The tenant is obliged to take all measures taken to prevent freezing of the central heating system, the water heater and the water pipeline. In case of absence of tenant during the heating season, it is not allowed to close the radiators of the central heating system - in view of the risk of freezing for said installations.

#### **Common or central antenna device**

8.1 If it is hired, it is or may be connected to an existing common or central Internet system and / or for the reception of television and radio programs, the tenant is not allowed to have his own system and / or own To install or maintain antennas, or to make changes to the system.

8.2 Only the connection point (s) provided on the common or central antenna device or the internet may be used for connection of equipment. For this connection (s), the tenant must make use of the proper connection codes to be purchased. The tenant is liable for damage to the installation arising from the use of improperly operated receivers or invalid connection lines.

#### **Garden, property divisions, estates**

9.1 If the rent is a garden or an erf, the tenant is obliged to install, use, maintain and maintain the garden as a ornamental garden and do not use the yard and the garden for storage Of any kind, of any kind, or for stalling one or more cars, caravans, boats etc. Trees and bushes, also the trees and shrubs already present at the start of the rent must be maintained by the tenant and timely To be pruned If trees or bushes in the garden cause inconvenience these must be removed at the expense of the tenant. If a cap permit is required, the tenant must apply for the owner's information on his own behalf. Damage caused by trees, shrubs or other planting is at the expense of tenant.

9.2 It is not allowed to place the tenant without the permission of the landlord to place, modify or remove landfills, abrasions, tents and other buildings. 9.3 The provisions of Articles 4.1 to 4.14 shall apply mutatis mutandis.

#### **Sunbathing**

10.1 It is not a tenant allowed to apply external sunbathing unless he has previously obtained the landlord's approval regarding the construction, the color and the manner of attachment.

10.2 The provisions of Articles 4.1 to 4.14 shall apply mutatis mutandis.

#### **Maintenance**

11.1 The tenant is obliged under the Act (Article 7: 217 June 7: 240 BW) and this lease is obliged to carry out minor repairs to, on or in the rented, including at least the small repairs mentioned in the Small Decision Repairs, and landlord is obliged to remedy the remaining defects at the lessor's request, unless this is impossible or requires expenses that, in the circumstances, are not reasonably required by the landlord. To this end, the Parties shall, in good time and in good faith, include - or at any rate - those facilities, innovations, including, or necessary to do so, and to which the law, any statutory or agreed terms are required.

11.2 The stipulations in Article 11.1 do not affect the obligation of tenant to maintain, repair and renew services provided by or due to tenant as referred to in article 4.

11.3 The minor repairs that are due by tenant shall be carried out by or on behalf of the landlord if such maintenance Under the lease of goods and services relating to the occupancy of the leased property as provided for in article 7 of the lease agreement by or on behalf of the landlord.

11.4 The foregoing does not affect the obligation of each party to take those provisions due to intent, fault, negligence or improper use of himself or of persons for whom he is liable.

11.5 If the landlord considers it necessary to judge the rented or building or complex of buildings of which the rented part is or to undertake maintenance, repair, renewal or other activities, or if it is necessary in connection with requirements or measures of Government or utilities, tenant will require the persons necessary to perform such work in the hired permit and that work and any inconvenience without claiming damages, reduction of the payment obligation or termination of the lease. Tenant will consult with tenant about the time of performance of the work.

11.6 If either party fails to perform or perform maintenance, repair or renewal on his own behalf or if performed improperly or poorly, the other party is entitled to carry out those activities at the expense and risk of the negligent party To do, after receiving a written notice of default, giving him a reasonable time limit for compliance. If the work of a tenant is unable to delay, the landlord is entitled to carry out or perform the tenant immediately.

#### **Access**

12.1 Tenant and all persons designated by him shall be entitled to enter the hired after consultation with tenant and working days between 08.00 and 17.30 for inspection of the state of the hired for the activities referred to in Articles 5 and 11 and for Assessments. In case of emergency, the landlord is entitled to enter the rented without consultation and / or outside of the mentioned times.

12.2 In the case of proposed rental, sale or auction of the rented or (part of) the building or complex of buildings of which the rented part is made and the last three months before the end of the lease agreement, tenant is obliged, upon prior notice by or Due to landlord, opportunity to view the rented from 10:00 to 12:00 and from 14:00 to 16:00

on working days as well as on auction days and will provide usual 'for rent' or 'for sale' signs or bills on or at the Rented (or the building or complex of buildings).

#### Damage and Liability

13.1 In case of accidents, damage or threatened damage to pipes, cables, pipes, drains, sewers, installations and equipment, accidents, accidents or damage caused to the hirer, the tenant shall immediately inform the landlord in writing Set.

13.2 If immediate damage is threatened or damage occurs, the tenant must immediately notify the landlord and the lessee is obliged to take appropriate measures without delay to prevent and limit (further) damage to or lease. This is especially true when there is or is a risk of damage due to any weather. 13.3 When the rented part of a collective building or complex of dwellings, the provisions of Articles 13.1 and 13.2 also apply to the entire building or complex, in particular with regard to the common spaces and the premises. Direct action by tenant is only required in these cases when this can reasonably be expected of him.

13.4 The Lessor is not liable for damage and loss of rental income suffered or suffered by a tenant and / or his housemates or for damage to property belonging to tenant and / or his household members as a result of visible or invisible defects to the hired unless such damage or loss Of rental allowance to the landlord is payable or if that damage was caused by a defect which was present at the time of the lease agreement and that the landlord knew or should have known at that time.

13.5 Landlord is not liable for damage caused to the person and / or property of the tenant or his companions by storm, frost, lightning, severe snowfall, flooding, rise or fall of groundwater level, natural disasters, nuclear reactions, armed conflicts, civil wars , Insurgency, riots, molestation and other calamities.

13.6 The tenant is liable for damage to the rented, which arises from a failure to comply with an obligation under the lease agreement. All damage, except fire damage, is suspected to be due to this. The tenant is also referred to in this paragraph as housewives of the tenant and third parties who are in the rented.

13.7 The tenant is obliged to terminate - and to maintain - adequate property insurance under usual terms. For damage that falls within the scope and coverage of a lease terminated insurance, the tenant must first contact his insurer.

#### Protection of living environment

14.1 If the rented part of a building or complex of buildings, to which spaces and grounds belonging to which the lessee has no exclusive use rights, he will contribute to the fact that these spaces and areas are not contaminated, no movable property, Placed on or placed on and not used for purposes other than which they are apparently or under the rental agreement or instructions of the landlord. In particular, the tenant will not enter or enter the roof, the elevator switchboards, the fire extinguishers, the central heating system room and the hydrofoor space. It is also forbidden to place vehicles, prams, bicycles or other objects elsewhere than on or in the designated premises or to knock or hang bed linen, laundry, etc. on the outside of the building, other than inside the balcony.

14.2 The tenant is not permitted without the prior permission of the landlord: a. To affix or to affix to or rent the advertisement, in any form, for himself or for third parties; B. To connect or apply a mechanical hood and other equipment to a ventilation duct; C. To set up or use the smoke ducts contained in the rent for the purpose of a fireplace or a so-called all-burner, unless it is used for the purpose of a fireplace that forms part of the rented part. The provisions of Articles 4.1 to 4.14 shall apply mutatis mutandis.

14.3 The tenant is not permitted to: a. Keep in or at the rented house animals causing inconvenience; B. Dispose of combustion gases other than via flue ducts or to use vent ducts; C. Cultivate or trade in the habitation, in the common areas and / or parts thereof or in the immediate vicinity of the hired herd and / or arrange the herd as hemp nursery, hemp drying or hemp or other activities Which have been punished under the Opium Act. The hirer is also prohibited from hopping or storing hemp or similar crops in the rented and / or common areas for another. It is also prohibited to rent, produce or use in a group, in the hired, shared areas and / or parts thereof or in the immediate vicinity of the hired soft, hard drugs, hard drugs or other prohibited means, To be used or present. Tenant acknowledges that the act in violation of the above prohibitions leads to damage to the hired, as well as to danger and nuisance (such as pollution, vandalism, attracting crime, etc.) for the environment. Acting in violation of this prohibition is so serious that justifies the termination of the lease agreement in the shortest possible period. The tenant is entitled to pay the profits to landlord whom he (estimated) enjoyed by acting in violation of this prohibition, without prejudice to the landlords entitled to (additional) compensation.

14.4 Lessor will cause no nuisance or inconvenience when using the building or complex of buildings of which the rented part is situated. Tenant will ensure that third parties or animals that are present to him do not.

14.5 Articles 14.1 to 14.4 aim, among other things, to promote a good living environment between the users of the building or complex of buildings of which the rented part is.

14.6 The tenant will behave and use and maintain the rent as it is a good tenant.

#### Environment

15.1 The tenant will comply strictly with the guidelines, regulations or instructions of the government or other competent authorities regarding the (separate) supply of waste. In case of non-compliance or non-compliance with this obligation, the tenant is liable for the resulting financial, criminal and possibly other consequences.

15.2 The tenant is not allowed to:

a. Have, in, on, or in the immediate vicinity of the hired environmentally hazardous items, including stink-spreading, flammable or explosive items;

B. To use the rented such that soil or other environmental pollution occurs through this use.

#### Rental price change

16. If the rented independent living space is at a liberalized rent price:  the annual rent change takes place based on the change in the monthly price index according to the consumer price index (CPI), series of all households (2015 = 100), published by the Central Bureau for Statistics (CBS);  the modified rental price is calculated according to the formula: the modified rental price is equal to the current rental price on the change date multiplied by the fourth quarter month's index which is for the calendar month in which the rental price is adjusted divided by the index of the sixteenth calendar month which is for the calendar month in which the rental price is adjusted;  the rental price will not be changed if the adjustment results in a lower rental price than the latter, but

In that case, the last rental price remains unchanged until, at a subsequent indexation, the index of the calendar month, which is four calendar months before the calendar month in which the rental price is adjusted, is more than the index based on which the rental price has been last changed;  a similar comparable index will be used if the CBS discontinues the publication of the said price index or changes the basis of its calculation and may, in the opinion of the latter, be asked by the most well-known party to the CEO of the CBS that For parties is binding. The parties involved may bear half the costs involved.  the altered rental price also applies if the change to the tenant is not given a separate notice.

#### Cost of utilities with an individual meter and service charge

17.1 In addition to the rent, the tenant charges the cost of supply, transportation, measurement and consumption of gas, water and electricity for the rented, including the cost of entering into The relevant agreements and the meter rental, as well as any other charges and fines charged by utilities.

17.2 The tenant shall, at his own expense and risk, conclude the agreements for delivery with the relevant authorities, unless the leased has no separate connections and / or parties have agreed that the landlord is responsible for the supply of gas, water and electricity.

17.3 If parties have agreed that the landlord will provide for the supply of gas, water and electricity for the rented and in the living area of the rented an individual meter, the landlord shall fix the fee payable by the lessee on the basis of the actual Cost based on meter readings. If the supply of heat within the meaning of Article 1 (g) of the Heat Act, the Heat Act applies, such compensation shall never exceed the maximum price within the meaning of that law. In that case, the tenant is obliged at the first request to sign a delivery agreement with the landlord as referred to in that law. If there is no individual meter in the living area of the rented apartment, the lessor determines the fee payable by the tenant.

17.4 In addition to the rent, the tenant charges the costs of providing internet, image, sound and other signals, including the costs of entering into the relevant agreements, as well as any other costs and fines imposed by the suppliers of these Services are charged.

17.5 The tenant shall, on his own account and risk, conclude the agreements for delivery with the companies concerned as referred to in Article 17.4, unless parties have agreed that the landlord is responsible for the delivery of internet, image, sound and other signals. In the latter case, the landlord shall determine the compensation payable by the lessee.

17.6 If parties have agreed that the landlord will also provide for the delivery of (other) goods and services related to the hiring of the rented, the landlord will also fix the fee payable by the lessee.

17.7 To the extent that the rented part of a building or complex of buildings and the supply of goods and services associated with the hiring of the rented part also relates to other related parts, the lessor shall reasonably assume the tenant's share in The cost of that supply of goods and services. The lessee does not need to take into account the fact that the tenant does not use one or more of these supplies of services and services. If one or more parts of the building complex are not in use, the lessor carries out a guarantee that this will not be higher than when the building or complex of buildings would be fully used.

17.8 The tenant shall provide a tenant each year with an overview from which tenant can determine his share of such costs independently. The statutory limitation period commences after the expiration of the year in which the costs relate.

17.9 After the end of the rent, a review will be made over the period during which this has not yet been done. This summary will be provided after expiry of 6 months after the end of the year in which the costs relate.

17.10 According to the overview of the relevant period, taking into account advance payments, the tenant has not paid too much or has been received by the landlord, the payment will be paid or refunded within three months after the summary has been given. Controversy of the accuracy of the overview does not result in suspension of this obligation of payment.

17.11 The tenant offers the tenant the opportunity for access to the books and other business documents or copies thereof, for a period of one month after providing the overview.

17.12 The tenant has the right to supply electricity, gas and water for consumption in the living area of the rented on the basis of an individual meter located in that section and delivery of the other business and services relating to the occupation of the rented , After consultation with tenant, by type and size.

17.13 The lessor is entitled to the advance due by the tenant on the compensation in connection with the supply of electricity, gas and water for consumption in the residential area of the rented on the basis of an individual meter located in that section and the compensation for the remaining Business and services rendered in connection with the hiring of the rented interim in accordance with the expected costs, including in a case referred to in article 17.12 and further in the cases referred to in article 7: 261 paragraph 1 of the Dutch Civil Code.

17.14 The tenant is bound to reduce or extend the supply of electricity, gas and water supplied by the landlord for consumption in the living area of the rented on the basis of an individual meter located in that section and the

delivery of the remaining items and Services relating to the occupancy of the rented and the associated amended advance payment if that change relates to a supply that can only be delivered to a number of tenants and at least 70% of the tenants therewith has agreed. A tenant who has not agreed with the change may, within eight weeks of the lessee's written notice that agreement has been reached with at least 70% of the tenants, claim a court decision regarding the reasonableness of the proposal.

17.15 If the consumption of gas, electricity, heat or (hot) water is determined on the basis of consumption meters, and because of the incorrect or malfunction of these meters, a dispute about tenants is in the cost of consumption, this share is determined by a Landlord consulted company specializing in the measurement and determination of decreased gas, electricity, heat and / or (hot) water. This also applies to damage, destruction or fraud involving the meters, without prejudice to all other rights that the landlord has in respect of the tenant, such as the right to repair or renewal of the meters and compensation for damage suffered.

#### Termination by termination

18.1 Termination of the lease agreement by termination must be by registered mail or registered letter and against a day agreed for rent payment (usually the first day of a calendar month) and subject to a notice period. The term of notice is for termination by tenant equal to the duration of a payment period, but not less than one month and not longer than three months and for termination by the lessor not less than three months and subject to article 7: 271 paragraph 5 of the Dutch Civil Code .

18.2 A lease contract for a certain period of time, which is shorter than or equal to two years (in the case of self-catering housing), and five years respectively (in the case of self-contained living space) does not end by termination but by notice which must be By registered letter, which means that the lease terminates on the fixed term specified in the lease agreement. This notice must be made by the landlord not later than one month before the expiry of the term stipulated in the lease agreement and not earlier than three months before the expiry of that period.

#### End of rental agreement or use

19.1 Unless otherwise agreed in writing, the tenant will rent the rented at the end of the lease or at the end of the lease to the landlord in the state at the start of the lease in the trial of Delivery has been described, taking into account subsequent work performed by landlord and normal wear and tear.

19.2 If, at the start of the rental, no trial of delivery has been prepared, the tenant is assumed to have received the rented in the state as at the end of the lease agreement, unless otherwise stated.

19.3 Tenant shall render the rented at the end of the rental agreement or the end of the use of the rented vacant and evacuated, free of use and usage rights, properly cleaned and upon delivery of all keys, keycards and the like to the landlord.

19.4 The tenant is obliged to remove all items transferred by him in, on or on the rented or taken over by the previous tenant or user at his own expense, unless the landlord otherwise indicates or has indicated otherwise in writing. In addition, the tenant will repair the damage caused by the removal of the property, the white walls and ceilings will be white and if the garden is a garden, leave the soil unclean and properly left (without pits or holes). For undeclared items that have been issued without the permission of the landlord, the landlord is not liable unless otherwise agreed in writing. 19.5 Tenant loses possession of property which he is deemed to have waived by leaving them in the rented on leaving the rented premises. These things can be removed by the landlord, at the landlord's insight, without liability on the part of the lessee at the expense of the lessee without the obligation of a landlord. Landlord is free to have access to these items. He has the right to take over this property or to remove the risk of tenant at its sole discretion. Alternatively, the landlord can choose to dispose of the items in question to immediately destroy them or to temporarily dispose of them. If the landlord has transported and stored the goods in question, the tenant can only recover the property from the landlord during the time that they are stored for payment, all of which is claimed by the lessor of the lessee. The landlord is not liable for damage to the items in question during removal, transportation or storage.

19.6 The provisions of Article 19.5 do not apply to movable property that the tenant has transferred to the succeeding tenant, provided that the subsequent tenant has notified this landlord in writing to the landlord.

19.7 Before the end of the rental agreement or use, the rented parties must be jointly inspected. This report will draw up a report by the parties setting out the findings regarding the state of the rented. This report also determines which work in respect of the repairs necessary for inspection and the tenant's tenancy is to be carried out by the tenant at the expense of the tenant and the manner in which this will be done.

19.8 If the tenant or landlord, after having been properly empowered by registered letter, does not cooperate within the reasonable time with the inspection and / or the determination of the findings and agreements in the report, the party to be bound by it Insists that the inspection be carried out without the negligent party being committed and the report binding on parties. The party requesting a commitment will promptly issue a copy of this report to the negligent party.

19.9 The tenant is obliged to perform or to carry out the work performed by him on the basis of the report within the time limit specified in the report or otherwise agreed between the parties. If the tenant remains in full or in part in compliance with his obligations arising from the report, the tenant is entitled to carry out these duties himself and the associated costs tenant, without the tenant being obliged to do so by or on behalf of the landlord, and without prejudice to the landlord's claim for compensation for further damages and costs.

19.10 The amount of time involved in carrying out the work, calculated from the date of the end of the lease, shall be payable to the landlord, an amount equal to the last rented rent, the fee for the supply of electricity, Gas and water for consumption in the residential area of the rented on the basis of an individual meter located in that section and the compensation for the other business and services provided in connection with the occupation of the rented,

without prejudice to the lessor's claim for compensation of further damage and costs. Tenant can not derive any rights from this provision.

#### Payments

20.1 The payment of the rental price and of all further due under this lease agreement will be made by the Dutch due date of payment - without any suspension, discount, deduction or settlement with a claim which the tenant has or has to assume on the lessor. Except in the case of Article 7: 206 (3) of the Civil Code - by way of deposit or transfer on a bill to be furnished by the landlord.

20.2 The landlord is free to make changes to the place or manner of payment by written notice to the lessee. The lessor is entitled to determine which outstanding claim from the lease agreement is deducted from a payment received by him from tenant unless the lessee explicitly indicates otherwise. In the latter case, the stipulated in Article 6:50 of the Civil Code does not apply.

#### Security deposit

21.1 As a guarantee for the proper performance of its obligations under the lease agreement, the tenant will, upon signing the lease agreement, deposit a deposit amounting to the amount stated in article 10 of the lease agreement on a bank account specified by the landlord.

21.2 If the security deposit has been applied, the tenant is obliged to supplement the security deposit at the first request from the landlord with the amount for which the deposit was charged. 21.3 If and insofar as the deposit has not been lawfully addressed by the landlord, the landlord must, upon termination of the lease agreement, return the deposit to a bank account to be given by the tenant.

#### Principality, Co-lease, Courage and Administration

22.1 If several persons have been a tenant, they are still jointly and individually liable to all landlords for all leases arising from the lease. Deferral of payment or remission by landlord to one of the tenants or an offer for that purpose, relates only to the tenant.

22.2 The commitments of the tenancy agreement are also jointly and severally related to heirs and other tenants' rights.

22.3 Anyone who has entered into a lease agreement with one or more others and has signed without a legal co-leasing company, does not lose his tenant by permanently leaving the lease. He also remains jointly and severally liable for the obligations under the lease. A contractual co-owner (co-owner) can only terminate the lease agreement with the other tenant (s).

22.4 When entering into the lease agreement, tenant must notify the landlord whether he is married or a registered partnership has been entered into. Tenant will provide the landlord's personal details of his partner. If, after entering into the lease, the tenant marries a registered partnership, he will immediately notify the landlord in writing, stating the personal details of the partner.

22.5 At the time of entering into the lease agreement, tenant must notify landlord whether he has been under the jurisdiction or under his control. Tenant will provide the landlord with the personal information of the curator or the administrator. If, after entering into the lease agreement, the tenant is notified under a curative or governance he will immediately notify the landlord in writing, stating the personal information of the curator or the administrator.

#### Inaccessible availability

23.1 The tenant is obliged to make available the rented to the tenant on the date of commencement as referred to in article 3.1 of the lease agreement.

23.2 In the absence of the rented at the intended date of entry due to the fact that the rent has not been completed in time because the previous tenant has not cleared the rented in time or in the event that the landlord still has the license to be taken by him. Has not obtained, the tenant is not entitled to rent, no compensation for the supply of electricity, gas and water for consumption in the residential area of the rented on the basis of a leasehold individual meter and no compensation for the remaining business and services rendered in connection with the hiring of the hired owed and also dispose of its other obligations and the agreed terms accordingly.

23.3 The lessee is not liable for the damage sustained by the tenant, unless he can be charged with a legitimate shortcoming. Among the attributable shortcomings is the situation that the landlord does not attempt to make available to the tenant as soon as possible.

23.4 If the landlord can not make the rented available within ten working days of the intended date of entry, the lessee is entitled to settle the lease agreement out of court by registered letter.

#### Apartment rights

24.1 If the building or complex of buildings of which the rented part is or is divided into apartment rights, the tenant shall observe the provisions relating to the use arising out of the divisional act, statutes or regulations. The same applies if the building or complex of buildings is owned or becomes a cooperative.

24.2 As far as it is in its capacity, the lessor will not cooperate in establishing rules that contravene the lease agreement.

24.3 The tenant shall ensure that the tenant is in possession of the rules on use in accordance with Article 24.1.

#### Costs, default

25.1 The tenant is in default due to the single term of a certain period.

25.2 In all cases where the tenant makes a summons, a notice of default or an exploit to a farmer, or in case of proceedings against a tenant in order to enforce it in order to comply with the lease or tenant's eviction, The farmer is obliged to pay all costs incurred, both in and out of court, except for the costs incurred by a final judicial decision by the lessee to pay to the lessee, as far as reimbursement of such costs is concerned The Law of Normation for extrajudicial collection costs and the Decision on collection costs do not apply.

#### Personal Data

26.1 Personal Information of Tenant and, if applicable, his / her spouse / spouse / registered partner and / or other family members and / or curator / administrator are processed by the landlord and / or the (if any) manager and / or their group companies for the following purposes: Conducting the lease agreement, the (scheduling) of maintenance, conducting visits and acquisitions, making payments and collecting claims including the handling of third parties, dealing with disputes, questions or investigations, including legal proceedings , Exercising control, applying and providing rental allowance, internal management activities, and the implementation or application of a law. For this purpose, the personal information provided by the landlord and / or the administrator is provided to third parties such as the bank for payment purposes, maintenance companies who are planning or following a complaint (and whose name and contact details such as telephone number, email address and information about the Complaints can be passed), surveyors and acquisitions candidates (they may receive name, phone number and email address to schedule an appointment), debt collection agencies, bailiffs, lawyers and judicial authorities in the event of late payment or dispute, tax authorities and other competent Authorities, as well as service providers such as IT vendors, accountants and auditors and lawyers.

26.2 Persons concerned have the right to request the landlord and / or administrator to provide access to their personal data and / or to request them to be supplemented, supplemented, removed or shielded. Tenant will - if any - inform his spouse / spouse / registered partner and / or curator / administrator about the contents of this article.

#### Domicile

27.1 From the date of the rent, all notices from the landlord to the tenant in connection with the execution of the lease will be addressed to the hirer.

27.2 The tenant is obliged to notify the lessee in the event that the tenant is not in a position to notify the lessor immediately in writing of a new domicile.

27.3 In the event that the tenant leaves the tenant without the owner of a new domicile, the address of the tenant shall be the tenant's domicile.

#### Requests

28. Subject to a case where the owner is given on his own initiative, the lessee may only rely on permission, approval, a statement or a lessor's notice if the tenant has made a written request and the landlord of His positive response has been shown in writing. Conditions may be attached to the consent, approval or declaration of landlord.

#### Complaints

29. Tenant will submit complaints and wishes in writing. In urgent cases this will be possible, after which the tenant will confirm the complaint in writing as soon as possible.

#### Consequences of nullity or destructibility

30. If part of the rental agreement or the general provisions are void or null and void, this does not affect the validity of the remaining provisions. Instead of the destroyed or invalid part then agreed upon which is legally permissible closest to what the parties could agree if they would have known the nullity or destructibility.