



Rental agreement

No...../

This Rental Agreement shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed.

I. CONTRACTING PARTIES

The parties to this Agreement are I.U.L.S. hereinafter called **lessor**, with headquarters located on 3 Aleea M. Sadoveanu, holder of administrative right for student dormitories as residence-state property, being represented by Administrator

and, hereinafter called **lessee**, son of and of student at Faculty of year having the residence in (country) (district), (city), street, no., phone no., passport no.

II. OBJECT OF AGREEMENT:

Art.1. The object of the agreement is commissioning during the 2023/2024 academic year of a housing area in the dorm no., room no., situated on 3 Aleea Mihail Sadoveanu, of facilities and common space as well as of inventory stipulated in the delivery-receipt protocol attached to this contract.

III. LENGTH:

Art.2. This agreement shall run for the period of to During summer holidays, the room will be rendered to the administrator based on a delivery-receipt official report. The students that perform professional activities stipulated in the educational plan during the summer are exempt from this situation.

IV. ACCOMMODATION FEE:

Art.3. The accommodation fee implies the rent and the expenditure with facilities for every accommodation place. The University Senate sets the accommodation fee based, on a proposal from the Board, as necessary according to consumption and projected expenses of the period, for every dorm and depending on the subsidy allocated by the Ministry of Education; differences to the actual costs will be reconciled quarterly.

V. PAYMENT:

Art.4. Payment of accommodation fee will be effected in advance, monthly, between days 1-10 of the current month.

Art.5. In case of failure of payment within the stipulated period, the representative of the lessor will apply the provisions of functional regulations of I.U.L.S. for dormitories and canteen.

VI. OBLIGATIONS OF CONTRACTING PARTIES:

Art.6. The lessor is obliged to:

1. Deliver the room with specific endowments in proper state for use, based on a delivery-receipt official report;
2. Ensure the execution of maintenance and repairs necessary for use of common space in the dorm;
3. Permanently provide the cleaning of common use space (hallways, offices, studying rooms, stairways, common toilets, garbage spaces) and outdoor areas related to the dorm;
4. Prohibit any modification of the space provided, sublease of that space and its use for other purposes;
5. Verify how the tenant uses and maintains the rented surface the common areas of the dorm;
6. Recover immediately after detection any property damage caused in the room and common use areas of the dorm, by cashing their value and their installation; workmanship;
7. To assure the guard of the dorm during the night period, the compliance with hygienic - sanitary standards and security rules against fire;
8. To assure, in accordance with sanitary standards, the linen change in the room used by the lessee;
9. To issue dorm IDs, perform their monthly stamping and ensure the residence visa throughout the lease;

Art.7 The lessee is obliged to:

1. Receive the room with associated facilities specified in the contract in good condition based on a delivery-receipt official report;
2. To pay the fixed rate for accommodation until the 25th day of each month for the current month; in advance if the pay delays more than 1 month, the student loses his/her accommodation in the dorm;
3. To properly use the available inventory goods, plumbing and electric wiring and equipment;
4. Ensure order and keeping clean the entrusted area, not to throw household waste around the dorm and in the alleys of the complex, including storing food outside the hostel;
5. Keep quiet during the hours of rest and during the study;
6. To allow access to persons from the university, faculty and authorised personal to inspect the room in order to establish the observance of the provisions of this contract;
7. Upon expiry of the contract to return the goods taken in the conditions in which they have been received;
8. Shall not make any change in the space provided and related facilities in the dorm, common use spaces and not use for other purposes contrary to the original destination;
9. Shall not sublet the space for housing other person / entity;
10. Respond to material shortages and damage caused to the room and common use areas of the dorm;
11. Should not expose posters except in special places (bulletin boards);
12. Comply with the rules of access in the dorm, hygienic - sanitary and fire protection, to ensure by appropriate means against access in dorm of foreign persons in absence of all contract holders;
13. Notify the administration of the occurrence of any failure of dorm installations in order to be fixed;
14. Should not use the room, the public spaces of dorm for trade activities / consumption of

- alcoholic beverages / entertainment / etc;
15. Use of LPG cylinders in enclosed and smoking in dorms / rooms is prohibited;
 16. Do not use improvised means of heating and other electrical improvisation;
 17. Notify administration if no longer wishes to dwell in the dorm;
 18. Comply with the rules of the auto access into the I.U.L.S. campus according to the rules of access and traffic of cars and pedestrians inside of I.U.L.S.
 19. Respect preventive measures to avoid the possibility of COVID-19 coronavirus infection.

VII. CONTRACTUAL LIABILITY:

Art 8. For breach of contractual obligations of the lessee, the lessor (represented by the Administrator) shall:

1. According to paragraphs 7, 8, 10 and 18 of the Article 7 collect the counter value for the observed damage and installation workmanship;
2. For paragraphs 2,14,15,16 under Article 7, and also the refusal of the Lessee to cover damages and workmanship within a reasonable span of time, depending on the seriousness of the damage, the lessor shall proceed to terminate this contract and discharge forced living space;

Art 9. Students entrusting the accommodation place to other persons or using their IDs to accommodate other people lose the accommodation right throughout the entire academic period and will be held accountable for any administrative, civil or criminal charge.

Art 10. Any other breach of contractual obligations is regulated by the legal representative of the university under current legislation.

Art 11. The present contract is accompanied by the Regulations of the dorm and the legislation in force and has been drafted in duplicate, one for each party.

Art 12. The present contract was signed today,, in two copies, one for the lessor and one for lessee.

Art 13. Present contract is enforceable.

I declare that:

1. I am / Not student with teaching parents
2. I am / Not student with state scholarship, an Romanian ethnic
3. I am / Not orphaned by parents
4. The student - budget // on tuition.

We, the undersigned, agreed to this Rental Agreement:

Lessor (Administrator),

Lessee,

Approved in the Senate Meeting on 24th of July 2023.

**PRESIDENT OF THE SENATE,
Prof. Vasile VÎNTU, PhD.**



**RECTOR,
Prof. Gerard JIȚĂREANU, PhD.**

