

Tenancy Agreement

Wohnungsbaugenossenschaft Chemnitz-Helbersdorf eG Chemnitz

Article 6 Guarantee and accession to the Agreement

Tenancy Agreement

entered into by and between

Wohnungsbaugenossenschaft Chemnitz-Helbersdorf eG
Helbersdorfer Straße 36, 09120 Chemnitz,

represented by the Management Board,

- hereinafter "Lessor" -

and Mr.:

- hereinafter "Tenant" -

Article 1 Object of the Agreement

1. The Lessor leaves to the Tenant

the apartment Paul-Bertz-Straße
on floor

with apartment number

for residential purposes only.

2. The useful floor area is approx. ... sqm. and is deemed agreed.

3. The furnished apartment consists of ... rooms, kitchen, bathroom and balcony and is equipped with Internet access.

4. Leaving the apartment to third parties is not permitted

Article 2 Duration of the Agreement / End

1. The Tenancy Agreement shall be concluded for the period of three months, starting on until The Agreement shall end after the agreed duration, without requiring termination. Implicit continuation of the Tenancy Agreement is objected to (Section 545 German Civil Code).

2. The right of extraordinary termination shall be governed by the provisions of the German Civil Code (BGB).

3. A takeover protocol shall be made when the apartment is returned.

Article 9 Cleaning and snow removal

The net rent shall be	€ ...	Total rent:
7% VAT	€ ...	<u>€</u>

Tax number:

The above amount is a lump-sum rent. Operating and heating costs are not owed.

2. The rent shall be payable each **by the 3rd working day of the contractual month** to the account **IBAN: DE82 5501 0400 0000 2297 64, BIG: AARB DE5W DOM** at Aareal Bank GF - BK01. The relevant date shall be the date of receipt by the Lessor.

Article 4 Deposit of security

Prior to renting, the Tenant shall pay a deposit amounting to EUR to the Lessor's account **IBAN: DE96 5501 0400 0135 8300 80, BIC: AARB DE5W DOM** at Aareal Bank GF - BK01. Please specify as reason for payment **Deposit contract**
The security deposit shall be repaid upon proper return of the apartment.

Article 5 Laundry/Cleaning

1. Towels are not provided by the Lessor. Bed sheets shall be returned to the Lessor at the end of the tenancy agreement.
2. The Tenant shall treat the apartment and its contents with due care and clean it regularly.
3. The Tenant shall purchase and/or replace cleaning agents at the Tenant's cost.

Article 6 Liability

1. The Tenant shall be liable for any damage of the equipment of the rooms and/or the rooms themselves caused by the Tenant or his guests.
2. Furthermore, the Tenant shall indemnify the Lessor against any claims of third parties regarding use of the Internet access.

Article 12 Other provisions

Article 7 Other provisions

1. The Tenant has taken note of the house rules for the building upon conclusion of the Agreement. They shall become part of the Agreement. Additionally, a copy of the house rules shall be available in the apartment.
2. The Tenant shall observe the house rules, treat the rented apartment carefully and, following the end of the period of use, hand the rented apartment over to the cooperative in a completely cleaned condition. Any waste that may have accumulated shall be disposed by the Tenant himself.
3. Explicit reference is made to the Tenant's obligation to report his/her accommodation according to the Saxon Reporting Act.
4. The following annexes to the Tenancy Agreement are handed over.

Chemnitz,

Lessor

Tenant

Annexes

House rules and fire protection rules

Handover protocol

List of inventory