

Student Room - Lease Agreement entered into between

Bueldar GmbH (FN 296431d) as the landlord

and

XXX, born **XX.XX.XXXX** (ID attached)

as the tenant (this designation applies equally to all genders)

The landlord rents out and the tenant rents one (1) **furnished student room**, designated No. **X** as shown on the floor plan and in the photographs,

located on the 2nd floor of the apartment at Peraustraße 33, 9500 Villach, including shared use of the common facilities of the rest of the furnished apartment.

The rental is exclusively for educational purposes as a student. This contract is not subject to the Tenancy Law.

The lease term begins on **XX.XX.XXXX** and ends on **XX.XX.XXXX**, without the need for separate notice of termination. In any case, the contract ends upon completion of the student's education.

The tenant shall pay the rent in advance by the 5th of each month and **authorize direct debit** from their account to account AT57 4213 0901 0102 6913, VBOEATWWKLA, in the net amount of EUR **XXX** plus 20% VAT (EUR **XXX**),
– for a total gross amount of **EUR XXX.**

This rent includes all operating costs, including electricity, heating, and internet, as well as the cleaning of common areas. Not included are: the costs for TV and radio (GIS fees), bed linens and duvet covers, and the cleaning of the tenant's own student room.

Prior to move-in, a security deposit equal to **1.5 times the gross rent** must be paid into the account (as listed above). Only valid claims for damages—particularly those resulting from violations of the house rules—and any outstanding rent may be deducted from this deposit; in such cases, the deposit must be replenished. The security deposit will be refunded within 14 days after the property has been returned as agreed (see next paragraph).

At the end of the lease, all keys (one each for the front door, apartment door, room door, and bathroom cabinet) and the rental property must be returned in good condition. The cleaned student room and the apartment must be completely cleared of personal belongings.

There are multiple residents. **Cleanliness and consideration** for others are important. Therefore, the following house rules apply. A violation of the house rules, or any outstanding rent or security deposit, entitles the landlord to immediately terminate this contract:

1. The kitchen, bathrooms, restrooms, and all other common areas must be left clean after each use. Storage areas, countertops, the stove, sink, shower, washbasin, and toilet must be cleaned immediately after use.
2. Dishes must be washed immediately after use or placed in the dishwasher. If the dishwasher is full, it must be turned on. No dirty dishes or glasses—especially full glasses—may be left out.
3. Food must not be left in pots or pans. Food must be stored properly and refrigerated as needed.
4. Outdoor shoes must be removed at the apartment door. Wearing outdoor shoes inside the apartment is strictly prohibited for hygiene reasons.
5. All common areas, the student's room, and furniture must be kept in a tidy condition. Spills or messes must be cleaned up immediately. Personal belongings or clothing (except in the coat rack in the hallway) may not be left in common areas on a permanent basis.
6. All trash must be disposed of immediately and properly. Full trash bags and trash may not be stored in the apartment, on the balcony, or in the stairwell; for hygiene reasons, they must be disposed of promptly in the trash bin in front of the building.
7. The use of nails, screws, dowels, hooks, or other fasteners on walls, doors, windows, tiles, furniture, or ceilings is not permitted anywhere.
8. Alterations to the apartment are not permitted, except for moving the movable furniture or adding your own furniture to the rented student room.
9. Each resident must conduct themselves in a manner that does not disturb other roommates. Absolute quiet hours are in effect between 11:00 p.m. and 7:00 a.m.
10. Pets are not allowed.
11. With the sole exception of the balcony, there is a strict ban on smoking of any kind (due to odor nuisance and fire hazard!).

12. When using the washing machine, dryer, and other electrical appliances, follow the instructions in the user manual. After using electrical appliances—especially after the washing machine and dryer cycles have finished—release them immediately and leave them clean.

13. Important for the heating season and climate protection: Only intermittent ventilation is permitted (open windows for a few minutes). Leaving windows tilted open continuously is prohibited. The room temperature can be regulated using the thermostat on the radiator.

14. Any damage or technical malfunctions must be reported immediately (0043 4242 24 123)

Attachments: Floor plan + photographs + copy of tenant's ID

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Bueldar GmbH (FN 296431d) as landlord
of birth

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Tenant: Name and date