

PRACTICAL NOTES ON THE RENTAL AGREEMENT

Art. 1: Identification of the tenancy

The student houses consist of rooms and studios for one person, or flats for either 1 or 2 people. Occupancy by more people is not permitted.

Art. 2: Inventory of the premises

In order to avoid discussions when leaving the room you need to conduct an inventory of the premises and submit it at the start of the tenancy. This needs to be submitted within 14 days of taking up the room. If you do not hand in your inventory (on time), we will assume that the room was received in perfect condition..

Art. 3: The standard lease starts on 15/09/2025 and ends on 07/09/2026 (12 month rental)

If you are no longer entitled to a VUB dorm room the next academic year you need to vacate your room on Monday 07/09/2026. If you do not do this on time, this causes a lot of inconvenience, in which case your deposit will automatically be revoked, the extra days will be charged, and you risk that your room will be emptied and that the contents will get thrown in the dumpster.

Art. 4: What to do upon vacating your room?

At the end of your lease you must vacate your room completely, clean it and hand in your key/badge. Don't forget any personal belongings from the common area, your bicycle etc. You need to hand in your key/badge in person (or the person you appoint as your proxy) so a staff member from Student Housing can come and check the room and conduct an inventory of the premises at the end of the tenancy period. This will be signed by both parties, otherwise no objections can be raised at the time of the settlement of the account. Missing or destroyed items will be charged at cost, e.g.:

Cleaning room: 50 EUR
Cleaning flat/studio: 100 EUR p.p.
Paint jobs: between 100 and 450 EUR, as per invoice
Garbage can: 25 EUR
Chair: 50 EUR
Intercom: 50 EUR
Bed: 400 EUR
Mattress: 150 EUR
Mattress protector: 70 EUR
Blinds: ±250 EUR, as per invoice
Emptying room: 50 EUR

Art. 5: Sublease, making available and tenancy transfer

Room allocations are done on a personal basis, you are not allowed to have others reside in your room neither for free or at a cost. In both cases you lose your allocation and the contract will be immediately terminated.

Art. 6: Immediate termination

In a dorm you live closely together with a large group of people. In order to make this liveable, a number of agreements need to be respected. Most occurring annoyances: noise nuisance (silence required after 11 p.m.), not doing the dishes, making a mess, taking someone else's food, not respecting the rotation schedule, ignoring the smoking ban, hogging the shared areas with your friends,... As cohabiting adults you are expected to come to an arrangement by yourselves. Should this fail, you can contact the kotcoach. After consideration and if every reasonable attempt fails Student Housing can take measures; this can lead to the immediate termination of the tenancy agreement.

Art. 7: Composition of the rent price

The rent price includes internet connection, energy expenses, the detached furniture, fire insurance, repairs of defects and weekly maintenance of the common areas.

Art. 8: Mode of payment

Rent must be paid timely. If rent falls 2 months behind the tenancy agreement can be terminated prematurely by Student housing. Give your bank a standing order. Attention! Your payment cannot be received correctly if it does not include your personal structured message. The structured message changes every year. All overdue rent will automatically be requisitioned through legal intervention and you lose your right to a room for the next academic year. In the event of financial difficulties please contact the Social legal and financial support at once so that a solution can be found.

Art. 9: Maintenance and repairs

Please report any defects instantly through the online defect report form; we will do our utmost to have them repaired as soon as possible. As a tenant you are responsible for any misconduct of your visitors. All tenants of the unit are jointly responsible for "abnormal" damage to the common areas and safety equipment.

Art. 10: Quiet enjoyment

Animals are not allowed! Smoking is prohibited in the student houses!

Art. 11: Insurance

The VUB has a fire insurance for the building with waiver of recourse to the tenant. Example: your kitchen burns down because of a mistake by a tenant. The VUB will not attempt to recover from that particular tenant. You need to be insured for your personal effects (usually provided in the fire insurance policy of your parents) with waiver of recourse to the lessor. Example: There is a water leak and your computer is damaged. You must report this to your insurance provider but they cannot recover the cost from the VUB.

Final Provisions

By signing this lease you agree to adhere to the terms set out in the house rules.