

LEASE AGREEMENT

1. General Information

TYPE OF CONTRACT : RENTAL	TYPE : FURNISHED ROOM
LESSOR: Les UCG	TENANT : Mrs./M.

The UCG rent to the tenant, who agrees to rent, a fully furnished room for living purposes, for the sole use of the tenant, to the exclusion of any other person or purpose. And this in accordance with the provisions of this contract (articles 1 to 14) and the Foyer Regulations, which form an integral part of this contract and of which a copy is attached.

The occupant of the room is the person signing this contract.

2. Characteristics of the object

ROOM NUMBER :	
ADDRESS :	Avenue de Sainte-Clotilde 9 1205 Geneva (CH)

INVENTORY

1 bed with mattress, duvet, pillow, 1 desk, 1 chair, 1 desk lamp, washbasin, mirrors, wardrobe with one lockable door.

3. Cost of services

Net monthly rent (including water, electricity, heating and Internet charges)	CHF 660.-
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Rent is payable in advance for the coming month, **by the 5th of each month at the latest**. No confirmation of receipt of payments will be sent.

4. Duration of the lease

Start of contract	Date :
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After the initial term of the contract, it is automatically extended for an indefinite period, **but may not exceed 4 years.**

5. Cancellation

The initial term of the contract is 4 months.

The notice period is one month to the end of the month or the 15th of the month to the 15th of the following month.

Any cancellation by the tenant must be sent to Le Foyer reception by e-mail to foyer@ucg.ch.

Any cancellation by the landlord will be sent to the tenant to the last email address provided by the tenant.

If the tenant terminates the contract before the end of the initial period, **the 4 months' rent is payable in full.**

6. Security deposit and liability insurance

The contract comes into force subject to **the payment of a security deposit of CHF 660.**

The deposit will be released after the departure inspection (see point 7), provided that no damage has been noted and that all amounts due have been paid.

From the start of the contract and throughout its duration, the tenant must be covered by civil liability insurance, covering any damage that the tenant may cause to third parties, to the building or to outside areas, as well as throughout Switzerland. Insurance policies may be included in your parents' home or rental insurance policies or in household insurance. Ask your parents/guardians for details.

The tenant's personal effects are insured up to CHF 5,000 against fire and natural damage (flooding). **The lessor accepts no liability for any other damage, loss or theft of items belonging to the lessee. The tenant alone shall be liable for any lack of insurance.**

7. Inventory of fixtures

An entry and exit inventory of fixtures is drawn up by the tenant in the presence of the manager or bursar. **This inventory of fixtures forms an integral part of the lease contract.**

The amount of any defects will be set according to the cost of the repairs to be carried out. **It will be deducted from the deposit and, if the deposit is insufficient, invoiced to the tenant.**

At the time of check-out, the tenant must have completely emptied the room of all personal belongings and cleaned it.

Important: arrivals and departures are not possible **outside office opening hours, at weekends or on public holidays.**

The tenant must **contact the Foyer's reception desk at least 5 working days before the start of the lease** to arrange an appointment for the inventory of fixtures, handover of keys and badges.

8. Maintenance of premises, furniture and access to premises

A **weekly cleaning** service is provided by the cleaning staff, as well as a bi-monthly change of sheets. **This service is MANDATORY and cannot be avoided by the tenant.**

However, all tenants are required to keep their rooms and common areas (kitchens and sanitary facilities) **in an irreproachable state, to enable the cleaning staff to do their job properly.**

Tenants are not permitted to add extra furniture to their rooms. All decorations must be of a temporary nature so as not to damage the finish of the room. The use of adhesive tape and mounting tape is strictly prohibited.

Tenants are not permitted to hang or display any decorations on or from the windows.

The tenant is informed and accepts that the lessor and UCG employees (administrative, technical and maintenance) have a badge allowing access to the communal premises as well as to the rented room.

As regards access to the rented room, this badge is used on a weekly basis for cleaning, minor maintenance work and upkeep.

The lessor and UCG employees may also access the room in an emergency.

The lessor reserves the right to inspect the room at any time; however, the lessee will be informed of any such inspections.

9. Relations with neighbours

The nightly rest periods (22:00-7:00) must be respected. Due consideration must be given to neighbours, particularly when using amplification equipment.

Any tenant who repeatedly breaches these rules, despite being reminded and warned, will have their contract terminated.

The **entire Foyer and UCG building is non-smoking**, with the exception of the building's terrace on the 1st floor.

10. Flat-rate ancillary charges

The rent includes the supply of cold and hot water, including sewage treatment charges, heating, electricity, internet connection, basic waste disposal charge and other building-related charges.

Individual statements will not be issued.

11. Internet use

Internet use (content, pages consulted, downloads, file sharing or exchange) is the responsibility of the tenant, who must ensure that he/she complies **with the relevant laws in force.**

Any abusive or illegal use is strictly prohibited. It is expressly forbidden to access, upload, download or transmit data of unlawful, unethical, immoral or of an abusive, offensive, humiliating or denigrating nature.

The lessor reserves the right to slow down traffic or block Internet access, without prior notice, if fraudulent use is detected.

12. Premises and equipment provided

This lease agreement grants access to the Foyer's commun premises; bar area and study room on the 1st floor, fitness room, sanitary facilities, kitchens, laundry room (as per contract) provided that the tenant has signed the house rules of the Foyer and the rules governing the use of the fitness room, which are attached to this agreement.

The tenant is aware and acknowledges that these commun areas are not the rented property and do not form part of the rented property under this contract.

Access to these may be restricted from time to time without this giving rise to a reduction in rent.

13. CCTV

A video surveillance system is installed on the UCG premises for the purposes of security of the premises and property, as well as for the safety of tenants.

Tenants expressly consent to this by signing their lease contract.

The UCG guarantee that the data will be deleted within 72 hours and that it will not be used to monitor residents.

Should data be disclosed to third parties (e.g. as part of legal proceedings), the tenants concerned will be expressly informed.

14. Final provisions

In addition to the ordinary right of termination, **subject to one month's notice**, the UCG may terminate the lease in advance pursuant **to Articles 257 ff of the Swiss Code of Obligations**, in particular for the following reasons:

- Exceeding the resident's age limit of 35;
- Just cause within the meaning of article 266g of the Swiss Code of Obligations;
- Failure to pay rent within the meaning of art. 257d of the Swiss Code of Obligations;
- Violation of the duty of care and consideration towards neighbours as defined in art. 257f of the Swiss Code of Obligations, **in particular in the event of a third complaint about noise, failure to clean or other reasons after two warnings (even for two different reasons).**

The Foyer house rules, which can be consulted **on the UCG website, form an integral part of this contract.**

By signing this contract, the tenant acknowledges having read these documents and accepts their terms. This contract is only valid if the Foyer house rules have also been signed by the tenant.

Failure to comply with the clauses of this document may result in termination of the contract.

For all disputes arising from this contract, the parties elect domicile and place of jurisdiction at the location of the building, Swiss law being applicable.

Geneva, on:

For UCG :

Tenant's signature :

Annexes :

- Foyer house rules
- Inventory of fixtures