

Accommodation Agreement

Evangelisches Studentinnenwohnheim Karlsruhe e. V. (landlord)

and

Ms. _____ (tenant)

conclude the following agreement:

Article 1

The Evangelisches Studentinnenwohnheim Karlsruhe e. V. (landlord) admits Ms. _____ into their community.

She is assigned a living space for her personal use by the director.

It is within the rights of the director to assign the tenant a different living space during the semester, if need be.

The living space consists of a single room. Cost of electricity, heating (utilities) and use of the Internet is included in the monthly rental fee.

Adding extra furniture is allowed only with the consent of the director.

The tenant has use of the following common rooms (according to their function):

- kitchen with fridge, stove, pots and pans etc.
- a small storage cupboard
- shower
- laundry room
- sitting rooms and their furnishings.

Article 2

This agreement is effective for one term.

Terms are:

_____ Winter from October 01, _____ to March 31, _____

_____ Summer from April 01, _____ to September 30, _____

(Please mark X where applicable)

This agreement can be extended for another term by request up to five times, by exemption up to seven times.

The director will send *request of extension / declaration of moving out* forms to the tenants in due time. They are to be handed back completed and signed to the director on January 15 latest for the summer term / July 1 for winter term.

Missing the pertinent date will automatically terminate the agreement by end of term.

Requests that have been handed in on time and have not been rejected in written form a fortnight after the due date are considered accepted.

If a student is accepted at a date other than the start of the term, the agreement will be effective beginning the first day of the month the student moved in. The agreement ends with the end of the term.

Article 3

The monthly fee (including utilities) for the room + use of common rooms is

_____ € for a small single room

_____ € for a large single room

The fee is to be paid in advance by the 6th of each month (latest) in equal rates into the following account.

Bank: BW Bank

IBAN (account #) DE 37 6005 0101 7402 0463 04

Any form of retention, reduction or charging against of the fee is not permitted.

In case of rising expenses, the Kuratorium (board of directors) may raise the monthly fee. It is to be paid beginning with the 1st of the month the raise has been announced on the notice boards.

Article 4

The student is liable for any damage caused to her room or the common room, including the furniture, by herself or her visitors. In case of disagreement the student has to prove that she and/or her visitors are not responsible for any of the damages done.

Price of damage repair to the common rooms or other furnishings caused by unknown perpetrators will be shared by all residents.

Students are advised to take out indemnity insurance.

Each instance of damage is to be reported to the director immediately. The tenant is liable for any further damage caused by neglect to report.

Two monthly fees are taken as a deposit against damages upon moving in. These fees will be paid back upon moving out if no damages have occurred. No interest will be paid on these fees to the student (§ 550 b (4) BGB). Interest on the deposit will be added to the profits of the Wohnheim and reduce the monthly fees overall.

The state of the room and the furniture will be noted down in a protocol when the tenant moves in. The protocol is to be signed by the student (tenant) and the director or her deputy.

The resident is responsible for keeping her room in a state fit for habitation. Should the rooms be in a state unfit for habitation due to excessive use, damage, neglect or other reasons (wall-paint in garish colours, for instance), the landlord can use the tenant's deposit to bring the room back to a habitable state.

The Evangelische Studentinnenwohnheim e. V. is not liable for damage or loss of possession of residents and their visitors.

Article 5

The student, accepted as tenant, promises to keep to the house rules. House rules are part of this agreement and are adjoined to it. Any serious breach of house rules can lead to immediate termination of this agreement.

In addition, all pertinent laws and regulations apply.

Karlsruhe, den _____

Evangelisches Studentinnenwohnheim
Karlsruhe e. V.

Student
or legal representative

1. Vorsitzende/r
