

**C O N T R A C T of
RENTAL OF ROOM-BED
IN HOSTEL
(for students)**

no. _____ of _____ 20____

Public Institution Nicolae Testemitanu State University of Medicine and Pharmacy of the Republic of Moldova, hereinafter **Lessor**, represented by the director of Student Campus Maintenance Department Anatolie Vîzdoagă, who is empowered to sign this contract in the Order of the Rector no. 325-A of 16.08.2007 and

_____ hereinafter
(name, surname)

Lessee legitimized by the identity card series _____ no. _____ issued by _____ of _____ CNP _____ with residence _____ in _____

both hereinafter **Parties**, have concluded this contract with the following provisions

I. SUBJECT OF THE CONTRACT

- 1.1 This Agreement governs relations between **Lessor** and a **Lessee** in the process of transmitting - receiving in temporary use of a room-bed in hostel.
- 1.2 The term of rental of room-bed in hostel is determined from _____ 20____ to _____ 20____.

II. OBLIGATIONS OF THE PARTIES

2.1. Lessor is obliged :

- 2.1.1. To transmit to a Lessee a room-bed in the University hostel no. _____ with an area of _____ m² on _____ str., Chisinau, room no. _____ which is managed by the Lessor.
- 2.1.2. To ensure the Lessee's right to use other rooms and areas for common use (toilet, kitchen, shower etc.).
- 2.1.3. Perform routine repairs of the premises of common use (kitchens, corridors, bathrooms, toilets, etc.).
- 2.1.4. To provide Lessee with residence Visa in hostel for the period of study at the University.
- 2.1.5. To maintain satisfactory work of plumbing, water supply, sewerage, electricity, heating and ventilation systems.

2.2. Lessee is obliged:

- 2.2.1 To pay the accommodation fee to the Lessor, calculated in accordance with regulations in force for the period from September to June.
- 2.2.2 To keep and maintain the dwelling and areas of common use in satisfactory technical and sanitary condition.
- 2.2.1. To use the dwelling according to its destination and not to keep pets.
- 2.2.2. Not to undertake any modification of dwelling without the Lessor's consent.
- 2.2.3. To comply with the provisions of the Housing Code of the Republic of Moldova; Regulation on functioning of hostels, University Charter, the Moral Code of the University, University Rules and Lessor's requirements.
- 2.2.4. To use economically the electricity, heating, water, gas, avoiding cases that lead to fire or clogging of sewerage and water pipes with various waste, etc.
- 2.2.5. Comply with safety engineering rules. In case of fire or floods because of own fault, to repay all the material damage caused to the Lessor.
- 2.2.6. To perform routine repairs to rented room by his/her own.

- 2.2.7. To bear the expenses required in case of damage to goods in common use area.
- 2.2.8. Not to transfer his/her rental rights to another person.
- 2.2.9. To pay, the extra consumption of electricity, water, including hot water, according to current tariffs, approved by the Lessor.
- 2.2.10. To pay monthly an additional payment, for the use of electrical appliances belonging to Lessor (refrigerators, televisions, etc.), according to the machine capacity, service life and energy consumption.
- 2.2.11. Not to install in the room and not to use electric fireplace, electric cooker, refrigerator, television and other electrical devices without a written consent of the administrator of the hostel, the year of production of those devices being not earlier than 2000. If the Lessee uses the electrical devices without written consent of the administrator, he/she will be evicted from the hostel.
- 2.2.12. To return the material goods received for temporary use after the expiry of the contract in the same condition, in which they were transmitted, considering the physical wear.
- 2.2.13. Not to use alcohol and drugs / psychotropic substances and not to smoke inside the hostel and in the adjacent areas.
- 2.2.14. At the request of the hostel administrator and the representative of the Student Campus Maintenance Department, to participate in social events of the hostel, in the work of maintaining public order, cleaning the floor and adjacent territory of the hostel and Student Campus, according to the schedule.
- 2.2.15. To pay to the Lessor an additional monthly payment, according to the Lessor's consent, in case of accommodation in the hostel in summer months.
- 2.2.16. The Lessee is obliged to leave the room within three days in the following cases:
 - expiry of the lease provided in this contract;
 - violation of the Housing Code of the Republic of Moldova and / or University Charter, the Moral Code of the University, regulation on functioning of University hostels and Lessor's requirements;
 - violation of a provision of this contract;
 - the Lessee graduated the University;
 - he/she was expelled from the University, including his/her own initiative;
 - he/she was granted an academic leave.
- 2.2.17. To have a decent behavior in the hostel and adjacent areas.
- 2.2.18. To facilitate inspection chambers by the hostel administrator, social educator and Lessee Council and representatives of the Student Campus Maintenance Department.
- 2.2.19. To restrict the access and presence in the hostel and room where he/she lives, of pets, flammable objects, toxic substances and other goods that endanger his/her life and the life of other people.
- 2.2.20. Not to pierce the walls and not to install objects on them.
- 2.2.21. To take out the household waste.
- 2.2.22. Not to give the keys to persons other than roommates.

III. RIGHTS OF THE PARTIES

3.1. Lessor has the following rights:

- 3.1.1. to apply to lessee, who violates the law on standards of living in the hostel and the provisions of this contract, one of the penalties provided in the clause. 4.4. of this contract;
 - 3.1.2. not to allow strangers to enter the hostel after 23.00;
 - 3.1.3 other rights that result from this contract.
- 3.2 The Lessor has the right to move the Lessee out of the hostel in the cases when the Lessee:

- does not comply with the Housing Code of the Republic of Moldova; Regulation on functioning of University hostels, the University Charter, the Moral Code of the University and other requirements of the Lessor;
- does not comply with the provisions of this contract;
- was expelled from the University;
- the term of the contract has expired;
- did not pay for accommodation in the hostel, as required by clause 2.2.1 of this contract;
- abusively occupied the housing;
- did not live in the hostel for a month after receiving the accommodation voucher;
- did not live more than two months without written notification to the dean and administrator of the hostel;
- transferred his/her rental rights to another person or lives with strangers;
- pierced the walls and installed objects on them;
- took the household waste into the common use areas;
- allowed the access and presence in the hostel and room where he/she lives, of pets, flammable objects, toxic substances and other goods that endanger his/her life and the life of other people;
- installed in the room and used electric fireplace, electric cooker, refrigerator, television and other electrical devices without a written consent of the administrator of the hostel, the year of production of those devices being earlier than 2000;
- used alcohol and drugs / psychotropic substances and smoked inside the hostel and in the adjacent areas;
- in case he/she was granted an academic leave;
- as well as in other cases.

3. The Lessor reimburses the payment for accommodation to Lessee, withholding the payment for the actual living.

3.4 Lessee has the following rights:

- 3.4.1 to live in the assigned room;
- 3.4.2 to repair and decorate the room, but without changing its architecture and without claims for compensation;
- 3.4.3 to use the facilities, equipment and inventory the hostel and receive the utility services rendered;
- 3.4.4 to require the repair or replacement of worn inventory and engineering;
- 3.4.5 to elect and to be elected to the membership of Lessee Council,
- 3.4.6 to attend Council meetings and discuss issues related to living conditions in the hostel;
- 3.4.7 to notify the Lessee Council or administrator of the hostel on irregularities affecting the hostel life;
- 3.4.8 to express disagreement with the Council decisions, submitting the appeals to the Lessor;
- 3.4.9 to participate in social cultural and sporting events;
- 3.4.10 to appeal to the hostel administrator and / or social educator to resolve disagreements / disputes with colleagues from hostel.

IV. RESPONSIBILITY OF THE PARTIES

- 4.1. The Lessor is liable regarding the implementation of its contractual obligations in accordance with the current legislation of the Republic of Moldova.
- 4.2. The Lessee is liable for disciplinary and material non-compliance with the provisions of this contract.
- 4.3. The Lessee bears full liability for damage to rented property.
- 4.4. The Lessee who fails to comply with the Housing Code of the Republic of Moldova; Regulation on functioning of University hostels, the University Charter, the Moral Code of the

University, the provisions of this contract and Lessor's requirements, is applied, depending on the severity and frequency of deviations from standards, the following sanctions:

- warning;
- reprimand;
- severe reprimand;
- eviction from hostel;
- loss of the right to reside in the hostel for a certain period;
- expulsion from the University.

4.5. The Lessee may be evicted from hostel in the following cases:

- if he/she keeps pets in the room, not using the room by its destination;
- if he/she smokes in the hostel and its adjacent areas;
- if he/she was granted an academic leave;
- as well as in other cases.

V. FINAL PROVISIONS

5.1 This Agreement is drawn up in 2 (two) copies, both having the same legal value.

5.2 Disputes between Parties will be settled amicably, otherwise it will be appealed to the competent court.

VI. SIGNATURES OF THE PARTIES

LESSOR

LESSEE

Director of Student Campus
Maintenance Department

Anatol Vîzdoagă
