

Institutional rental agreement No. Individual terms of the agreement

1. RENTAL AGREEMENT PARTIES AND CONTACTS

PARTIES	LANDLORD	TENANT
Full name		
PESEL No. / NIP		
Address for correspondence		
Telephone number		
E-mail address		

1.1 Before signing the Rental Agreement, the Parties shall present to each other personal documents or other documents confirming their identity.

1.2 The e-mail address and telephone number shall be treated as a valid and effective means of contact between the Parties and shall be used for communication between the Parties. The Parties agree that all declarations of intent, for which the law does not reserve the written form otherwise being null and void, may be sent by e-mail to the addresses indicated in the Rental Agreement, Communication of the Parties may also take place via the Rendin platform, if the platform allows such functionality.

1.3 Declarations sent in the manner indicated above shall be deemed to have been delivered three working days after they have been sent, with the exception of the delivery of information relating to current payments, including the transmission of invoices and bills, which shall be deemed to have been delivered on the same day.

1.4 If the Rental Agreement requires documents to be sent in writing otherwise being null and void (i.e. a declaration of termination of the Rental Agreement), such documents should only be sent via Poczta Polska (post office) by registered post or delivered in person, with acknowledgement of receipt.

2. COHABITANTS

The Tenant shall not be entitled to reside in the Dwelling with any person other than the person entered in the Rental Agreement without the prior consent of the Landlord. Tenants and adults permanently residing with them are jointly and severally liable for the obligations arising from the Rental Agreement.

No cohabitants or third parties in this agreement.

3. SUBJECT OF THE RENTAL AND TERM OF THE RENTAL AGREEMENT

ADDRESS:

	SUBJECT OF THE RENTAL		TERMS
Area		Agreement type	
Number of rooms		Agreement commencement / handover date	/
Storage room		Agreement end date	
Parking place		Pets allowed	,
Condition of the apartment and equipment	As described in the Handover Act	Suretyship	Covered by the Surety Bond (Appendix 4)

4. RENT AND OTHER CHARGES

The breakdown of the costs of Utilities is presented in Annex 1

	RENT	UTILITIES AND OTHER CHARGES RELATED TO THE RENTAL	SERVICE FEE
Payment size	Weekly payment: Monthly rent amount: Paid by: Tenant	On the basis of the invoices issued	Monthly payment: Paid by:
Payment day		Within five days from the date of receipt (in accordance with Appendix 1 to the Rental Agreement)	
Payment recipient name		In accordance with Appendix 1 to the Rental Agreement	Rendin Polska Sp. z o.o.
Recipient bank account		In accordance with Appendix 1 to the Rental Agreement	PL121050101210000090811 82777

5. SURETY BOND

5.1 The security deposit securing the due performance of the Rental Agreement has been replaced by a surety to be provided by Rendin to the Landlord against any debts of the Tenant or damage caused by the Tenant. The Surety Bond is an integral part of the Rental Agreement and forms Appendix 4 to the Rental Agreement.

5.2 The terms and conditions of the surety are contained in the Surety Bond and in the Rendin Services Terms and Conditions, which are available at: www.rendin.pl/legal.

6. PARTIES STATEMENTS

6.1 Under the Rental Agreement, the Landlord undertakes to hand over the Subject of the Rental to the Tenant, and the Tenant undertakes to use it for a fee, on the terms and for the period of time specified, as indicated in the Rental Agreement.

6.2 The Parties agree that the Rental Agreement is an institutional rental agreement, for which the Parties must meet the following formalities:

6.2.1 The Tenant undertakes to provide the Landlord, before handing over the Dwelling, a handwritten copy of the Rental Agreement and statement constituting Appendix 6 to the Rental Agreement (listed in point 9 of the Rental Agreement),

6.2.3 The Landlord declares that he is the owner of the Dwelling or has a legal title to the Dwelling, for which he has the appropriate documents,

Failure to meet any of the above conditions means that the Parties did not conclude an institutional rental agreement, but an ordinary rental agreement, and therefore the Landlord, in the event of the need to evict the Tenant, will not be able to use Rendin's legal assistance in the field of eviction in the extended variant, referred to in point 6 c) of the Surety Bond.

6.3 By signing the Rental Agreement, each Party confirms that:

6.3.1 they have carefully read both the General Terms and Conditions of the Rental Agreement attached as Appendix 2 to the Rental Agreement and the Rendin Services Terms and Conditions provided to the Tenant prior to the conclusion of the Rental Agreement, also available online at: www.rendin.pl/legal;

6.3.2 they have read, understand and agree with the Rental Agreement and its provisions;

6.3.3 the condition of the Dwelling shall be inspected in detail and described in the Dwelling Handover Act, on the date of its handover to the Tenant, taking into account the objections and the noted defects in the Dwelling or its Equipment and photographic documentation;

6.3.4 the Parties are legally capable of concluding the Rental Agreement in accordance with Polish law, and there are no obstacles preventing them from fulfilling the obligations set out in the Rental Agreement.

6.4 By signing the Rental Agreement, the Tenant acknowledges that:

6.4.1 they have been advised by the Landlord of the fees charged by the housing co-operative / tenants' association or building manager and is aware of the approximate costs of the Utilities and other charges associated with the rental;

6.4.2 they ensure the proper preservation of the Dwelling, the use of the Dwelling for the purpose intended and the return of the Dwelling upon termination of the Rental Agreement.

6.5 By concluding the Rental Agreement, the Parties exclude the Tenant's rights under the statutory warranty referred to in Article 664 of the Civil Code in relation to defects in the Dwelling not disclosed in the Dwelling Handover Act but existing at the time of handover.

6.6 The Parties shall govern their relationship in accordance with Polish law, the Rental Agreement and the Appendices thereto.

7. OTHER ADDITIONAL CONDITIONS

7.1 Rendin is not responsible for additional provisions added to the Rental Agreement by the Landlord, the Tenant or the agent (property manager) preparing the Rental Agreement for the Parties. Should there be a conflict between the Rental Agreement and the Appendices thereto and the additional provisions, the additional provisions shall be deemed ineffective against Rendin and Rendin shall be indemnified against any financial liability arising from their implementation. 7.2 The Parties agree on the following additional provisions:

8. ADDITIONAL COSTS

The parties have additionally agreed on fixed expenses (i.e. Administrative rent), the names and amounts of which are as follows:

9. APPENDICES

- *APPENDIX 1: Utilities and other charges related to the rental
- *APPENDIX 2: General Terms and Conditions of the Rental Agreement
- *APPENDIX 3: Dwelling Handover Act
- *APPENDIX 4: Surety Bond
- *APPENDIX 5: Rendin Services Terms and Conditions - www.rendin.pl/legal
- *APPENDIX 6: Notarial deed - declaration of the Tenant on voluntary submission to enforcement and to vacate and hand over the Dwelling

Date of signing:	Date of signing:
Landlord /signed digitally/	Tenant /signed digitally/

APPENDIX 1: Utilities and other charges related to the rental

Utilities cost split agreed between the Landlord and the Tenant is described below.