Договор найма жилого помещения (English version)

RESIDENTIAL TENACY AGREEMENT №

Yekaterinburg dd/mm/yy

Federal State Autonomous Educational Institution of Higher Education “Ural Federal University named after the first President of Russia B.N.Yeltsin” hereinafter referred to as “University” in the person of Director of Student Dormitory Campus Pilnikov Sergey Ivanovich, acting under Power of Attorney as one party, and undergraduate, postgraduate or full time student with a family, hereinafter referred to as “Student” as another party have executed this Residential Tenancy Agreement (hereinafter “Agreement”):

1. SUBJECT OF THE AGREEMENT

1.1. The University provides undergraduate and postgraduate students with accommodation place for a period of learning from \_\_\_\_\_\_\_\_\_\_\_to\_\_\_\_\_\_\_\_\_\_\_\_, a student with a family a room in a student dormitory № 5 at the address: Yekaterinburg, Malysheva street 144 / Komsomolskaya 66, corresponding to the sanitary norms and rules. Undergraduate, postgraduate and a student with a family shall pay for provided accommodation place (a room) in the order and terms defined by the terms of this Agreement.

2. CONDITIONS OF THE AGREEMENT

2.1. The University is obliged to:

2.1.1. provide an accommodation place corresponding to the sanitary norms and rules;

2.1.2. provide normal use of residential accommodation;

2.1.3. provide required furniture, available in stock, necessary bedding and other household inventory (a full list is in Annex 1 of the Agreement);

2.1.4. Ensure bedding change once in 10 days;

2.1.5. Provide the resident with the right to use personal power-consuming appliances for an additional fee in accordance with paragraph 6.6. of The regulations of the student dormitory "Ural Federal University";

2.1.6. Before moving to inform the resident about the rights and duties, as well as the regulations relating to the organization of activities of student dormitories and changes to them;

2.1.7. Provide the registration of foreigners and Russian citizens in accordance with the laws of the Russian Federation and the laws of the Russian Federation;

2.2. The student has the right to:

2.2.1. Reside in a room within the period indicated in paragraph 1.1. of the Agreement, subject to the adherence of internal regulations of the dormitory;

2.2.2. Use public places: showers and toilets, laundry room, study room and other, available in the hostel.

2.3. The student is obliged to:

2.3.1. Use the provided residential accommodation only for a personal use;

2.3.2. Strictly observe the safety regulations, fire and electrical safety, internal rules of the hostel, the Regulations on UrFU student dormitory;

2.3.3. Carefully treat the equipment and inventory of the hostel; use furniture and other property in accordance with their intended use;

2.3.4. Pay for damage to the premises, equipment and inventory hostel through his fault;

2.3.5. Clean a room in section type dorms on the agreed schedule with its neighbors, as well as participate in the activities of daily living in a dormitory;

2.3.6. Economical use of electricity and water;

2.3.7. Pay accommodation fees in the established amount, including utilities and all kinds of additional services provided (defined in Annex 2 of the Agreement with the approval of University Administration);

2.3.8. At expiration date of this Agreement, as well as at the termination of the Agreement in the cases referred to in paragraph 4.2.of the Agreement, is obliged to free a dormitory, returning received inventory for personal use within 7 days.

3. TERMS OF PAYMENT

3.1. Accommodation fee includes the cost of living, the cost of utilities and the cost of additional services not related to the educational process, provided at the request of residents, in accordance with paragraph 6.6 of Regulations of UrFU Student dormitory.

3.2. The cost of living and the cost of utilities are approved with the established University current legislation.

3.3. The cost of additional services providing the residents in dormitories of UrFU is approved with the established University order. The list of additional services and costs is defined in Appendix № 2 of the Agreement.

The cost of additional services may be changed unilaterally in case of increase in the cost of their provision, including increasing electricity tariffs approved for the Sverdlovsk region.

3.4. Term of accommodation fee payment is set by the 10th day of the month following the expiration. Advance payment is possible for three month (six months, one year) period. The recommended order of payment - three months in advance.

3.5. Upon termination of the agreement in the cases specified in paragraphs 4.2.1, 4.2.3 - 4.2.7 of the Agreement, the return of money paid as an advance payment for accommodation, utilities and additional services performed at the request of students with a copy of the contract with a mark of termination, the head of the dormitory’s approval.

4. TERM OF THE AGREEMENT

GROUNDS FOR TERMINATION

4.1. This Agreement shall commence upon signature by the parties and is eligible within the period specified in paragraph 1.1. of the Agreement.

4.2. The Agreement may be terminated beforehand in the following cases:

4.2.1. At the request of the Student;

4.2.2. Default on accommodation fees, including utilities and additional services for more than 3 months;

4.2.3. Destruction or damage of a room in a dormitory;

4.2.4. Systematic (two or more times) violation of the rights and legitimate interests of neighbors, which makes it impossible to live together in the same room;

4.2.5. Use of premises for other purposes;

4.2.6. Systematic (two and more times) of gross violation of the rules of use residential premises, internal regulations of the dormitory, fire and electrical safety, sanitary norms and rules.

4.2.7. Not taking up the provided residence within ten working days from the date of decision of Faculty Residential Committee and the conclusion of a residential tenancy agreement.

The decision to terminate the Agreement in the cases specified in paragraphs 4.2.1 - 4.2.7, and eviction from the dormitory is given by of the University Administration in accordance with applicable law.

4.2.8. Withdrawal from the University for any reason;

4.2.9. Graduation from the University.

4.3. In all cases of termination of the Agreement, the student is obliged to release the premises within seven (7) days from the occurrence of events that eventually brought about the termination of the Agreement, return the keys to the authorized representative of the University (the head of the hostel) and leave the accommodation.

5. RESPONSIBILITY OF THE PARTIES

5.1. For failure or improper fulfillment of the terms of this Agreement, the parties shall be liable under the current Russian legislation, taking into account conditions set forth herein.

5.2. The student shall be liable for property provided for personal use, in accordance with the Russian legislation.

5.3. In the case of damage to the University property through the student’s fault, the student shall compensate it in accordance with the rules of § 1 of Chapter 59 of the RF Civil Code.

6. SPECIAL CONDITIONS

6.1. In case of temporary departure (vacation, otherwise) or departure from the dormitory, the student is obliged to return the room key to the head of dormitory.

6.2. The subject of this Agreement is the accommodation place in a room, so the student is not allowed to occupy the whole room and to prevent other students’ accommodation in it.

6.3. If it is necessary, the University administration can move the student to another dormitory based on the decision of the University Residential Committee, and to another room within the same dormitory - on the decision of the Faculty Residential Committee (Institute).

6.4. The procedure for using dormitory by the student on academic leave is determined by the decision of the Faculty Residential Committee (Institute)

7. FINAL PROVISIONS

7.1. This Agreement is made up in duplicate for each party.

7.2. The Agreement is extended for the next year on the basis of the order of student’s transfer to the next course and the assignment from the dean's office.

8. DETAILS OF THE PARTIES

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| University:FSAEE of HE «UrFU named after the first President of Russia B.N.Yeltsin»620002, Yekaterinburg,Mira street, 19 | Student:Surname, Name registered: Date of birth: Place of birth: Passport:Issued:Institute: Telephone:  |

9. SIGNATURES

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| University:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_S.I.Pilnikov ПильниковStamp | Student:

|  |  |
| --- | --- |
|  |  |
| Signature  | Name and Surname  |

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Approved by:

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| --- | --- |
| Chairman of Student Union  | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ A.M.Kagiev  |