

RESIDENCE AGREEMENT

This document is intended to inform students about the conditions of their stay in the accommodation found through the Accommodation Service, clarifying their rights and duties to respect.

The text of the documents mentioned below can be downloaded from the following website
<https://www.unibg.it/campus-e-servizi/servizi-gli-studenti/accommodation-service>

REGULATORY ASPECTS

The contract is drawn up in writing by the lessor (landlord) with each individual student for the period of residence indicated. Any modification to the letting period must be agreed in writing with the landlord and made known to the Accommodation Service.

The function of the Service is to provide support to the student and the landlord during the stages of gaining entry and leaving the apartment; in addition, the availability to collaborate in the event of any problems is ensured. It should be noted that the University remains unconnected to the contractual relationship and in particular the financial aspects.

The contract will be accompanied by a copy of the energy certificate and a certificate indicating the conformity of the electrical and plumbing appliances and compliance with the provisions under Annex E) of the Italian Law No. 431/1998.

After registering with the Inland Revenue Agency, the student will receive a registered copy of the contract.

On entering the apartment the student will receive a Handover Report underlining the items present, and the working condition and cleanliness of the premises. The student will be able to take note of any discrepancies, informing the Accommodation Service within the following 48 hours; after this period the report shall be deemed accepted.

The apartments are not to be occupied by non-university individuals, nor can the landlord reserve the use of a room or a part of the apartment for themselves or other individuals.

The student undertakes respect the rules of good neighbourly relations, avoiding loud and annoying noise, particularly during night-time hours, and will comply with the directions as given by the Condominium Administrator.

MINIMUM ACCOMMODATION CHARACTERISTICS

Type: Studio (1 room flat), two room (2 tenants), three room (3 to 4 tenants), four room (5 to 6 tenants with two bathrooms).

Amenities: Complete bathroom, washing machine, kitchenette with fridge and freezer, cooking utensils, crockery and cutlery, pillows, blankets and functional furniture (living room, bedroom desk).

Good general maintenance conditions (paintwork, cleanliness).

Connection with the Universities via public transport, with travel times of no longer than 25 minutes, as seen on the ATB website.

ECONOMICAL ASPECTS

A security deposit of €300.00 for each student, deposited at the University, which is valid for damage to the property or unpaid fees, will be released within 30 days from the end of the tenancy, to the current account as indicated by the same student, upon the landlord providing a written statement of release.

The contribution of the student to the costs of registration of the contract is fixed at €100.00. In case of early cancellation of the contract, for serious reasons, a fee of the same amount is required.

With regards to final cleaning (**of an apartment that is in a normal state of cleanliness**), a fee of €30.00 is charged to the student.

The monthly charge per person, in relation to the quality and position of the flat, includes all condominium expenses, consumptions and maintenance (excluding that related to damage) and is equal to:

- €250.00 – €270.00 – €290.00 per bed in a two room apartment (in a two room apartment, one bed place in the bedroom and one in the living room will not be considered as two places in a single room).
- €330.00 – €350.00 – € 370.00 per bed place in a single room.

A surcharge of €10.00 will be added to the monthly rental charge for the installation of a suitable internet connection.

Payment: within the 5th day of every month of reference into the account as indicated by the landlord or in cash directly to the landlord, who shall issue a written receipt.

The use of cooking or heating electrical appliances, other than those installed and certified by the landlord, is not permitted. Registered anomalies in the consumption of electricity, calculated in relation to the average for the period, will allow the landlord to ask for a supplement to the rent.

MAINTENANCE

The lessor must act promptly, on being notified by the student, to repair any faults to the electrical appliances and systems within the apartment, and must bear their costs, except in the event of the direct responsibility of the tenants and/or other tenants as confirmed by the working report of a qualified technician, in which case the guests will be jointly liable for the damage.

The replacement of light bulbs and the unblocking of pipes using products not purchased in specialist stores will be charged to the tenant.

WASTE COLLECTION

The student will be responsible for the collection and disposal of waste within the appropriate areas of the condominium in the manner prescribed by the Regulations of the Condominium. A card shall be attached to this agreement which will outline the instructions of the Company that deals with the collection of waste.

RETURN OF THE FLAT

The student must agree with the owner the date and time of departure in order to sign the papers for the departure and for the delivery of the keys. In the rooms and the flat no clothes or personal belongings should be left in the wardrobes and food in the refrigerator and freezer, cabinets. Waste disposal must be removed.

Bergamo, Student signature