

**Mesto Uherske Hradiste**

Masarykovo namesti 19  
686 70 Uherske Hradiste  
Business Identification No.: 00291471

**Represented by: EDUHA ltd, Masarykovo nam. 19, 686 70 Uherske Hradiste**

Acting through Mr. Stanislav Gabriel Ing.  
Organization is founded by Uherske Hradiste Council, registered in the Commercial Register, maintained by the Regional Court in Brno, Section C, File 51592  
Business Identification No.: 27680657, VAT : CZ27680657  
Bank account number: 1418505369/0800, Ceska sporitelna a.s. Uherske Hradiste  
/hereafter "the Landlord"/

and

Surname, first name: .....

Citizenship: .....

Permanent address: .....

Personal identification number: .....

(Note: all foreigners, except for Slovak citizens, are asked to provide their date of birth and passport number)

/hereafter "the Tenant"/

conclude this

**ACCOMMODATION CONTRACT**

for the academic year .....  
under § 754 and the following of the Civil Code No. 40/1964 of the Code, as amended.

**Article I.**

The Landlord undertakes to provide the Tenant with the accommodation at the University Hall of Residence, Studentske namesti in Uherske Hradiste in the academic year ..... in the room no.: ....., hall no.:....., price for bed per month CZK ..... . This rate is applied for all the months with no respect to how many accommodation days the Tenant actually uses up, except for the first and the last month in case the accommodation starts or terminates during the month, which is when a daily rate CZK ..... is applied for each day. This contract is concluded for the tenancy period **from** .....**to**....., with the termination date July 30th, at the latest. The Tenant is obliged to obey the accommodation instructions announced by the Landlord. In case the room number and/or price were changed new Accommodation contract has to be signed.

**Article II.**

- (1) The Landlord undertakes to hand over the areas allocated to the Tenant for his/her accommodation in a condition ready for proper use and to maintain these areas in such a state throughout the period of this contract.
- (2) The Tenant has the right to use the areas allocated to him/her, the shared areas of the Halls of Residence and services connected to the use of these areas. The Tenant is not authorised to carry out any substantial changes in the provided areas without the agreement of the Landlord.
- (3) The Tenant has the right to use the room equipment, a list of which is placed in the rented areas. In case damage to the equipment or a missing item is detected at the beginning of the accommodation period, the Tenant makes a written report on the damages and hands it over to the Landlord who investigates the damages without delay. The Tenants sharing a room also share the responsibility for the rented areas. If they fail to submit a report on damages at the beginning of the accommodation period, the Tenants who share the room are obliged to pay for the discovered defects and damages.
- (4) At the end of the accommodation period, the Tenant is obliged to hand over the rented areas to the Landlord in the same condition in which he/she has received them, without damages and in the original layout.
- (5) The Landlord has the right to enter the areas rented to the Tenant without his/her knowledge only in case of a threat to lives and health of people or a threat of damage to the Landlord's property. The Landlord also has the right to enter the rented areas in order to carry out a check-up on the condition of the rented areas, their tidiness and order, to prepare and carry out regular stock taking and related activities, planned repairs, installations, etc. In case the regulations for tidiness are broken in the rented areas, the Landlord has the right to arrange the repair of the damages at the expense of the Tenant.

**Article III.**

- (1) The price of accommodation and the related services is published in CZK per month including VAT according to the Act on VAT, as amended. The price is set in accordance with the current Price list for accommodation and related services (hereafter only Price List), which is available on the notice boards at the Halls of Residence and web site www.eduha.cz.
- (2) The Landlord reserves the right to change the Price List in connection with changes in the price of energy, changes in VAT, etc. These changes are binding for the Tenant. In the *Price List*, there is included a list of permitted electrical appliances and relevant fees. The electrical appliances used in the Halls of Residence must comply with the approved

standards (ČSN). When using the appliances, the Tenant is obliged to observe the safety regulations and the operating instructions. The Tenant is responsible for any damages caused through the use of the electrical appliance.

- (3) The Tenant undertakes to pay for the accommodation and related services always in advance, by the 5<sup>th</sup> day of the given month **by bank transfer from his/her bank account to the Landlord's account**. In case the bank transfer has not been carried out, the payment can be made **in cash** to the person authorised by the Landlord. If the Tenant fails to pay for the accommodation by the 20<sup>th</sup> day of the month for which the payment should be made, the Landlord will charge an extra payment for delay 100 CZK. If the accommodation fees and the payment for delay are not paid by the 5<sup>th</sup> day of the following month, the Landlord has the right to terminate the contract with a two-week notice period according to the Halls of Residence Regulations.

#### Article IV.

- (1) The accommodation at the Halls of Residence is governed by the Halls of Residence Regulations which are available at the Halls of Residence and on the web site [www.eduha.cz](http://www.eduha.cz). The Halls of Residence Regulations are binding for the Tenant, and the Tenant confirms that he/she has read them prior to signing this contract.  
The Tenant undertakes:
- Not to pass the accommodation rights established by this contract on to another person,
  - Not to state his/her address at the Halls of Residence as a business address,
  - To report any changes in the above stated personal data to the Landlord within 5 working days after the change,
  - To familiarise himself/herself with and observe the fire prevention instructions for the tenants of the Halls of Residence,
  - To inform the Landlord in advance of the use of the permitted electrical appliances including all the necessary identification and technical details; the Landlord can ban the use of an appliance for technical or safety reasons.
- (2) It is forbidden to bring drugs, weapons, explosives, or animals into the accommodation areas and keep them in these areas. The Tenant is not allowed to smoke in the Halls of Residence except in the designated smoking areas.
- (3) The Tenant must not restrict the rights of other tenants while using his/her rights. The Tenant undertakes to observe the silent hours in the period from 22:00 to 6:00. If the behaviour of the Tenant is not in compliance with this regulation, and enforcing the rights of other tenants requires the intervention of the security agency, the Tenant undertakes to cover the costs that arise.

#### Article V.

- (1) After the tenancy period has expired, the Tenant is obliged to check out in person at the administrator authorised by the Landlord.  
This contract can be terminated before the date agreed upon in the following situations:
- Notice from the Landlord caused by the Tenant's failure to pay the rent for the given month,
  - Notice from the Landlord in case the Tenant breaks the Halls of Residence Regulations,  
The notice period in the above mentioned cases is 14 days after the delivery of the notice,
  - The Tenant gives notice, has finished or dropped his/her studies prematurely – the notice period is 1 month and starts with the first day of the following month after the delivery of the notice. The Tenant is obliged to pay compensation fee in an amount equal to the accommodation rate,
  - Agreement between the Landlord and the Tenant.
- (2) After the period of 7 days after the termination of the accommodation contract, the Landlord has the right to remove the things left in the rented areas by the former Tenant and store them in the designated areas. After one month from the contract termination these things are considered abandoned. The Landlord has the right to request compensation for any damages that arise from the situation.
- (3) The contract is terminated before the end of the tenancy period set in this contract also in case that the Landlord is no longer able to fulfil the contract due to an emergency condition of the property, as decided by the building authorities or the regional hygienic authorities. In such case this contract is terminated on the date when the decision of the authorities comes into force. The decision confirms the Landlord's objective disability to fulfil the contractual duties.

#### Article VI.

- (1) Any written documents will be delivered to the addresses of the contracting parties provided in this contract. In case the document is sent by mail, the addressee is not available and the delivery is not collected from the Post Office within 15 days, the 15<sup>th</sup> day is regarded the date of delivery, even if the addressee has not learnt about the delivery. At the same time, the document is placed into the mail box at the appropriate Hall of Residence reception.
- (2) This contract is signed in two copies. Each contracting party keeps one copy.
- (3) Any amendments and appendixes to this contract will be carried out in written form. The contracting parties confirm that they have read this contract and agree with its content, and that the contract has not been concluded under pressure or under conditions inconvenient for either of the two parties.
- (4) This contract comes into force on the day it is signed by both contracting parties.

In Uherske Hradiste,.....

.....  
Ing. Stanislav Gabriel, HRR Director  
on behalf of the Landlord

.....  
Tenant