

LEASE OF RESIDENTIAL ACCOMMODATION

The undersigned

The **WONINGSTICHTING MAASVALLEI MAASTRICHT** trust, registered at Maastricht and with its place of business at (6225 AH) Maastricht, Severenstraat nr. 200, legally represented in this matter by <<>> (further referred to as the: "Lessor");

and

<<>>

(further referred to as the: "Lessee").

Declare that they have agreed the following

Article 1 The accommodation

<<OPTION: SELF-CONTAINED RESIDENTIAL ACCOMMODATION>>

- 1.1 The Lessor lets to the Lessee and the Lessee rents from the Lessor the residential accommodation situated at <<>> no. <<>> at <<>>, including fixtures and, if present, the joint use of communal areas (further referred to as: "the accommodation").
- 1.2 The accommodation is intended to be used by the Lessee and the members of his family exclusively as residential accommodation.

OR

<<OPTION: SHARED RESIDENTIAL ACCOMMODATION>>

- 1.1 The Lessor lets to the Lessee and the Lessee rents from the Lessor the shared residential accommodation situated at <<>> no. <<>> at <<>>, including fixtures and the joint use of communal areas (further referred to as: "the accommodation").
- 1.2 The accommodation is intended for use by the Lessee exclusively as residential accommodation for maximum one person.

Article 2 Terms and conditions

- 2.1 The GENERAL TERMS AND CONDITIONS OF LEASE OF RESIDENTIAL ACCOMMODATION WONINGSTICHTING MAASVALLEI as adopted on 8 March 2016 (further referred to as the: "terms and conditions") are applicable to this lease. The lessee has received a copy of the terms and conditions. The terms and conditions are applicable except where they are expressly departed from in this lease or where their application is not possible in relation to the accommodation.

Article 3 Duration and giving notice

- 3.1 This lease has been entered into for an indefinite period, commencing on <<>>. Termination of this lease by giving notice must take place in accordance with Articles 19.1 to 19.4 inclusive of the terms and conditions.

Article 4 Payment obligation, payment period

- 4.1 As of the commencement date of this Lease the monthly payment obligation of the Lessee consists of:
- The rent EUR <<>>
 - The advance payment for the supplies and services to be provided by or on behalf of the Lessor: EUR <<>>
 - A fee for the supplies and services to be provided by or on behalf of the Lessor in connection with which no system of advance payments with subsequent settlement is applied: EUR <<>>

Article 6 Taxes and other charges

- 6.1 Unless such is not permitted under the law or regulations deriving therefrom, the Lessee shall be responsible for paying, even if the Lessor has been assessed for them:
- the waste levy and water board charges, insofar as these charges relate to the actual use of the accommodation and the actual joint use of communal areas;
 - other existing or future taxes, encroachment taxes, charges, dues relating to the accommodation and/or in respect of property of the Lessee;
 - environmental levies, including the pollution levy on surface waters and the contribution to waste water purification costs and assessments or charges under any other environmental law, as well as the sewerage levy.
- 6.2 If the charges, taxes, dues or other charges chargeable to the Lessee are collected from the Lessor, these must be paid to the Lessor by the Lessee at the Lessor's first request.

Article 7 Domicile

- 7.1 The lessee declares that he has elected domicile at the property. With effect from the commencement date of the lease all notifications of the Lessor to the Lessee connected with the execution of this lease will be addressed to the property as the Lessee's actual home address.
- 7.2 On the termination of the lease the Lessee shall give the Lessor his new home address in writing. In the event that the Lessee leaves the accommodation permanently without notifying the Lessor of the new address, the address of the property will continue to be regarded as the Lessee's domicile.

Article 8 Apartment right

- 8.1 If the building or complex of which the accommodation forms a part has been or will be divided into apartment rights, the Lessee is obliged to comply with the rules of division, the

standing orders, the house rules and any rules in the sense of Article 5:128 paragraph 1 of the Dutch Civil Code, where these relate to a user. The lessee declares that he will do this. This declaration also relates to decisions that are not taken and stipulations that are not laid down until after this declaration, unless an appeal to these decisions and stipulations would be unreasonable and unfair to the Lessee.

Article 9 Provision of data on household income and family composition

- 9.1 The Lessee declares that the data he supplied to the Lessor before the commencement of the lease relating to his household income and family composition are accurate and complete.
- 9.2 If the Lessee supplies inaccurate or incomplete data and he would not have been eligible for the accommodation if he had supplied the correct and complete data, the Lessee must vacate the accommodation at the Lessor's first request. If the Lessee does not vacate the accommodation at the Lessor's first request the Lessor shall institute legal proceedings to secure vacation of the accommodation.

Signatures

Thus agreed and signed in duplicate at _____

Place, date

Place, date

Woningstichting Maasvallei Maastricht
p.p.:
<<>>

The lessee
p.p.:

Separate signature of the Lessee for the receipt of his own copy of the GENERAL TERMS AND
CONDITIONS OF LEASE OF RESIDENTIAL ACCOMMODATION WONINGSTICHTING
MAASVALLEI, dated 6 March 2016

Place, date

The lessee

p.p.: