

## Contract conditions for two-bedroom-apartment

Common costs: per a month

Dohány utca 19.	13000 HUF (~ 36 €)
Szentkirályi utca 5.I.9:	15500 HUF (~43 €)
Szentkirályi utca 5.III.20:	15500 HUF (~43 €)
Szentkirályi utca 5.III.21:	24200 HUF (~67 €)

should be paid separately first at moving in, then at the begin of every month as well as the utilities according to the meters. Tenants are required to send the photos of the meters to the owner by e-mail on 30th of every month

On request the owner is providing a washing machine for 6000 HUF( ~22 €) per a months.

**Deposit for the washing machine** is 50 €. Instruction how to use the washing machine will be given by the owner.

On request DSL / WiFi internet access is provided free of charge.

-The given rental price is valid if two months rent will be paid in one amount upon moving in. If only one month paid, the rent is 10% higher

**Key deposit** is 100 € per a set of keys.

-The advance payment for **overhead costs** is 100 € per a room.

After the first month the overhead costs will be paid according the invoices of the service provider, the final setting of accounts ( balance) will be paid at leaving the apartment.

-The meters (electricity, water, gas ) will be recorded upon receiving the keys.

-The rental price does not include the common costs of the building.

-The rent includes all taxes, placing the bedcloths and towels to disposal of the tenants after every 7 days and cleaning of the bathroom(s) after seven days.

-Every tenant is receiving one complete set of keys. For returned broken key we are giving a new key for 800 HUF per piece between 8 a.m. and 10 p.m.. For lost keys we are changing one lock for 50 €.

Please note 2-3 safety locks belong to one entrance door and one extra to each room door !!!

Smoking is only in the kitchen allowed, but not in the rooms.

**Cleaning deposit:** 120€ per a room.

The tenants are obliged to keep the house rules including **keeping the bathroom dry** : wiping off the bathroom after every use.

When the owner finds the room, bathroom, kitchen not in properly clean state, he can hire a cleaning person. The cost will be paid by the tenants in the following month. Min. 5500 Ft max. 8800 Ft.for one time cleaning.

By hurting the **house rules** the tenants first receive a written note, but the fines due to hurting the rules will be paid by the tenants. If there will be a fine for the owner, the amount must be paid by the tenant.

Second time at violation of the house rules the tenant will be asked to leave the apartment, but the rent of month in question can not be returned, only the second month rent.

If it happens in January and the February rent is also paid, only the February month rent will be returned. It is strictly forbidden receiving visitors after 9 p.m.

**Visitors** can be received only by written agreement with the owner for extra charge ( 1500 HUF per person and night. Please ask the owner to provide bedcloths

The tenants are informed that the house at Szentkirályi utca 5. is under video surveillance.

The normally used up furniture, household good will be repaired or replaced by the owner as soon as possible, even on the day of noticing.

If for any reason this not possible within 3 days, the tenant can be moved over to another

apartment of similar type .

If the reparation or replacement can be delayed by 1-2 hours, the tenants are requested to send the problem by e-mail, or WhatsApp,.

The locks of the apartment cannot be changed by the tenants. If it happens the owner is changing the locks on the costs of the tenants and cancelling the rental contract.

The tenant is obliged to keep the entrance door of the apartment always locked.

The tenants are guaranteeing financially for keeping the apartment its furniture and equipment in the same state as upon moving in.

The contract can be cancelled written two months prior moving out.

[Contact form](#)

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