

AGREEMENT on renting a studio apartment (one-bed-room-apartment) between
The Tenant
full name
birth place and date ,
mother 's name: ,
permanent residence: ,)

hereby **agrees** with the Landlord
András Szilágyi, (Budapest, .)
birth place and date , mother 's name: ,
permanent residence: ,)
as follows

The landlord rents out his previously viewed, 25-28m2 studio apartment with two single beds / with double bed/ in the 3rd floor of 1088 Budapest Szentkirályi utca 5 2021. for indefinite period

The rent is for a studio a with double bed	with a two single beds
1 person HUF 70,000 per month	1 person HUF 72,000 per month
2 people 80,000 HUF per month	2 people 82,000 HUF per month
3 people 85,000 HUF per month	3 people 85,000 HUF per month

The tenant communicates the personal details of those staying in the apartment in writing.
In case of non-payment of rent, utilities or common costs immediate termination of the contract and moving out.

The rent does not include the common cost (currently HUF 15500, which includes the internet access, electricity and water consumption),
to be paid on the first day of the month on the basis of the gas consumption according to meter.

The tenant undertakes to send a photograph of the meters on the 29th of each month.
Reading of the measures documented upon moving in:

water m3
gas m3
current: kWh

Deposits :

key deposit: 40000 HUF Upon handing over the keys .

The deposit will be returned upon moving out in case there is no fee (rent, common costs, utilities) must be paid , the keys are returned , the flat is in the same clean condition as upon moving in , no furniture or equipment is missing and the furniture is undamaged.

overhead deposit: HUF 40,000. In case of non-payment of overheads (utilities) according to the meters, immediate termination of the contract and two moving out within a week. Upon liquidation, the landlord returns all deposit, if there is no claim by the landlord against the tenant.

cleaning deposit: 30000 HUF. The apartment has been taken over in a clean condition. If one if I do not experience this condition during the inspection, I will clean the apartment.

The cost of cleaning will be attached to the rent for the next extension. This is a minimum of 6600 HUF, because that 's the minimum wage for the cleaning lady. If it takes more than three hours, then accordingly, this cleaning cost increases by 2,000 ft per hour.

Washing machine deposit: 6000 HUF. To be renewed after each repair.

The lease/agreement can be extended by mutual agreement under the same conditions.

The first extension is due within 14 days of moving in. The further ones two, three etc. months later on the day of moving in.

Deposits total: HUF 116,000 (~320 €).

Deposits, common costs and rent are payable in cash upon moving in.

The tenant undertakes to keep all receipts!

If the owner is prevented from taking the payments over, his daughter of Eszter Budai-Szilágyi. takes over the rent and utilities in her beauty salon at Szentkirályi utca 5.I.8.

Also entitled (with the presentation of his power of attorney, Erzsébet Ibolya Székely (1075 Bpest, Kazinczy utca 9. to receive these amounts either in the rented apartment or at 1088 Bpest, Szentkirályi utca 5.fsz. 4/a.

In case of extension, the rent, common cost and utilities are always on the same day of the

next months or it is due before that.

The rent, includes a pillow, duvet, kitchen equipment, washing machine, microwave, gas cooker, crockery and cutlery. But does not include the sheet,towels, bed linen.

This is provided by the landlord on request for HUF 1,500 per person per week.

Replacement of a broken key (broken key to be handed over) 3000 HUF / key.

Replacement of a lost key set (lock replacements) HUF 60,000.

The rent includes wifi access.

It does not include cleaning during the rental period.

The furnishings of the apartment are included in Annex 1.

Lease termination:

The 30th day before the end of the rental period is the latest notice period.

The termination can be done in writing: e.g. e-mail. In other words, the tenant can move out on the 30th day after your termination.

Smoking: **smoking is prohibited** in the rooms of the apartment (bathroom, kitchen, bed room).

In case of finding any evidence of this immediate termination of the contract!

It is forbidden to change the locks! Immediate termination in case of replacement!

The tenant undertakes to comply **with the house rules** by signing this contract.

Noisy activities are prohibited between 6pm and 6am. House party is forbidden even during the day.

In case of violation, report and immediate termination of the contract!

The tenant undertakes to keep the bathroom ' floor always dry by wiping off after every use !!

The tenant shall immediately notify all defects in writing. The landlord is taking action as soon as possible on the repair/ replacement within a reasonable time.

Depending on the nature of the failure, the costs will be shared equally or only paid by one party only.

Landlord contact information:

mobile phone: 06-30-5190966, also WhatsApp, email: kolarz62@gmail.com

Landlord' s request: please send an email because I can't always pick up the phone as well as at the moment my voice cords are inflamed.

<http://citycentreapartments.hu>

Tenant contact information:, +

Budapest, 2021.

landlord: András Szilágyi

tenant:

Before us as witnesses:

Annex 1:

inventory: Ariston one combi boiler, two couches, 1 table, three chairs, one armchair bed, one wardrobe, a refrigerator, a fire extinguisher, three pillows, three duvets,

type of LED TV,

coffee machine, a kettle, a toaster, two carpets, two curtains, a broom,

dustbin, 1 toilet brush, shower curtain,

entrance lock:,,

iron grid lock :

gate opener proxi