

AGREEMENT on renting a room with private bathroom, kitchenette and refrigerator in a two-bedroom-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, 16-20m² room with private bathroom and refrigerator for one person in 1074 Budapest, Dohány utca 20. 3rd floor apartment number 19 at least for 6 months.

The rent is for a person in Doh : 300 € for a room, 350 € for two people per room.
Common costs Ft/month.

The lease agreement includes the use of internet and washing machine.

However the lease agreement does not include any cost ,which is in connection with registering the tenant at this residence adress. 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 utilities will be paid on the first day of the month according to meter, shared with the other room or two other rooms tenant(s).

The tariffs at the moment 1 kWh = 30 HUF 1 m³ gas=140 HUF (over 4.8m³/ day 750 Ft/m³! 1m³ water 600 HUF .

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	m ³
gas	m ³
electricity:	kWh

Deposit for overhead cost (utilities) 200€. Key deposit: 150 € Upon handing over the keys .
Cleaning deposit : 50 €, deposit for the washing machine:40 €. **Total deposit: 440 €** per a room.

In case of non-payment of overhead costs (utilities) according to the meters or rental fee immediate termination of the contract and moving out within a week. The apartment has been taken over in a clean condition. If I do not experience this condition during the inspection, I will clean the apartment or I am going to ask a cleaning lady. The cost of cleaning will be attached to the rent for the next extension. This is a minimum of 8800 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 3000 Ft per hour.

Washing machine deposit: 40 € only in such rooms where a washing machine is available (Doh1,Doh 2, Szk28/3, Szk 21/2. To be renewed after each repair.

The deposit will be returned by the landlord in the same currency 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 either damaged. 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. If the rent is paid not in € but in HUF, the Hungarian National Bank official exchange rate will be used : <https://www.mnb.hu/web/en> Also entitled (with the presentation of his power of attorney, an other person to receive these amounts either in the rented apartment.

The rent, includes a pillow, duvet, kitchen equipment, microwave, gas cooker, cookery and cutlery. But does not include the sheet,towels, bed linen. This is provided by the landlord on request for HUF 3500. After leasing contract the tenant can keep them.

Replacement of a broken key (in case the broken key will be handed over) 6500 HUF / key.

Replacement of a lost key set (lock replacements) HUF 60,000, if the landlord can do it by himself, because it is the cost of the locks. If it will be done by a locksmith,his his job must be paid extra. 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 his termination. The rent etc. must be paid until that date.

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 is to send an email because he can't always pick up the phone as well as his voice cords are cronicallly inflamed. <http://citycentreapartments.hu>

Tenant contact information:, mobile phone + e-mail address Budapest, 2022. landlord: András Szilágyi tenant: Before us as witnesses: Annex 1: inventory: double bed, Ariston one combi boiler, one couche/sofa, 2 tables, three chairs, 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 dustbin, 1 toilet brush, entrance lock:, gate opener proxi