

Temporary Tenancy agreement

The undersigned:

Name Owner / Landlord : **R. Hartmans**
Address : **Dillenburgstraat 5A, 3071 HA Rotterdam**
Telephone : **+316102907900 or +31 6 54646474**
E-mail address : **info@kasteeldillenburg.nl**

Hereafter called "the landlord".

Name Student / Tenant :
Date of birth :
Address : **Dillenburgstraat 9B1V, 3071 HA Rotterdam**
Email :
Telefoon :
ID – Type :
ID-number :
University or School :
Registration number School :

Hereafter called "The Tenant".

The landlord states that he wants to contribute his fair share to solve the problem of housing shortage among students and that he sees this as a social obligation to the world to make some of his rooms temporarily available to students for a fair price during the period in which the landlord does not use the rooms for his own purposes.

The landlord and the tenant agree as follows:

A. THE ACCOMODTION

Article 1 : Description room

Paragraph 1: The landlord temporarily lets to the tenant, the tenant temporarily rents from the landlord, for the period specified in Article 2 a room in the house of the landlord. This room, indicated as room **D5.K2** on the map in appendix 1, is located on the **2nd** floor at the **back** of the house of the landlord. The surface area of this room is approximately **14 m²**.

The address of the house of the landlord, in which the room is located, is:

Dillenburgstraat 5A, 3071 HA Rotterdam

The room is fully upholstered and partially furnished. The used materials and furniture are:

- Floor : Laminate, wood design.
- Walls : Whitewash, color white.
- Window Coverings : Vertical Blinds, color white.
- Ceiling : Spack (painted limestone ceiling), color white.
- Lighting : Ceiling light (silver - frosted glass)
- Bed : Metal white bed, one person, including mattress.
- Wardrobe : 2 door, White Ikea
- Desk including chair : White (Ikea).
- TV : Flatscreen Samsung 32 inches

Paragraph 2: Room for 1 person and sublet

The rented room is used for the accommodation of one person. The room is intended for the exclusive use of the tenant. Permanent or temporary use of the room or the shared rooms/facilities which have been made available to the tenant by the landlord (article 1, paragraph 3) by other persons is prohibited without specific written permission of the landlord. This includes: co-habitation on the same address, addition of the family, nightly stay of guests/family. The rules for receiving visitors at daytime are mentioned in article 21 of this tenancy agreement. Examples of authorized visitors are fellow students who visit the tenant for making school assignments, visiting parents of the tenant, a (girl)friend who is invited by the tenant to drink coffee / tea or to socialize.

The accommodation is intended for the exclusive use of the tenant. It may not be sublet to or be occupied by a third party !

Paragraph 3: Supplement usage

The landlord puts at the tenant's disposal for shared use:

- The kitchen, located on the third floor of the house. In the kitchen is available for shared use: sink, gas cooker, refrigerator, microwave, washing machine and dryer.
- The bathroom (shower and washbasin), located on the third floor of the house.
- The toilet, located on the third floor of the house.
- The stairwell to the third floor of the house.

Paragraph 4: Temporary habitation

The landlord is the owner and occupant of the house in which the rented room is located. The reason for temporary letting the room is that the landlord temporary chooses residence elsewhere in the house and will return to occupy the room himself after the rental period. The landlord expressly stipulates that the tenant clears the room and the house after the tenancy period as stated in article 2.

Example

B. THE RENT AND ADDITIONAL COSTS

Article 2 : Rental period

The landlord lets the room to the tenant from 01-01-2022 to 01-07-2022.

Article 3 : Rent

The rent for the room is: : **EUR 395,00** (in words: **threehundred and ninety five euro**) per month excluding ancillary supplies and services.

Article 4 : Service fee

Payment of the ancillary supplies and services.

Paragraph 1: Amount of service costs

The payment for ancillary supplies and services will be due in advance, regularly, before the first day of the period to which it applies and is: **EUR 95,00** (in words: **ninety five euro** per month.

Paragraph 2: What is covered by the service costs

The ancillary supplies and services include:

- Use of electricity and gas for household appliances, light, hot water, cooking appliance en central heating system in the personal room and shared rooms/facilities
- Cable television (connection/subscription)
- Internet (connection/subscription)
- Water supply
- Other surcharges, local taxes, taxes (not charged directly to the tenant).
 - Pollution tax
 - Resident Tax
 - Property tax (resident part)

Article 5 : Service costs are variable costs!

These costs are (ultimately) determined by your consumption and/or by rates set by the various authorities.

Part of the costs can be determined exactly. For example, because we receive a specific invoice for this. Some of the costs must be estimated.

Sometimes costs are fully on you as a tenant and they are charged 100%. Sometimes it is reasonable to pass *on part of* the costs.

We always charge 100% of tax assessments and municipal levies that are intended for you. A well-known example is the Afvalstoffenheffing. Every tenant must pay this tax. In case of room rental, we (as the landlord) receive this assessment.

We assume reasonable use (fair use) of the general resources. In the event of misuse, the actual costs will be estimated and charged to the best of our ability

In order not to have to determine the service costs every month and to charge you these constantly changing actual costs, we work with the system of advance payment and final settlement. An amount – the so-called advance (see paragraph 1) – is charged to you every month.

Every year in January or on departure, a final settlement is drawn up by the landlord.

Any surpluses will be reimbursed by the landlord, shortcomings must be paid additionally by the tenant. This settlement must be paid to the receiving party within four weeks after the settlement has been submitted.

The amount of the monthly advances for the new period will be adjusted (if necessary) on the basis of previous consumption.

Article 6 : Payment rent and service fee

The rent must be paid in advance by the tenant, monthly, before the first day of the month to which month it applies. Payment must be made by transfer to **bank account NL84 RABO 0105 9819 07 in the name of R. Hartmans** or cash against delivery of a signed receipt. In case of disagreement about the monthly payments, the tenant has to be able to submit evidence of payment (bank statements and / or handwritten original payment receipts).

Article 7 : Deposit

The tenant pays prior to the start of the tenancy a deposit which equals **2 months** rent to the landlord. This deposit will be refunded at the end of the tenancy period. The landlord is entitled to withhold the deposit if the tenant has not met his tenancy obligations. Outstanding debts and damage payments caused by the tenant or a third party who was granted access to the property by the tenant can be settled with the deposit (examples are mentioned later in this article). If any settlement of outstanding debts or damage payments takes place within the tenancy period and before the end date of tenancy, the tenant will complete the deposit so that it equals the original 2 months again, within a week after having been held liable by the landlord. Being held liable will be done by written notice (letter or e-mail) by the landlord towards the tenant.

Example 1: The tenant does not pay the ancillary supplies and services to the landlord. The landlord must make the payments towards the appropriate authorities as mentioned in article 4, paragraph 2. The landlord holds the tenant liable for not fulfilling his obligations. The landlord will deduct the matching amount from the deposit. Within seven days after notice, the tenant must complete the deposit to the amount equal to the initial 2 months deposit.

Example 2: The tenant causes damage to the rented room during the tenancy period. Repair seems necessary. The landlord holds the tenant liable for the damage. If the tenant does not pay for the damage, the landlord will settle the damage with the deposit. Within seven days after notice the tenant must complete the deposit to the amount equal to the initial 2 months deposit.

Example 3: The tenant leaves the room at the end of the tenancy period. At the final inspection damage to room is noticed, caused by the tenant. The landlord makes a notice in his final inspection report. If the damage costs less than the amount of the deposit, the landlord can deduct the damage from the deposit en refund the remaining. If the damage exceeds the amount of the deposit, the tenant has to

pay the extra amount to the landlord instantly. Only than final discharge and termination of the tenancy agreement can be approved by the landlord.

Article 8 : Rent adjustment

Annually the landlord is authorized to raise the monthly rent on the 1st of July. The approved percentages are based on national inflation rates as applied in the Netherlands (the national average increase percentages for tenement, calculated and advised by CBS). The landlord has to announce this raise to the tenant in writing (letter of e-mail) before the 1st of July.

Article 9 : Costs overnight stay

If the tenant wants a guest to stay overnight, the landlord has to approve a written request by the tenant. Other tenants, the landlord and other residents must not experience any nuisance caused by the guest and / or the tenant. The costs for an overnight stay of a guest, amounts 1/30 part of the sum of the rent of the room plus 1/30 part of the pre-payment for ancillary supplies and services. At this moment this would be: **EUR 15,00**. The amount must be paid in cash in advance to the landlord, prior to the night in which the guest is staying overnight.

C. MAINTENANCE OBLIGATIONS

Article 10 : Landlord

The landlord will repair all visible and invisible defects which prevent the tenant to start inhabiting the room and the shared facilities prior to the period of tenancy. During the period of tenancy, the landlord will perform all necessary maintenance, unless such maintenance is the responsibility of the tenant according to this tenancy agreement. Prior to the tenancy the tenant and the landlord will draw up an inspection report in which the state of the room and the shared rooms/facilities are described. Defects and damage to the room and the shared rooms/facilities not mentioned in this report are for liability of the tenant and will be settled between the tenant and the landlord according to the rules as mentioned in this tenancy agreement.

Article 11 : Tenant

The following maintenance obligations come at the expense of the tenant, unless the maintenance is due to negligence of the landlord. Maintenance obligations in the shared rooms/facilities come at the expense of all the tenants. The costs will be divided among the tenants, unless the maintenance is due to negligence of the landlord.

- Whitewash, wallpaper and painting of doors/walls/ceiling for the duration of the occupation.
- Minor repairs to handles, hinges, locks and electrical appliance such as switches, lights, plugs and sockets.
- Maintenance or repairs to taps, drains, toilet, kitchen appliances due to pollution, frozen water pipes, accidents and damage by excessive wear.
- Replacement of broken windows.
- Unclogging of the toilet / shower / sink.
- Remaining maintenance and repairs caused by the tenant's negligence, carelessness, harsh occupation or damage by excessive wear.

The tenant is not allowed to perform this maintenance or repairs himself. The landlord will perform the maintenance or repairs or have the maintenance of repairs be done by a third party (a professional) at the costs of the tenant(s).

Article 12 : Liability damage

The tenant is obliged to compensate all costs in case of damage or theft caused by the tenant and those who were granted excess to the property by the tenant. In case of defects or damage caused by excessive wear in the room, the tenant will pay reimbursement within seven days after being held liable in writing (letter or e-mail) by the landlord. The reimbursement payment includes the replacement value (100% of the price, new in the shop) of the damaged goods and the costs of assembly if necessary. In case of defects or damage caused by excessive wear in the shared rooms/facilities/appliance, the tenant will pay reimbursement within seven days after being held liable in writing (letter or e-mail) by the landlord. If the tenant does not take his responsibility to report the damage to the landlord, all the tenants will be held liable for the damage. There is a shared responsibility for taking good care of the property of the landlord. The costs will be divided among the tenants, the tenants will pay reimbursement within seven days after being held liable in writing (letter or e-mail) by the landlord. The reimbursement payment includes the replacement value (100% of the price, new in the shop) of the damaged goods and the costs of assembly by a third party if necessary. The landlord states that the lifetime of the average household appliance is at least five years. Therefore, damage to appliances with a life expectancy of five years will be fully reimbursed by the tenant. From the sixth year the landlord

will pay a share of 50% in the costs of repair or replacement. From the seventh year the landlord will pay a share of 75% and from the eighth year the total costs. The landlord will cooperate with the tenant in retrieving costs from the tenant's liability insurance, although the landlord will not wait for the reimbursement payment by the tenant towards the landlord.

Example

D. ADDITIONAL RIGHTS AND OBLIGATIONS

Article 13 : Use room

The landlord is obliged to present the room in a clean state at the date that the tenancy starts and to present the keys to the tenant. The tenant is not permitted to copy the keys, to issue and/or to distribute the keys to third parties. After receiving the keys the tenant accepts the duty of care and responsibility for the room, the shared rooms/facilities and appliances in the house. The tenant keeps the rooms and shared rooms / facilities clean according the prevailing house rules, completely when it concerns the tenant's own room, and together with other tenants when it concerns the shared rooms / facilities as listed in article 1, paragraph 3.

Article 14 : Nuisance

The tenant is obliged to omit any form of disturbance, inconvenience or nuisance to fellow residents, other tenants, the neighbours and the landlord. Essential subject in this matter are:

- The use of radio, television and appliance of communication is allowed, but should be used at the appropriate time and on an appropriate volume. Only the landlord determines if the tenant causes too much disturbance, inconvenience or nuisance. The tenant will respond directly to the landlord's requests by cessation of the disturbance, inconvenience or nuisance. If the tenant continues or repeats the disturbance, inconvenience or nuisance, despite oral or written request by the landlord, the tenancy will be terminated. Eventual legal costs to end the tenancy agreement and the cost of eviction shall come at the expense of the tenant and will be settled with the deposit if necessary.
- Pets are not allowed.
- Smoking in or around the house / room is prohibited.
- Using, possessing or selling of soft drugs / hard drugs in or around the house / room is prohibited.
- Inappropriate behavior associated with drunkenness causing a nuisance in and around the house / room is prohibited.
- Garbage should be removed by the the tenant as often as necessary, but at least twice a week to the appropriate underground garbage container at the end of the street.

Criminal offenses and refusing to comply with the house rules of the landlord are legitimate reasons for the termination of the tenancy agreement.

Article 15 : Liability insurance

The tenant is obliged to take out a liability insurance. The tenant has to submit a copy of the liability insurance policy to the landlord before inhabiting the room.

Article 16 : Building under renovation

The tenant is aware of the fact that in and around the building renovation work is still being carried out, which can lead to inconvenience and discomfort. The landlord will minimize nuisance where possible by respecting the appropriate working hours during daytime, unless the renovation work is necessary and can't be planned otherwise.

Article 17 : Access to the room

The landlord will respect the privacy of the tenant and enter the room only together with the tenant after making an appointment with the tenant, except for specific situations as described in article 18. The tenant has the right to lock the room with the provided key. The tenant is not allowed to change locks or to attach additional locks for safety reasons and in case getting access to the room seems necessary on the grounds as defined in article 18.

Article 18 : Right of inspection

The tenant is obliged to cooperate with periodic inspections of the room, as well as carrying out maintenance, repairs and visits to show prospective tenants the room if notice has been given. In case of emergencies (fire, smoke, smell of smoke or water leakage), in case of strong suspicions that criminal offenses took place, the landlord is always entitled to gain access to the room without the tenant's consent or to accompany the proper representatives of the law (police, fire department) or to accompany third parties (mechanics / repairman of the gas company, etc) into the room to undo any damage which seems necessary.

In the absence of the landlord the same rights are allotted to (all known to the tenant):

- Nancy Hartmans, owner of the premise
- Roeland Hartmans, owner of the premise

Article 19 : Use common areas

The landlord will ensure that the tenant has day and night access to the shared rooms/facilities (kitchen, shower, toilet and stairs to the third floor).

Article 20 : Limited options for adjusting the room

Either the tenant nor third parties may alter the room nor the shared rooms / facilities without written approval from the landlord. This applies to changes to the layout of the house / rooms, but also to attempts to decorate the house / rooms (painting the walls, wallpaper, drilling holes for paintings or kitchen appliances, etc). The tenant is only allowed to decorate his own room without attaching objects to the walls, the ceiling, the door or windows. (table lamps, colored pillows and sheets, carpets and small furniture). At the end of the period of tenancy the tenant has to bring the room in the same state is received at the start of the period of tenancy. Otherwise this will be done at the expense of the tenant by the landlord or a third party on behalf of the landlord. If the tenant wants an alteration to the room, the tenant can submit a written request to the landlord. If the landlord agrees, the alteration will be performed by the landlord or a third party on behalf of the landlord at expense of the tenant. The costs for restoring the room into the state at the begin of the tenancy period have to be paid in advance, together with the cost of the alteration.

Article 21 : Visit and stay overnight

The tenant is allowed to receive visitors in the room of the tenant, taking into consideration article 1 paragraph 2, article 12 and Article 14. A visitor may use the shared rooms/facilities as the guest of the tenant. The tenant is fully responsible en liable for the visitor. The tenant will take care of the extra cleaning activities in the house caused by its visitor to compensate towards the other tenants. A visitor is characterized as an individual who is not allowed to spend the night in the room of the tenant or the house of the landlord. The landlord and his substitutes (as listed in article 18) are always entitled to refuse a visitor entering the house or to evict a visitor from the house without accountability. Reasons

can be complaints from other tenants, residents or the landlord (lack of privacy, causing a disturbance). The tenant is obliged to cooperate with the eviction of the visitor, otherwise the tenancy agreement will directly be terminated and the tenant will risk eviction himself without compensation or refunding of the deposit.

Only with the approval of the landlord the tenant may occasionally receive (one) guest(s) overnight. The tenant's request will be taken into consideration as long as the overnight stays of the guests of the tenant don't cause any nuisance, inconvenience or discomfort to the other tenants, residents or the landlord. A guest is characterized as an individual who is allowed to stay the night, although not several nights and not on a permanent basis (co-habitation). The tenant is fully responsible and liable for his/her guests. The guests of the tenant are never allowed to stay in the room / house of the landlord without presence of the tenant. The tenant will take care of the extra cleaning activities in the house caused by its guests to compensate towards the other tenants.

The number of overnight stays is limited to a maximum of 12 nights per year.

This might be: 12 times one night 1 guest, or 6 times one night for 2 guests, etc.

According to the situation in the house after the start of the tenancy period, the maximum number of nightly stays might be adjusted in a later version of the house rules. These house rules will be leading in the maximum number of overnight stays. An overnight stay will be charged to the tenant according to the specifications as mentioned in article 9 of this tenancy agreement. If the tenant violates these rules and lets a guest stay overnight without specific written approval of the landlord, a penalty which equals one month rent will be imposed on the tenant per violation per guest. The unwanted guest will directly be evicted by the landlord or his substitutes. In case of repeated violation or persisting violation or in case of refusing to pay the penalty for earlier violations, the landlord holds the tenant liable in writing (letter or e-mail) for negligence. The tenancy agreement will be terminated immediately on legal grounds (the trust between the landlord and the tenant is disturbed beyond retrieve, in this situation they can't live under the same roof). The tenant will be evicted himself without compensation or refunding of the deposit.

Article 22 : Registration City Register

The tenant is allowed to register himself as occupant at the address of the landlord in the City Register (in Dutch: Gemeentelijke Basis Administratie). This registration is temporarily and ends when the tenancy agreement is terminated or when the date of expiration as mentioned in article 2 is reached. The tenant is obliged to deregister from the City Register (in Dutch: Gemeentelijke Basis Administratie) on the date that the tenancy agreement is terminated. When the landlord and the tenant draw up their final inspection report, the tenant also presents a copy of the deregistration from the City Register. The tenant is responsible for getting this deregistration form on time. This final inspection must take place before the end of the tenancy period as stated in Article 2. If the tenancy agreement is terminated earlier than mentioned in article 2 by the landlord or the tenant, the tenant is also obliged to deregister from the City Register as mentioned above. If the tenant is negligent and doesn't deregister from the City Register, the landlord will hold the tenant liable in writing (letter or e-mail). Legal fees, lack of income and costs to achieve deregistration will be charged to the tenant. The landlord is entitled to withhold the deposit until the tenant presents the deregistration. The charges will be settled with the deposit.

Article 23 : Mediation

In a conflicting situation between the tenants, the landlord or a third party on behalf of the landlord will mediate in the conflicting situation. The costs to enable a third party (mediator) will be paid by both tenants. The tenants are expected to cooperate with the proposed recommendations of the mediator. If the conflicting situation stays unresolved the landlord will ask if one of the tenants wishes to end the tenancy agreement voluntarily, otherwise the tenancy agreement of both tenants will be terminated on legal grounds (the trust between the tenants is disturbed beyond retrieval, in this situation they can't live under the same roof).

Article 24 : Rules for the use of (own) equipment

The tenant is not allowed to use or to install appliances in the room or the shared rooms/facilities which can overload the electrical network. The appliances mentioned in article 1 paragraph 3, present in the shared rooms/facilities, are to be used by the tenant. Besides additional small household appliances the tenant is not allowed to install extra ovens (gas/electric), refrigerators, freezers, washing machines, dryers, microwaves, grill/oven combinations, gas cookers, wok burners, etc. The tenant shall never install or attach any appliances to the walls, floors, doors or ceilings of the rooms.

Small household appliances **in the kitchen** that are allowed: a sandwich iron, a waffle maker, a toaster, a blender, a mixer, a coffee / espresso machine, etc.

Small household appliances in the bathroom that are allowed: an electrical toothbrush, a curling iron, an electrical shaver, etc.

Small household appliances in the room that are allowed: a charging unit for a telephone, a television, a computer, a lamp, a radio, etc.

NOTE: appliances that belong in the kitchen are never to be used outside the kitchen, especially not in the personal room of the tenant. For example a mini fridge in the personal room is not allowed.

E. THE ENDING OF THE TENANCY AGREEMENT

Article 25 : End of rental agreement

The tenancy agreement ends in any case on the date as specified in article 2.

Article 26 : Landlord agreement

The rented room is part of the house of the landlord, who has his main residence at this address. The landlord can therefore in the first nine months after entering into this tenancy agreement, terminate the agreement on other reasons than mentioned by law. The tenancy agreement ends in this case without judicial intervention. The period of notice on behalf of the landlord originates from the so called "landlord agreement" as mentioned in article 27 of this agreement.

Article 27 : Landlord's notice period

The landlord has a fixed-term of notice of 3 months and shall be done in writing (letter or e-mail).

Article 28 : Tenant's notice period

The fixed-term of notice on behalf of the tenant is 2 months and shall be done in writing (letter or e-mail) and before the first day of that month.

Article 29 : Termination method

Early termination of the tenancy agreement, earlier than the duration of tenancy as specified in article 2 of the tenancy agreement, can be done by either party by written notice (letter or e-mail).

Article 30 : Cancellation by mutual consent

The tenancy agreement can be terminated directly at any time by mutual consent of both parties.

Article 31

From the moment that has become known that the tenancy will be terminated (for example during the period of notice), the tenant is obliged to respond to the landlord's request to provide access to the room, in order to show the room to the landlord's prospective tenants. The number of visits to the room will not exceed 14 visits a week (average 2 per day). The landlord will announce the visit at least 48 hours in advance by e-mail.

Article 32 : Cooperation new tenant

At the end of the tenancy period, the tenant must transfer the room and the shared rooms/facilities in a clean condition and in the same state as the room was accepted at the start of the tenancy agreement. Finally the tenant provides the keys to the landlord.

Article 33 : Final inspection and final settlement

The landlord and the tenant will draw up a final inspection report before the scheduled end date of tenancy. In this report the actual state of the room will be compared with the initial state of the room at the start of the tenancy period. Modifications, defects or damage caused by excessive wear which can

not be caused by normal appropriate occupation, shall be charged on the tenant in order to restore the state of the room as it was at the start of the tenancy. If the deposit covers the costs of the charges, a settlement will be made between the landlord and the tenant. If the costs exceed the deposit, the tenant will cover the costs fully before the end of the period of tenancy. If the tenant does not comply to the landlord's request to draw up a final inspection report together, for example in case of an abrupt departure by the tenant, the landlord will unilateral draw up a final inspection report and send this report to the tenant's new address (if known) or his e-mail address (as known in this tenancy agreement). The deposit of the tenant is to be held pending the response and future cooperation of the tenant. If the costs to restore the room exceed the deposit, the tenant will cover the costs fully within seven days after being held liable in writing (letter or e-mail).

Article 34: Further agreements regarding visit / overnight stay

This article will:

- Article 1 paragraph 2 (room intended for 1 person)
- Article 9 (costs overnight stay)
- Article 21 (visit and overnight stay)

elaborated in more detail. This is to arrive at clear and measurable agreements for both parties.

Article 1 stipulates that the room is intended for 1 person. Art 21 stipulates that visits are possible under certain conditions. Art 21 also lays down the conditions and rules of the game in the event of an overnight stay.

In order to provide further clarity, it has been agreed that:

The presence of one and the same person for a maximum of 2 moments per week is considered a visit.

If this person visits our house more often, we speak of structural/permanent residence.

Permanent residence is **not** allowed. Our household is not (simply) designed for this.

If a structural visit (stay) is desired, a request can be submitted for this.

The landlord assesses whether there are options at the time of application.

If possible, the agreements with the regular visitor are recorded in a separate contract. There are costs associated with permanent residence.

This tenancy agreement is governed by Dutch law.

This document contains 14 pages, all initialed, and on this page with handwritten signature and full name.

This tenancy agreement is drawn up in duplicate on **00-00-2022** at Rotterdam.

Signature Landlord

Name (handwritten) and
signature Tenant

Number of attachments: 3

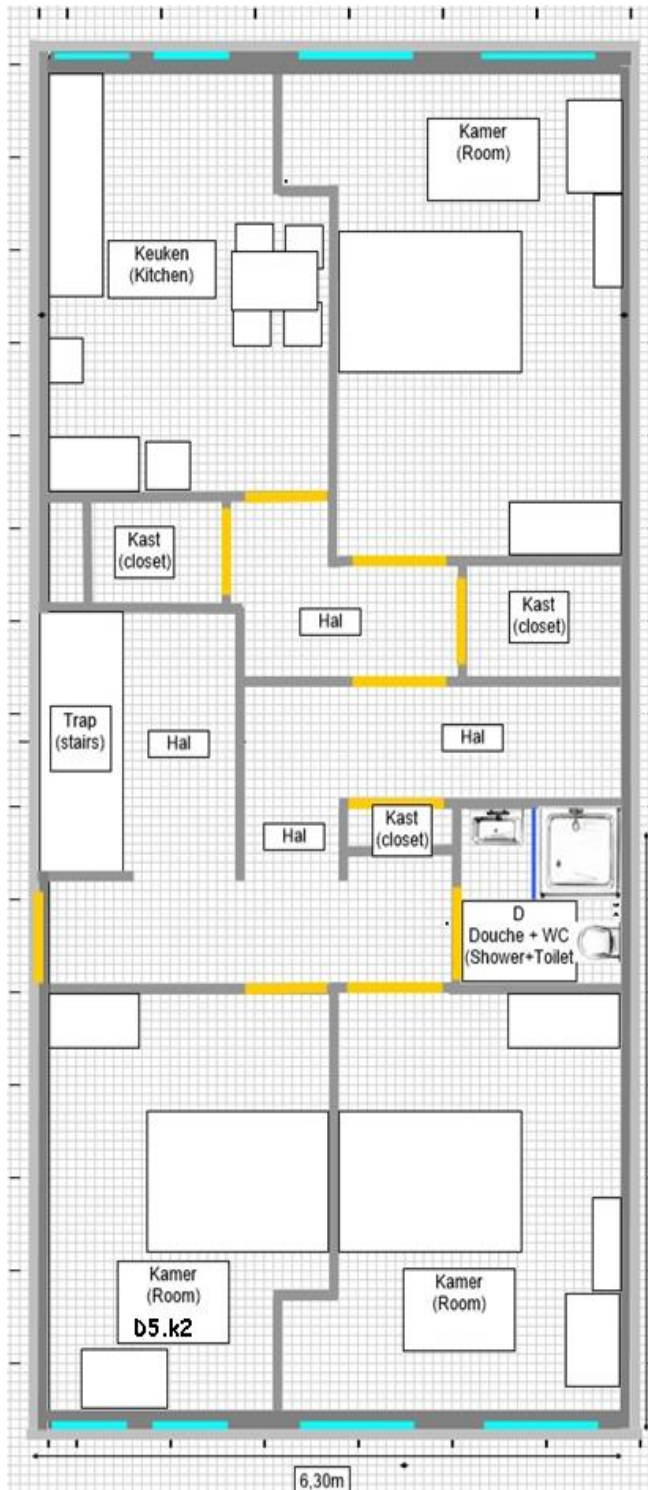
1. Room layout
2. Structure and settlement method for advance service costs
3. Housing Rules

Example

Appendix 1:

- Room layout

2th floor:



* The walls, doors, windows and size of the rooms give a representative view. The shown furniture is only an indication of possibilities (kamer = room, keuken = kitchen, trap = stairs, douche = shower).

Appendix 2:

- Explanation service fee
- Specification service fee

See separate document

Appendix 3:

- Housing rules.

See separate document

Example