

Rental agreement

For temporarily subletting a room or apartment

Glossary of terms

- Main tenant: this is the tenant who has signed a rental agreement with SSH for the relevant accommodation.
- Rental regulations: document containing agreements between SSH and the main tenant, signed by the main tenant at the start of the contract.
- Maintenance ABC: document outlining responsibilities regarding repairs and maintenance.
- Subtenant: the tenant who rents the relevant accommodation from the main tenant for a specific period.
- Sublet period: the period during which the main tenant rents the accommodation to the subtenant, with the approval of SSH (via My SSH).
- SSH: this is the landlord (and in most cases, also the owner) of the relevant accommodation.

The undersigned

Name of main tenant:

Address:

Place of residence:

Telephone number:

and

Name of subtenant:

Telephone number:

agree as follows:

The accommodation

Article 1

1. The main tenant rents a room/studio/apartment* at the address to the subtenant. The accommodation is located on the floor/ground floor*. The floor area of the accommodation is m².

2. The subtenant may use the following rooms:

	Own use	Shared with other residents	Not applicable
Kitchen			
Bathroom			
Toilet			
Balcony			
Garden			
Shed/storage			
...			
...			

3. The main tenant is the tenant of the accommodation. Contact details of the landlord for the accommodation:

Name: SSH Student Housing

Address: Plompetorengracht 9

City: Utrecht

4. The main tenant has registered the sublet period via My SSH, and has thereby received permission from SSH to sublet the accommodation.
5. At the start of the sublet period, the main tenant and subtenant jointly describe the state of maintenance of the accommodation. This description is included in Annex 1, which both parties sign.

Duration of the agreement

Article 2

The sublet is valid for the period ... / ... / ... until ... / ... / ...

The reason for this temporary sublet is that the main tenant is subletting the accommodation referred to in Article 1 due to a stay elsewhere. The main tenant will resume occupation of the accommodation upon their return. During the sublet period, the main tenant must comply with the terms of the tenancy agreement set by SSH; for example, the campus inspection or the requirement that the main tenant's (youth) contract has not yet been terminated.

Rent

Article 3

The subtenant will pay the main tenant rent of € per month. This is the net rent plus service charges. This rent is exactly the same amount as the main tenant pays SSH monthly. Additionally, € (maximum €20, optional) per month is charged for use of the furnishings. The main tenant and subtenant have agreed on a one-time deposit of € (optional).

Article 4

SSH can increase the net rent annually, usually on 1 July, by a set percentage. If this rent increase occurs during the sublet period, the main tenant and subtenant can choose whether to settle this with each other during or after the sublet period.

Article 5

The rent payable by the subtenant to the main tenant includes the following supplies and services:

	Included	Excluded
Gas		
Water		
Electricity		
Internet		
Use of washing machine		
Use of kitchen equipment		
Use of curtains		
Use of floor covering		
Use of furniture		
...		
...		

Article 6

SSH will settle the advance payment for service charges paid by the main tenant once a year. This is done on the basis of an itemised written statement of the additional costs, prepared by SSH. The service charge year is the same as the calendar year. On the basis of this statement, the main tenant must pay any balance due or will receive a refund. The main tenant and the subtenant may decide whether or not to settle the advance payment for service charges between themselves within six months after the end of the calendar year to which the statement relates. This is done on the basis of the exact sublet period.

Article 7

The subtenant pays the rent monthly in advance, before the first working day of the relevant month, to the main tenant. The agreed amount will be transferred to account number in the name of

Maintenance obligations

Article 8

During the rental period, the subtenant is obliged to carry out maintenance as specified in the SSH Maintenance ABC, unless the maintenance is required due to normal wear and tear or the actions/omissions of SSH. The subtenant is obliged to cooperate with maintenance work carried out by or on behalf of SSH.

Article 9

The subtenant must report any repair requests to the main tenant.

Article 10

The subtenant is obliged to repair or compensate for any damage they have caused before the end of the sublet period.

Other rights and obligations

Article 11

The main tenant is obliged to make the accommodation available to the subtenant in a clean condition on the agreed start date and to hand over the keys to the subtenant.

Article 12

1. The main tenant informs the subtenant of the applicable agreements with SSH in accordance with the rental regulations. This includes agreements regarding nuisance, cultivation or trafficking of narcotics, etc. During the agreed rental period (Article 2), the main tenant remains responsible for complying with the rental regulations.
2. The subtenant is obliged not to cause any nuisance or inconvenience to the main tenant, fellow tenants, or neighbours. This also applies to any guests of the subtenant who visit the rented accommodation with the subtenant's permission.

Article 13

The main tenant will respect the subtenant's privacy and only enter the rented accommodation by prior agreement with the subtenant. The subtenant has the right to lock the room(s).

Termination of the rental agreement

Article 14

After the sublet period has started, the sublet agreement may be terminated at any time by mutual agreement between the subtenant and main tenant.

Article 15

The subtenant cannot terminate the contract before the end of the sublet period, unless, in consultation with the main tenant, they appoint a subtenant for the remaining term. The main tenant may agree or refuse.

Handover of the accommodation

Article 16

1. At the end of the sublet period, the subtenant will hand over the accommodation in the same condition as the main tenant and subtenant have jointly agreed upon in Annex 1 – with the exception of normal wear and tear. The subtenant has until the end of the lease period to carry out any repairs.
2. Immediately after the sublet period, the main tenant and subtenant will jointly inspect the condition of the accommodation.
3. The subtenant will hand over the (digital) keys to the main tenant no later than the last day of the sublet period.

Final provision

Article 17

The main tenant and subtenant will each receive a copy of this agreement. Drawn up in duplicate at on ... / ... / ...

Name main tenant: Signature main tenant:

Name subtenant: Signature subtenant:

SSH is not responsible for errors in this agreement. If you use this agreement, please note that the content depends on what you as main tenant and subtenant agree. SSH is not a party to the agreements between you.

Annex 1 – Condition of the accommodation

	Start of sublet period	End of sublet period
Living room		
Walls		
Ceiling		
Floor		
Door		
Windows		
Windowsill		
Cupboards		
Sofa		
Table		
Chairs		
TV		
Kitchen		
Walls		
Ceiling		
Floor		
Door		
Windows		
Windowsill		
Cupboards		
Oven		
Microwave		
Tap		
Drain		
Tiling		
Worktop		
Bedroom		
Walls		
Ceiling		
Floor		
Door		
Windows		
Windowsill		
Cupboards		
Washbasin		
Mirror		
Bed		
Mattress		

Other		
Hall		
Corridor		
Landing		
Stairs		
Balcony		
Storage		
Garden		
Doorbell		
Letterbox		
Washing machine		
Meter cupboard		
...		
...		

Date of inspection at start of sublet period: ... / ... / ...

Signature of main tenant:

Signature of subtenant:

Date of inspection at end of sublet period: ... / ... / ...

Signature of main tenant:

Signature of subtenant: