

# Sublease Contract for living quarters at the Schwesternhaus e.V.

## I. Parties to the contract, contact persons & cohabitants

### a) Landlord/sublessor

First & last name \_\_\_\_\_  
Date of birth \_\_\_\_\_  
Address \_\_\_\_\_  
  
Phone (private) \_\_\_\_\_  
Mobile \_\_\_\_\_  
E-Mail \_\_\_\_\_

### b) Subtenant

First & last name \_\_\_\_\_  
Date of birth \_\_\_\_\_  
Address \_\_\_\_\_  
  
Phone (private) \_\_\_\_\_  
Mobile \_\_\_\_\_  
E-Mail \_\_\_\_\_

### c) House owner/company

Name Schwesternhausverein e.V.  
Address Schwesternhausstraße  
10/22a  
30173 Hannover (GER)  
Phone and fax 0511/852179  
E-Mail verein@schwesternhaus.de  
Announcer \_\_\_\_\_  
\_\_\_\_\_

### d) Further residents (for apart.– sharing community)

Name, Date of birth \_\_\_\_\_  
Name, Date of birth \_\_\_\_\_

## II. Object and estate

Type	a) for a <b>single apartment</b>	b) for a <b>apartment-sharing community</b>
Size	with ____ rooms, about ____ square-meter	with 1 room in a ____ room apartment, about ____

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		square-meter
<b>Estate (address)</b>	Schwesternhausstraße 10	
	_____	
	30173 Hannover	

For shared using		
	a) in an <b>single flat</b>	b) in a room in a <b>apartment-sharing community</b>
1.) Corridor and kitchen in the apartment	For single use of the subtenant	For shared use with all other residents of the apartment
2.) Toilet and shower rooms in the corridor	for shared use with further residents on the ___ floor	for shared use with further residents on the ___ floor
3.) Garden	for shared use with all residents of the dormitory	for shared use with all residents of the dormitory
4.) Laundry room, washing machine/tumble drier	for shared use with all residents of the dormitory	for shared use with all residents of the dormitory
<b>III. Rent</b>		
	<b>Amount</b>	<b>Notes</b>
a.1 The monthly rent (incl. charges) is	EUR _____ (includes electricity, water and internet)	The rent has to be paid to the the landlord's bank account every month. The landlord will transfer the rent to the bank account of the Schwesternhaus as the agreement in his lease contract with the Schwesternhaus. <u>Bank account of the landlord:</u> _____ _____ _____
a.2 <b>Prepayment agreement:</b>	Total EUR _____	The rent has to be paid for the entire rental period before moving in
a. The deposit is EUR _____ The deposit will be paid back if the subtenant implements all	EUR _____	The deposit will be paid back if the subtenant implements all conditions of this sublease contract. Further regulations concerning the payment of the deposit are listed under point IX. Further agreements and X. Validity

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### IV. Duration of the sublease

Temporary sublease for \_\_\_ months

The sublease contract begins on \_\_\_\_\_ and lasts until \_\_\_\_\_

The sublease contract is terminated without giving notice. The possibility of a renewal is - unless both parties have agreed otherwise - excluded. The landlord relies on being able to reclaim the sublet housing space after the sublease contract has expired.

### V. Liability, rights and obligations of the subtenant

- b. The subtenant promises to take care of housing space and furniture and to hand over everything in the identical condition in which the room and apartment was before the change of occupants (incl. final cleaning).
- c. The house rules must be, abided by and instructions from the owner, as well as from the janitor must be followed.
- d. If the subtenant is absent for a longer period of time, he/she must ensure that the apartment is accessible by giving a key to a trusted third party. This third party must be known to the owner respectively administration (and ideally to the janitor).
- e. If the object is damaged, the subtenant must immediately inform the landlord. In urgent cases, the owner, the administration or the janitor must be notified. The subtenant is held responsible for damages which occur from belated notification.
- f. The landlord may gain access to the apartment mentioned above. The subtenant must allow the landlord to enter the apartment within a week after the landlord has asked to access it. If the subtenant refuses entry, the landlord is entitled to dissolve the contract without delay.

### VI. Furnishing and keys

The housing space is furnished with the following furniture (brief description of the inventory) :

- a. \_\_\_ shelves
- b. \_\_\_ closet with \_\_\_ leaves
- c. \_\_\_ desk
- d. \_\_\_ chest
- e. \_\_\_ bed with \_\_\_ pillows, \_\_\_ blanket, \_\_\_ sheet and 1 mattress
- f. \_\_\_ desk lamp
- g. \_\_\_ carpet
- h. \_\_\_ armchair
- i. \_\_\_ wooden chair
- j. \_\_\_ mirrors
- k.
- l.
- m.
- n.
- o.
- p.

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### Keys

2 Keys (1 for the main door of the house and 1 for the apartment) will be handed out on the hand-over of the room. The subtenant is not allowed to make duplicate keys or hide or "safeguard" them. If a key or several keys are lost, then the landlord is entitled to change the locks in question and charge the subtenant for the new locks and keys.

### VII. Cleaning

The basic rule is that the apartment is given back in the same state of cleanliness in which it was received.

#### a) For the corridor of the \_\_\_ floor and shared bath/toilet-room

Every time the landlord's name is inscribed in the calendar (placed in the floor or/and in the bathroom) for cleaning up the corridor of the \_\_\_ floor or/and toilet room or the shower within the subrental period of three months, the subtenant has to do it in place of the landlord as the rules of the floor demand it. The landlord will advise the subtenant in all cleaning rules.

**Optional:** That includes sweeping/vacuum-cleaning and wiping the floor, scrubbing every basin and toilet or shower in the room to be cleaned. The cleaning of the toilettroom includes also the cleaning of the 3rd floor, washing the towel and hanging up a new towel, aswell as making sure, that there is enough toilet paper (see the cleaning plan in the toilettroom) and empty the trash. In the shower room the footmats must be machine-washed.

#### b) For shared rooms in a apartment-sharing community

As the agreement between the residents of the apartment says, the subtenant has to clean the shared parts of the apartment (the kitchen, the corridor and the steps to the subtenant's room) every \_\_\_ weeks. That includes sweeping/vacuum-cleaning the floor and wiping it after it and wiping all surfaces in the kitchen.

### VIII. Main tenancy agreement and binding

This sublease contract is bound to all conditions of the main tenancy agreement between the landlord and the Schwesternhaus e.V. Should these conditions change during the subtenancy, then the changes are valid for the sublease contract, especially if the changes affect the rent (increase and reduction) and termination. Should the main tenancy agreement be terminated for whatever reason, then the sublease contract shall end without exception.

### IX. Further agreements

#### 1.) Working hours

Following the main tenancy agreement, the subtenant has to do 2 or 3 working hours for the dormitory per month (2 when the landlord is a member of the "Schwesternhausverein e.V.").

So in the rental period of \_\_\_ months, the subtenant has to do \_\_\_ working hours. The landlord will inform the subtenant about all conditions concerning the working hours. After every working unit the subtenant has to fill in two special forms to prove his/her working.

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### 2.) Deposit

The deposit will be given back to the subtenant if the furniture in the room, the common kitchen and corridor are in the same condition as it was before the change of residents. For every broken furniture or working hour which wasn't done the re-given deposit will be reduced.

Every broken furniture will cost EUR \_\_\_\_, every not-done working hour EUR \_\_\_\_.

### 3.) Nonsmoker agreement

The subtenant is not allowed to smoke in all mentioned rooms of this sublease contract.

## X. Validity

The subtenant is in duty to pay the deposit and the monthly rent in due time. In due time means \_\_\_\_ work days before the beginning of the sublease (for the deposit) and within \_\_\_\_ work days per month for the rent.

### For a prepayment agreement:

This contract only becomes binding for the landlord (even it has been signed by both parties) when the payment (the rent plus the deposit, total EUR \_\_\_\_\_) is available in cash in due time. In due time means: at least \_\_\_\_ work days after both parties have signed the contract and before the keys are handed over. The landlord must inform the subtenant within \_\_\_\_ work days if he/she wants to withdraw from the contract due to a belated payment. However, he/she is entitled to remain a party to the contract even if the payment was received belatedly.

## XI. Place of jurisdiction & and applicable law

The place of jurisdiction is located at the place of the rental object (following the german tenancy law).

## XII. Signatures

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Landlord, place and date

Subtenant, place an date

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### If you need help

Coins for washing machines/ tumble drier: Konstantina Venkova (74)

Contact persons for internet: \_\_\_\_\_

Contact person for problems on your floor: \_\_\_\_\_

Problems with the heating: \_\_\_\_\_

\_\_\_\_\_

Problems with water/toilet: \_\_\_\_\_

\_\_\_\_\_

Searching for working hours: *in the garden:* \_\_\_\_\_

\_\_\_\_\_

*in general:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proving working hours (giving forms): \_\_\_\_\_

Janitors (for broken things in the house etc.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Keys/lock \_\_\_\_\_

Lost keys contact one of the janitors, they have another key to the apartment. If you lose the key for the main door, please contact Heike Seibert (54). You have to pay the new keys. Please keep the bills for them then

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## Cleaning

**The apartment:**

on:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

means:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Toilet room/corridor:**

on:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

means:

- sweeping/vacuum cleaning the floor in the toilet room and in the corridor/on the steps
- wiping the same floors
- scrubbing / polishing the basin
- scrubbing / polishing both toilets
- cleaning the mirror
- washing the used towel
- hanging a new washed towel
- empty the trash and the paper trash
- bringing some new toilet paper
- make sure that there is enough soap, buy some new if needed (I will give you the money back you spend for it, so please collect these bills!)
- in the shower room: wash the footmats