

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

Full name: , Date of birth:

Mothers name: ,Citizenship:

Permanent address:

as tenant , Passport number :

with the Landlord András Szilágyi, as follows

The landlord rents out his previously viewed, 28m2 studio apartment with a double bed / with double bed/ in the ground of **1088 Budapest Szentkirályi utca 5.**

for the period from 2024. to

The rent is for 1 person € per month , for 2 people € per month

on the third floor : 17/4 or 21/3 The rent is for 1 person € per month , for 2 people € per month

The lease agreement includes the use of internet, washing machine and TV, however no cable TV available.

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 rent does not include **the common cost**

Special fee per a month (it includes common costs, electricity consumption , use of internet, washing mashine and TV, however no cable TV)

Szk17/4 : 16000 HUF ~40 €,

and

in Szk 21/3 21000 HUF ~ 53 € however it includes the water consumption as well!

The utilities will be paid on the on the first day of the month according to meter.

The tariffs at the moment

1 kWh = 40 HUF

1 m3 gas=130HUF (up to 4,8m3 gas per a day, over 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 m3

gas m3

current/electricity: kWh

Deposit for overhead cost , keys cleaning etc. is **880€**. This deposit will be paid back by the landlord to the tenant at moving out, if all the rent and utilities have been paid by the tenant during his stay as well as no damages was made by the tenant.

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> . Please note it is changing every day!

In case of non-payment of the rent as well as the overhead costs (utilities) according to the meters, immediate termination of the contract and moving out within a week.

Upon liquidation, the landlord returns all deposit, if there is no claim by the landlord against the tenant.

The apartment has been taken over in a clean condition. If one if I do not experience this condition during the inspection, the owner will get the apartment.cleaned. The cost of cleaning

will be attached to the rent for the next extension. This is a minimum of 12000 HUF, because that 's the minimum wage for the cleaning lady for two hours.
If it takes more than two hours, then accordingly, this cleaning cost increases by 5000 ft per hour.

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.

The landlord accepts with his signature , that the deposits, common costs and rent is paid for the first month.

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.

The rent, includes a pillow, duvet, kitchen equipment, washing machine, microwave oven, gas cooker, crockery and cutlery.

Replacement of a broken key (broken key to be handed over) 6500 HUF / key. Replacement of a lost key set (lock replacements) HUF 80,000, 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 job must be paid extra +25-35000 Ft.

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 or has to pay until that date.

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

The locks are not allowed to change by the tenant. If it happens, immediate termination

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: rowerzyszt62@yahoo.com

Landlord' s request: **please send an email** because I can't always pick up the phone as well as my voice cords are **chronically inflamed**. <http://citycentreapartments.hu>

Tenant contact information:, mobile phone
e-mail address :

Budapest, August, 2024.

landlord: András Szilágyi

tenant:

Before us as witnesses:

Annex 1: inventory: Ariston one combi boiler, a double bed couches, 2 tables, three chairs, one armchair bed, tow wardrobes, 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 of extension,