**AAPOLLONIA STUDENTS HALLS LTD**

**A**

***σ***

|  |
| --- |
| **RENTAL AGREEMENT** |

**RENTAL AGREEMENT**

This agreement is made today on ………… in Limassol.

**Between:**

A. **APOLLONIA STUDENTS HALLS LTD** , Archbishop Kyprianou Square, P.O. Box 21130, 1502 Nicosia, henceforth the **"Administrator",** which will include, where the text allows, its successors and transferors, on the one hand

**And**

…………………. on the other hand, with I.C ……………, from ………………………………….

(………………. the "**Tenant**" )

**PREAMBLE**

**Because** the HOLLY ARCHBISHOPRIC OF CYPRUS is the legal owner of the Building located in the area of Agias Fylaxeos in Limassol (the **"Building"),** and

**Because** the HOLLY ARCHBISHOPRIC OF CYPRUS has created part of the Building through its exploitation and/or management as a home and/or hostel (the **"Student Hall")** for the residence in it of students, teachers and/or other persons, and

**Because** the HOLLY ARCHBISHOPRIC OF CYPRUS, in accordance with the Agreement dated 14/11/2019, has granted the Building and the Student Hall to the Administrator for exclusive exploitation and/or management and/or rental, and

**Because** the Administrator has the legal right to nemesis and/or manages and/or rent the Building and the Student Hall, and

**Because** the Tenant is a Student, according to the Certificate issued from the  Cyprus University of Technology, which is attached to this Agreement as Appendix 1,and

**Because** the Tenant has expressed the will to rent a room in the Student Hall under the terms and conditions of this Agreement, for the current academic year 2023/2024 and since the Administrator consents that the Tenant will rent a room as described below, under the terms and conditions of this Agreement.

**THIS AGREEMENT SHALL BE DECLARED AND THE FOLLOWING SHALL BE DECLARED AND ASCERTAINED:**

1. **Preamble and Annexes**

The preamble and the Annex to this Agreement shall form an integral part thereof.

1. **Rent**

The Tenant rents the fully furnished and equipped Room with Number **……**, located in the Student Hall, which for the purposes and conditions of this agreement will be called the “Property", as described in the document of the Administrator, under the title “CONDITIONS AND RULES FOR STAY IN THE STUDENT HALL (SERVICES OF UNDERTAKINGS)", which becomes an integral part of this as Annex A.

1. **Rent, Deposit/Guarantee and Method of Payment**

**1**. The monthly rent is €…….. (………… Euro) and the Tenant must pay the Rent in advance on the first day of each month. The first payment is due before the Tenant accepts the key for the Room.

**2.** By signing this agreement, the Tenant assumes the obligation that, in the event that the monthly electricity consumption of the Property exceeds the maximum monthly electricity consumption which is set at 100 kWh/month, then the Tenant will have the obligation, without delay and no later than within 7 days from the day it receives such written notice from the Administrator, to pay the Administrator the amount of the difference. It is agreed that the monthly difference will be equal to the result of subtracting the real monthly electricity consumption of the Property minus the maximum monthly electricity consumption of the Property, as this is determined above which, however, the Administrator may modify accordingly.

**3**. In addition, the Tenant shall pay to the Administrator, as a deposit/guarantee, the amount of €…… (………… Euro) on or before the signing of this agreement, which the Administrator will hold until the end of this Agreement and until the delivery of the property from the Tenant to the Administrator and after the Administrator will inspect the Property and find that the Tenant delivers the Property in the same condition (fair wear and tear excepted) in which he received it, on the day of signing of this Agreement.

**4**. In view of the provisions of this Agreement and in particular clause 3.2 thereof, where the Administrator finds that, on the day of inspection and on the delivery of the Property by the Tenant, the condition of the Property is not acceptable ((fair wear and tear excepted) and in such a case the costs of restoring the Property to the condition in which it was delivered to the Tenant on the day of signing of this Agreement, are more than the amount of the deposit/guarantee referred to in clause 3.2 of the this Agreement, then the Administrator will have the right to claim from the Tenant to cover the difference in the total cost of restoring the Property with the amount of the deposit/guarantee, using any legal and appeal.

1. **Terms & Conditions**
   1. For the purposes of this Agreement, all the terms of this rental are detailed in this Rental Agreement and annex **A** thereto.
   2. The Contracting Parties shall accept, by this reason unreservedly, the terms and/or rules as detailed in **Annex A.**
   3. The Tenant declares that he will faithfully adhere to and obey the rules and/or terms of this rental agreement.
   4. The rental period applies for the period beginning on ….. of …… 2023 and ends on …… of ……. 2024. No extension and/or renewal of the rental agreement may take place between the parties, except by written agreement between the Administrator and the Tenant under the conditions laid down in **Annex A.**
   5. It is agreed between the Contracting Parties that all the above terms are essential. As a very essential term, in view of the rules of Annexes A, the Tenant acknowledges and accepts that he is not the sole owner of the Property, as the Administrator will retain keys of the Property and will be entitled to enter the site for cleaning, maintenance, control, storage and protection of the Property.
   6. Any violation by the Tenant of any of the above terms entitles the Administrator to immediately terminate the rental and/or to evict the Tenant from the Property, as well as to claim damages and/or any other legal treatment. It is understood that the Tenant will still be responsible for late rents which he may owe and for breach of contract.

The document was drawn up in duplicate and signed on ……… in Limassol.

Each of The Contracting Parties shall receive a signed rental document.

**THE PARTIES**

**THE ADMINISTRATOR THE TENANT**

............................................................ ……...............................................

APOLLONIA STUDENTS HALLS LTD

**THE WITNESSES:**

1. …………...................................................... I.C..........................

2. …………….................................................... I.C: ..........................