



Between the undersigned

1 / BVBA Braem Martine, with administrative address

Neerwaastenstraat 8, 8953 Heuvelland

Represented by Martine Braem

Hereafter called the landlord

2 / En

.....

.....

.....

Hereafter called the Tenant

Are the following agreed

Article 1: Object of the Lease

A / The landlord gives the tenant who agrees to rent a furnished and furnished apartment with the following number .....

Located at Maarschalk Haiglaan 7, 8900 Ypres

B / Composition rented well:

- An apartment with hall, kitchen, bathroom, living room, bedroom, (terrace)
- Furniture (included in location description)
- Kitchen material (included in the location description)
- Linen (bed linen + bathroom linen + kitchen linen) (included in the Location description)

C / The tenant declares that the hired person will be his second residence

D. The tenant may not change this destination and furthermore, he undertakes not to use the rented property for any purpose, as a result of which this agreement would be subject to the trade agreement.

Article 2 Duration

The rent will be closed for a period of ..... Starting on ..... To end on ..... This is the date the tenant has to remove his personal belongings from the rented apartment before 10:00

Article 3 Rent

A / This contract concerns private rent, so the paid rent may not, in what form

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Also, be used to reduce the taxable income of the tenant.

If you wish to do so, this must be communicated to the landlord and becomes

The rental price adjusted by 50%

B / The rent is ..... EUR per day, paid in advance on

N ° BE21363150239603 from the landlord

C / On renewal, the rent per day is .... €

D / Any payment made later than eight days after the due date is incurred

By law, a referral test of 12% per annum.

## Article 4 Rental guarantee

In fulfillment of its obligations, the tenant makes a guarantee to the landlord,

To the value of 85 EUR per bank transfer on account N ° BE21363150239603

This must be paid before the start date

B / within the week after the end of the rental period and after delivery this amount will be refunded

Shall be paid to the lessee, subject to deduction of the amounts borne by the lessee

Present agreement

## Article 5 Extension

The rent may be extended only once, in writing and under the same conditions, without the total duration of the rent being longer than three years.

## Article 6 Terminate

The rent will end when handing over the landlord's keys. If this occurs late (later than the last day of the rental period) the rental price will be charged pro rata until the keys are handed over to all keys.

At the end of the rental period, the apartment must be evacuated from all personal belongings. If items are left, a refund can be deducted from the guarantee for the transport to and costs of the container park

The tenant can terminate the lease agreement at any time in accordance with a 5-day notice period. The landlord is entitled to a compensation. This fee is equal to 50% of the rent for the remaining period of the lease agreement with a maximum of 15 days

The landlord can terminate the agreement at any time in order to involve it personally, and only on condition that a termination of 6 months is required. To be valid, the cancellation must state the motive and the identity of the persons who will be involved in the rented personal and actual

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## Article 7 establishment

The available curtains and stores must be retained

Furniture, kitchen equipment and linen are inventory (included in location description)

## Article 8

The tenant is not allowed to keep pets in the rented apartment. Visitors' pets are not allowed in the apartment.

## Article 9 Visit

A / If the tenant gets too much or noisy visit, causing residents to be disturbed, please advise the visitors not to be noisy

B / If there are complaints from fellow residents, the tenant may be required to visit in an annex

## Article 10: Maintenance of the apartment and consumption

The landlord provides daily fresh linen and a base  
Maintenance of floor coverings and sanitary ware (half hour work)  
Bed linen is refreshed once a week

The tenant is responsible for his household duties

If needed, this is possible and will be charged

Aller assistance: 10 € per ½ hour

Additional cleaning services: 20 € / hour

Car pitch: 2 € per day

Bed linen extra: per piece 5 €

Additional down blanket 10 €

Bath linen: extra towel + washcloth 5 €

If the tenant does not make the necessary maintenance, this can be done by the third party at the owner's request, on behalf of the tenant.

The tenant may not hang anything on the walls or ceiling with nails, screws, tape or the like.

Electricity, heating, water consumption are included in the price.

The landlord may charge an additional energy surcharge if the consumption of electricity and gas and water exceeds 10 € per day.

## Article 11: Information about damage

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A / as soon as damage to the rented event is incurred, the repair is borne by the landlord, the tenant must inform it immediately

B / the tenant is held liable for any aggravation of the damage resulting from late or absence of notice, which prevented the landlord from performing the repair work in good time

## Article 12:

The tenant is insured by the landlord regarding the fire risks in the rented building

## Article 13: Location Description

A / at each withdrawal and upon leaving the rented property, a proper location description (including inventory furniture, kitchen material, linen) will be prepared (including photos)

B / This location description will be jointly drafted, signed and signed by both parties by the tenant and the landlord (or a person appointed by him).

C / is this location description drawn up by an expert, indicated by both parties, then the tenant will bear the costs

D / The location description on leaving must be done at the latest when handing over the keys on the due date of the lease

E / with the exception of the damage found at the place of retention upon withdrawal of the goods, the parties declare that the tenant was in good repair at the time the location description was made

The repair of the damage caused during the rental period will be borne by the tenant, as well as the non-proper offer of the apartment and / or furnishing at the minimum minimum cost of 50 € and will be deducted from the rental guarantee and / or be invoiced if Guarantee is insufficient.

## Article 14 Rent and subletting

The tenant may NOT sublet the rented part, for itself; Nor transfer his rental rights wholly or partially without the written permission of the landlord

## Article 15: Liability

In case of interruption in the supply of gas, water or electricity, the landlord can not be held liable for the damage suffered or for the loss of use.

The landlord and its proprietors shall not be liable for any damages caused by their appointed in the performance of their duties or beyond to the lessee or third parties who temporarily reside with him.

The tenant will not be able to lodge a complaint with the landlord in case he would not agree with the fellow residents or neighbors or even be bothered by facts or gestures of the latter.

## Article 16 Change and renovation work

The tenant may not make changes and renovations to the rented

## Article 17 Visit

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The landlord or his delegate may at all times have the hired visits, to make sure that the rental is in good condition

## Article 18 Fire safety

The tenant declares to be aware of the fire regulations stated in the apartment

## Article 19 Divers

A / For the sake of fire safety and for legal reasons (smoking ban) it is forbidden at the apartment

And to smoke the hallways, elevator and traphall

B / The apartment is fully furnished rented.

C / If a key / entrance card is lost, the following amounts will be charged 20 € for the card

10 € for the mailbox key

D / There are no additional taxes

E / Is included in this price: bed linen, bath towels, kitchen towels for one person

F / Due to tax billing of the rent to a moral person, it is good not to be rented to a

Company at the indicated prices

G / For reservation, the price is paid for one week 750 € and a deposit of 50 € (entrance card, Linen, kitchen material)

H / The good will continue to be rentable as long as the payment has not been made

I / If canceled up to 24 hours before the booking date is 50% of the rent and the deposit is refundable thereafter

Is, then the rent is no longer refundable, but the guarantee

J / Arrival day: The apartment is available from 14:30 until 20:00

K / On arrival after 20 hours a supplement must be paid on site of 25 €

L / Sometimes it is possible to enter the apartment before 14 o'clock in case of no occupation the day before

M / Please note maximum number of persons: 2 persons

N / Additional guests pay 25 € per day

## Article 19 CARE

A. Personal alarm system: Subscription to your name for one month

On return home before the month has expired

This goes further at your home

Condition: presence of fixed line phone

Link to a Care Center 24/24 and 7/7

If necessary: nursing intervention

B. PERMANENT: Besides the person alarm system there is someone present

To assist you in your daily life (= all kinds of help)

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C. When booking, your personal doctor will be notified within 24 hours

D. Nursing: The Home Nursing Team Martine & Partners takes the Nurse take care during your stay. A correct one is ensured  
Transfer to the nursing practice of your choice at your departure.

E. Guidance:

Subject of the agreement

The main objective is to establish a partnership with the customer for quality home living. The landlord arranges the coordination of the customer's questions as long as possible, independently and independently, in his own home.

Services Offer

✓ In inventory, detection and proactive follow-up of customer needs, needs and wishes in the context of maximum quality home living;

✓ Coordination of customer questions arising from the needs, needs and wishes of the highest quality home living.

✓ A supplier of a quality network of partners who provide service and care services where desired.

✓ Encourage financial optimization of maximum quality home living.

Inventory, detection and proactive follow-up of needs, needs and Customer wishes "means:

✓ To perform a needs screening of the six pillars, namely housing, care, services, Financial-legal aspects, active life and administration, so the needs, needs and To inventorize, detect and maximize high quality home living  
Sharpen;

✓ On demand, the customer can provide continuity with a number of contact moments to check whether the needs, requirements and wishes still meet the current situation.

(Not included ) )

Contact customer demand is understood to mean:

✓ Keep the customer's stated and identified needs, needs and wishes;

✓ Consider a solution oriented solution with the customer in the search for answers to questions arising from his / her needs, needs and wishes;

✓ Testing with the customer of the possible service and care that can be enabled to become;

✓ Record with the customer the definitely chosen support that will Be turned on.

The customer is always entitled to final decision;

✓ Make contact with and / or pass on contact details of service providers and suppliers;

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✓ Proactively following the implementation of the chosen solution (s) (Not included)

☑ After providing a qualitative network of partners, we mean:

Developing a network of partners that can be the key to developing a solution to customer questions regarding one or more of the six pillars that derive from his / her needs, needs and wishes in terms of high quality home Living, clarifying that:

- The network is a paid offer to the customer whose customer is not obliged to use it;
- The partners who join this network are bound to quality control and thus meet certain knowledge and quality requirements. The concrete arrangements made with the partners that connect to this network can be obtained on a simple request;

• As regards service providers and suppliers who fall outside this partnership, they can not be included in quality assurance.

✓ Under "financial optimization of maximum quality home living" is meant:

The inventory of the possible financial support measures offered by the various authorities and the guidance of the customer to these authorities and, if necessary, submission of applications.

☐ Rate

The proposed offer is available in 3 hours.

The hourly rate is 40 €

Made in Ypres in duplicate

Date

The landlord

The Tenant