

## LODGER'S CONTRACT (TRANSLATION)

The Saint-Boniface Association, represented by its director Mr Jean-Luc von Arx (hereafter the Centre) on the one side, and

**MR / MRS NAME SURNAME**

(hereafter the lodger), on the other side.

### Article 1 – OBJECT OF THE CONTRACT

The Saint-Boniface Centre rents to the lodger who accepts under the conditions specified in this contract and its appendixes

**the furnished room no XXX  
at Avenue du Mail 14**

**for the sole purpose of lodging her-/himself and thus excluding any other person or aim for it.**

The lodger may use the common rooms under the conditions specified in the regulations.

### Art.2 – DURATION

The present lodger's contract is signed for a determined time-span, i.e. from

It is approved insofar as the lodger fulfills the foreseen conditions for her/his admission in the Centre. The modifications during the year of the lodger's academic or material situation imply a re-assessment of the decided admission that could lead to a cancellation of the contract's duration.

### Art.3 – ANTICIPATED CANCELLATION

If the lodger wants to cancel the present contract before its deadline/expiration date, she/he must do so **in written** and addressed to the director **at least 30 days before the end of the month (i.e. one month in advance)**; otherwise, **the rent is to be paid until the end of the following month.**

**The departure must be done at least the last day of the month before 10 AM.**

The contract can also be cancelled by anticipation by the Centre **in the same conditions**, when it's necessary, after a re-assessment of the situation, or in the following exceptions: **delay in paying one's rent or justified motives as in the case of violating the contract's measures or the Saint-Boniface Centre's internal regulations** annexed to the present contract.

### Art.4 – RENEWAL of the contract

The present contract expires automatically at the fixed term.

**A new contract may not be signed as long as the lodger does not write a formal demand and fulfill the foreseen conditions for admission in the Centre.**

The request for its renewal for the following year must be presented to the director **in written** but **at least end of May, 3 months before the contract's deadline at the latest**. A decision is then communicated to the resident to confirm or deny the renewal of his contract.

The stay's time-span during one's studies is limited to **three years at a university** at most. The starting of one's studies during a year amounts to a full year.

### Art.5 – RENT AND SERVICES

The lodger must pay her/his rent monthly in advance, i.e. **before the 10<sup>th</sup> of each month**.

Any part of the rent that would not be paid by that deadline is subject to a tax of **20.- CHF**.

**The monthly rent is to be paid in full, no matter when one has arrived or left before the dateline.**

The rent amounts to **XXX.-** CHF per month  
(incl. heating, electricity and hot water)

This rent is agreed upon inasmuch as the lodger does not cease her/his stay before **4 full months** for whatever reason. Otherwise, the short-term rate will be used and paid for.

The admission's fees that are required are not refund.

**In case of financial difficulties**, the lodger must inform the director **in written** before the payment's delay of her/his rent, so that arrangements may be made.

#### **Art.6 – Change of room**

If the lodger wants to change her/his room, she/he must do it **in written** and addressed it to the director. Changes are made insofar as they are possible. **50.- CHF** is to be paid for the expenses linked to the administration.

#### **Art.7 – SECURITY DEPOSIT and EXTRA EXPENSES at one's leaving**

In order to make sure one fulfils one's obligations required by the contract, in particular the payment of any amount that might be at the lodger's charge (as for instance to repay lacking or damaged piece of furniture listed up at the inventory, damages caused by depredations, etc.), the lodger must give a security deposit (equal to one month's rent) to the Centre. **It is not meant as the payment of a rent in advance.**

This security deposit is to be paid on a deposit account. It is totally or partly given back to the owner who leaves after the inventory has been made (whereby things might need be repaired and thus repaid by the deposit) through bank transfer **in a delay of 30 days** after her/his leaving. Extra expenses might be charged to the lodger according to the state of the room, the fulfilling of the leaving's formalities and the restitution of lent material (keys, supplies).

#### **Art.8 – Room's inventory**

When the lodger has arrived, she/he must make an inventory and a description of her/his room's condition so as to inform us on the check list any damaged item. Both parts signing that contract keep a copy of it that is part and parcel of the present contract and will allow to point out possible damages made by the lodger.

#### **Art.9 – Handover or sublease**

The lodger may not hand over nor sublease her/his room to a third-party, even free of charge, without the written permission from the director. The lodger is also **forbidden to share her/his room with anyone.**

**Passing guests are allowed but must be announced - before their arrival - at the reception.**

**The stay may not exceed 10 days. A lodging tax of 15. - CHF per night is requested.**

**Parents must obtain a written waiver of management to stay in the residence.**

#### **Art.10 – HOME LEAVE AND HOLIDAYS**

The lodger who leaves Saint-Boniface during the time determined by the contract **must pay her/his monthly rent without possibility of reduction due to the days of absence.**

#### **Art.11 – MISCELLANEOUS**

The lodger allows the director and the cleaning staff to enter **at any time** in the rented room in case of need or force majeure.

#### **Art.12 – RESPONSIBILITY**

The Centre is only responsible for items accepted in deposit and with a receipt. It does not answer to damages, loss or theft of any item belonging to the lodger. The lodger takes full and sole responsibility for any damage or lack of insurance.

#### **Art.13 – THE CENTRE'S REGULATIONS**

The internal regulations of both the Centre and of the common rooms joined to this contract is part and parcel of it.

**The lodger acknowledges that she/he has received a copy of it and is willing to abide by them.**

Written and signed in 2 copies in Geneva,

The Resident

The lodger Jean-Luc von Arx  
Director

**Annexes :** 1 copy of the internal regulations  
(1 copy of the Room's inventory)