



Centre St-Boniface
résidence universitaire

RESIDENT CONTRACT (2 samples)

The Saint-Boniface Association, represented by its Director, Mr. Cyrille Moreau (hereinafter the Centre) on the one hand,

and **Name Last Name**
(hereinafter, the resident), on the other hand.

Article 1 - SUBJECT OF THE CONTRACT

The Centre rents to the resident, who accepts, under the conditions stipulated in this contract and its appendices,

A furnished room (Refer to Annex) at Avenue du Mail 14 - 1205 Geneva for residential use, the resident will not allow another person to use the bedroom space in place of or in addition to the resident.

The resident has the use of the common premises under the conditions stipulated in the rules and regulations and the appendices.

Art. 2 - DURATION

The resident contract is concluded for a fixed period, i.e. from
Month day at the fixed term of August 31, 2021

It is agreed that the resident fulfills the conditions for admission to the Centre. Changes during the year in the academic or material situation of the resident involve a review of the admission decision which may lead to early termination of the contract.

Art. 3 – TERMINATION (to be sent to: direction@cstb.ch)

If the resident wishes to terminate this contract before its expiry, he must do so **in writing** to management at least **one full month in advance for the end of the following month**, failing which, **rent is due until the end of the following month** from the date of the official termination. **Departures** are made no later than the **last working day** of the month before 10:00 a.m.

The contract can also be terminated early by the Centre under the **same conditions** when it deems it necessary, after examination of a situation, or in exceptional cases **such as delay of payment** of the rent or for just cause, in particular in the case of violation of contractual provisions and internal regulations of the Centre.

Art. 4 - RENEWAL

This contract automatically expires at its fixed term.

A new contract can be concluded or extended as long as the resident submits a **written request on time** and still always meets the conditions for admission to the Centre.

The request for a renewal of an academic contract for the following year must be presented to management **in writing, no later than the end of May, ie 3 months before the expiry of this contract**. A decision is then communicated to the resident to confirm or reject the renewal of the contract. An increase in the rental price may be applicable to this renewal. The length of stay during studies is limited to a maximum of **3 academic years**. Entry during the year counts as a full year.

Art. 5 - RENT AND CHARGES

The resident agrees to pay the agreed monthly rent in advance, **before the 10th of each month**. Any unpaid monthly payment outside this period is liable to an administrative fee of **CHF 20.-**. **The monthly rent is due in full, regardless of the date of arrival or departure.**

The rent is defined by the amendment (heating, electricity and hot water are included)

This **rate** is **granted** as long as the resident does not interrupt his stay for **4 full months**, whatever the reason. Otherwise, the short-term rate will be automatically applied and billed retroactively. Admission fees collected at the start of the stay are not refunded.

In the event of financial difficulties, the resident has an obligation to **notify management in writing**, before the expiry of the payment period allotted to him, in order to find an arrangement.

Art. 6 - CHANGE OF HOUSING

If the resident wishes to change rooms, he / she must make a **written request** (accueil@cstb.ch). Changes are made to the possible extent. A fee of **50.- CHF** is charged for costs.



Art. 7 - SECURITY DEPOSIT AND DEPARTURE COSTS

In order to guarantee the fulfillment of its contractual obligations, in particular the payment of the sums which would be incurred by the resident on her departure, in particular for the parts missing from the inventory, the damage caused, the depredations, etc. , the resident must provide the Centre with a deposit guarantee equivalent to one month's rent. This deposit guarantee is not considered prepaid rent, except in the event of cancellation within one month of the first rent.

The deposit guarantee is paid into the Association's account without charge or interest. It is fully or partially returned, after any incurred amount has been paid by bank transfer to the beneficiary **within 30 days after the end of his contract**. Additional costs may be charged depending on the inventory, completion of departure formalities and return of the loaned material (keys, supplies, etc.).

Art. 8 – ROOM IN/OUT INVENTORY

Upon entry, the resident is required to carry out an inventory and report - using the inventory form provided - any defective item. Each party keeps a co-signed copy. This document is an integral part of this contract and makes it possible to establish any damage carried out by the resident.

Art. 9 - ASSIGNMENT, SUB-LEASE

It is **forbidden to share** your accommodation with anyone.

The resident cannot sublet his home to a third party, even free of charge, **without the written permission** of management (direction@cstb.ch). If agreed by management, a fee of **CHF 50** is charged for administrative costs. Subletting is not possible on the month the contract expires.

Visiting guests are admitted but must be notified - before their arrival - at reception (accueil@cstb.ch). The maximum stay for a visiting guest is **7 days**. A cost of accommodation of **10.- CHF per night** is requested for a **student and 25.- CHF for non-student/adult (material provided)**. Any resident who has not previously announced a guest will receive a warning.

Art. 10 - ABSENCES AND HOLIDAYS

The resident who is absent during the term of the contract must pay his rent normally. Any absence beyond one month must be announced.

Art. 11 - MISCELLANEOUS PROVISIONS

The resident authorizes management and maintenance staff to enter the rented accommodation, for service needs and in the event of force majeure.

Art. 12 – LIABILITY

Management is only responsible for items accepted for deposit and against receipt. The Centre is not responsible for damage, loss or theft of objects belonging to the resident. The resident bears the sole liability for negligence or lack of insurance.

Art. 13 – RULES AND REGULATIONS OF THE CENTRE

The Centre's internal rules and regulations which appear on our website under the Documents and links section are an integral part of this contract, as are the annex and the room in/out inventory.

The resident acknowledges having read it and agrees to comply with it.

Appendices: Amendment, internal regulations and the room in/out inventory

Contract signed in duplicate, in Geneva, 2021

The resident The Centre.....



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Appendix to the resident's contract

Name of the Resident:

Resident N °:

INITIAL ALLOCATION

Room type:

Room N°

Monthly rent :

From :

to :

Signature Date :

Signature of the tenant ↑

Signature of the Director ↑

SUBSEQUENT AWARD

Room type:

N °

Monthly rent :

From

to :

Signature Date :

Signature of the tenant ↑

Signature of the Director ↑