

Rental contract for furnished apartment

Owner: National Weggis AG, Seestrasse 60, 6353 Weggis

Represented by: Park Services AG, Röhrlistrasse 18, 6353 Weggis

Herr Tayfun Iriz

Telefon 041 390 41 65

E-Mail tayfun.iriz@parkservices.ch

Tenant: First/last name:

Address:

PLZ/Ort:

Telefon:

E-Mail:

Total Persons: 2

Rental property: Apartment **Nr. 307**

furnished, with WC/shower, kitchen

furniture/inventory according to separate directory

Place: Haus National, Seestrasse 60, 6353 Weggis

Floor: **3. OG**

Term of rental: Start of rental:

Renting (temporary):

Cancellation (for an indefinite period): 30 days in advance to the end of each month.

The termination by the tenant must be made by registered letter, those by the landlord with official form. Please note the minimum rental period of 3 months from the time of arrival.

Rent: monthly: **CHF 1050.00**

- including all additional costs (heating, electricity, water)

- including Wi-Fi

- payable monthly in advance

payment/delay: The rental interest is paid in good time if owner can dispose of the money on the expiry date. At late payment of rent, the owner is entitled to inform the tenant of the all related expenses as well as interest rate of 5% p.a. The first Monthly rent must be paid at the time of conclusion of the contract.

Depot: one month's rent.
Provisions on the depot: The depot serves to secure all claims arising from the lease and must be paid upon signing of the contract. The lessee is not entitled to offset the security against the rental interest or other claims.

Payment address: **Glarner Kantonalbank, 8750 Glarus**
IBAN CH06 0077 3000 5563 5621 8

Key: The owner has an apartment key for emergencies to ensure access to the respective apartment in the House National (e.B. in case of water damage, fire alarm, etc.). The lessee agrees to the signature of this rental agreement and is aware that the owner or his representative has access to the apartment in case of an emergency.

General terms and conditions of the contract:

1. Contract conclusion, terms of payment

The contract between the tenant and the owner is concluded when the contract signed by the tenant has arrived at the owner and the first monthly rent and the deposit have been paid. If the signed contract or the deposit does not arrive at the owner by the agreed date, the owner may rent the property for a different way without further notice and without any need for replacement.

2. Transfer of the rental property; Complaints

The rental property is handed over to the tenant in a clean and contractual condition. If the first of the month does not fall on a working day, the move-in is only possible on the following working day from 13:30. Should defects exist at the time of handover or the inventory is incomplete, the tenant must immediately notify the owner of this. Otherwise, the rental property is deemed to have been handed over in perfect condition. Should the tenant take over the property late or not at all, the entire rental price remains due.

A suitable support for the protection of the high-quality pocket spring mattress is mandatory. The edition costs CHF 75.00 for a single room and CHF 100.00 for a double room and is to be paid in cash by the tenant when moving in.

3. Careful use

The tenant undertakes to use the rental property with care, to observe the house rules and to take into consideration the other residents and neighbors. In the event of any damage, the owner must be informed immediately. The rental property may be occupied with the maximum number of persons listed in the contract. Subletting is not allowed. The tenant is concerned that the roommates will comply with the obligations of this contract. If the tenant or roommate violates the obligations of careful use in a blatant manner or if the apartment is occupied by more than the contractually agreed number of persons, the owner can terminate the contract without notice and without compensation.

4. Return of the rental property

The rental property must be returned on time on the last day of the month by 10:00 a.m. in a tidy and clean condition including inventory. For damage and missing inventory, the tenant is liable for. If the last day of the lease does not fall on a working day, the rental property must be handed over by 10:00 on the previous working day.

Upon acceptance (move-out), the apartment must be clean - if this is not the case, the cleaning effort will be charged to the tenant or deducted directly from the deposit payment (CHF 46.00/h). To cover the expenses in connection with moving out, the tenant undertakes to pay a flat-rate move-out fee of CHF 150.00. It is due when you move out and can be offset against the deposit.

5. Moving fee

The lessee has the option, after arrangement and availability, to change the apartment internally. In this case, a relocation fee of CHF 200.00 will be charged. Any subsequent cleaning will be charged separately.

6. Force majeure, etc.

If force majeure (environmental disasters, natural force, official measures, etc.) prevent unforeseeable or unavoidable events from renting or their continuation, the landlord is entitled (but not obliged) to offer the tenant an equivalent replacement property to the exclusion of claims for compensation. If the service cannot be provided or is not provided in full, the amount or the corresponding share will be repaid to the exclusion of further claims.

7. Liability

The owner stands for a proper reservation and in accordance with the contract. In the case of other persons as personal injury, liability is limited to twice the rental rate, unless there is gross negligence or intent. Liability is excluded for omissions on the part of the lessee or co-user, unforeseeable or unavoidable omissions of third parties, force majeure or events which the owner could not foresee or avert despite due care. The lessee is liable for all damages caused by him or co-users. The fault is suspected.

8. House rules

House rules are part of this Treaty. **There is a ban on pets and smoking in the house.**

This contract is duplicated and contains all the agreements made. Each Modification or addition of these requires the written form to be valid.

Weggis, _____

real estate manager

tenant
