

II. TERMS AND CONDITIONS:

A: Reservation and confirmation.

- 1) The tenant (or one of them) needs to be
 - a. a student (following a student program in or around Brussels),
 - b. a person doing a traineeship in or around Brussels,
 - c. a person having a short term mandate with European or international institutions,
 - d. or a tourist.A written proof from the authority needs to be communicated at the moment of reservation.
- 2) A demand of reservation does not engage the landlord, and a confirmation of reservation is only definite if the landlord receives the necessary down payments within 48 hours. (or an equivalent proof from the bank that the payment has been made)
- 3) If, in case of a written bank document, the payment doesn't reach the landlord within a week, the flat, is released again for every other possible tenant.
- 4) On reservation, 25% of the total amount of the dues have to be paid to the landlord.
- 5) For each stay of 13 weeks or less the rest amount of the dues for the period is to be paid to the account of the landlord a month before arrival. The non-payment of the dues in the foreseen terms, entitles the landlord to put an end to the agreement, immediately and without previous formal notification, presuming to a cancellation from the tenant.
- 6) For each stay of 14 weeks or more, half of the rest amount of the dues for the period is to be paid to the account of the landlord a month before arrival., The other half of the rest amount will have to be paid in several brackets (max 5) depending on the duration of the stay; The non-payment of the dues in the foreseen terms, entitles the landlord to put an end to the agreement, immediately and without previous formal notification, presuming a cancellation from the tenant..
- 7) Every reservation made within 7 days before arrival is considered a last minute reservation and will be subject to an additional administration fee of 80 euro.
- 8) All last minute reservations are subject to immediate financial settlement for the total dues to be paid.

B: Cancellations:

- 9) Last minute reservations cannot be cancelled.
- 10) Other reservations can be cancelled up to 12 weeks before arrival with refund of 15% of the payments but only in the following limited cases; death of the tenant, hospitalisation due to car accident with severe injury disabling the tenant to travel, terminal disease discovered after reservation,
- 11) Everyone of the above cancellation motives needs a written proof established by a direct implicated legal authority.

C: Various:

- 12) **No need for insurance:** the landlord has underwritten a insurance policy against fire for the whole property, and for the cover of possible damages to his furniture and to his other moveable property, like integral fire and civic responsibility, with dismissal of recovery against the tenant
- 13) On date of arrival an inventory check is to be made by the tenant, after being signed, it will be joined to the housing agreement, and it will form an integral part of the agreement.

- 14) On the day of arrival, the flat will be at the tenant's disposal from 16 h (4 pm). On the day of departure, the tenant should vacate the premises at 10 h (10 am).
- 15) A legal warranty (deposit) with a minimum of 1.000 euro and a max of 4 weeks dues has to be paid at last on the day of arrival, and will be returned on departure if no damages caused.
- 16) Internet is for free but download streaming is limited to 5GB a month per flat;
- 17) Mandatory cleaning for the check out with an extra fee of 75 euro.
- 18) No smoking and no pets in the flats;.
- 19) The consumption of electricity, heating, water and gas are included in the dues (**non refundable lump sum**) on the condition that it does not exceed the amount of **15 euro/week/person**. If the consumption exceeds the amount of 15 euro/week/person, a supplement will have to be paid by the tenant .
- 20) In case of loss of keys, lockers will immediately be changed, and a lump sum of 500 euro will be charged to the tenant.
- 21) For all details see the housing and internet agreement;
- 22) The English agreements, documents and terms and conditions on this site are exact and correct translations made for your convenience, but on arrival a French or Dutch document (of your choice) with the exact same content will have to be signed and will make the housing agreement definite.