



Approved
General Administrative Director

CONTRACT OF RENTAL AGREEMENT no. _____ on _____
Hostel _____ Room _____

I. CONTRACTUAL PARTIES

Between the George Emil Palade University of Medicine, Pharmacy, Science and Technology with headquarters in Târgu Mureș, Str. Gheorghe Marinescu no. 38, holder of the rights to administrate the student hostels represented by administrator _____ of the student hostel no. _____, str. Nicolae Grigorescu no. _____, or str. Căprioarei no. 4, as locator, and

Student _____, year _____, study programme _____, with stable residence in (city, town etc.) _____, street _____, no. _____, ap. _____, county _____, telephone _____, e-mail _____, possessor of ID card series _____ no. _____, SOCIAL SECURITY NUMBER: _____, as resident, have entered the present contract of rental agreement.

II. SUBJECT OF THE CONTRACT

The SUBJECT OF THE lease for the academic year ____/____ of a surface for residence in the Student hostel no. _____, room no. _____ situated in Târgu Mureș, str. Nicolae Grigorescu, no. ____ or Căprioarei street no. 4, the fittings of adjacent common spaces as well as the inventory stipulated in the signed statement of handing over - reception attached to the present contract.

III: DURATION OF CONTRACT

The lease period is from the date of closing the contract until the last day of academic activity specific to each study programme and year of study, according to the structure of the academic year approved in the Administrative Council, on the _____.

IV. ACCOMMODATION FEE

The accommodation fee is established according to the monthly expenses for each place of accommodation, the degree of comfort of the hostel and the subvention granted from the state budget, approved by the Administrative Council.

For the academic year ____/____ the accommodation fee in the hostel, according to the category of the student/master student accommodated (buget, tax, CD, CD tax, SS, orphan of one or both parents, Children's home, disabled, CSU, CARICOM (____)), is _____ lei / month.

In the first month of accommodation, until establishing the classification of places – funded, not funded – the accommodation fee will be paid as follows:

a) for 1st year students the accommodation fee is according to the registration classified as funded or not funded place;

b) for students from 2nd to 6th year, the accommodation fee is for an amount established for the category or students in funded places, excepting students from study programmes where there are no funded places;

c) from the following month on, after clarifying the school situations, students will pay the accommodation fee in accordance with art. 21 of the Regulation of Organisation and Operation of student hostels.

The accommodation fee must be paid by the end of the current month.

In case of non-payment by the deadline mentioned, the representative of the locator will apply the provisions of the Regulation of Organisation and Operation of student hostels.

V. RIGHTS AND OBLIGATIONS OF THE CONTRACTUAL PARTIES

RIGHTS AND OBLIGATIONS OF THE Locator:

1. To hand over the room with the facilities belonging to them as specified in the subject of the contract, in a state suitable for use as living quarters, based on the signed statement of handing over - reception, attached to the present contract.
2. To ensure the execution of maintenance and repair work necessary for the proper use of common spaces in the hostel.
3. To ensure the constant cleaning of common spaces in the hostel and in the surrounding grounds, evacuating household garbage.
4. It is forbidden to alter in any way the given space, with the facilities belonging to them, subletting the space in question or using it for other purposes.
5. To check and control at any time and without forewarning the way in which the residents use and maintain the rented surface, the inventory handed over and the common spaces of the hostel.
6. To immediately retrieve, from the date of finding that items from rooms or common spaces are missing or have been damaged, by cashing in their price and the costs of installation.
7. To provide security at the entrance of the hostel, to respect the norms of hygiene and sanitation, PSI, and civil protection.
8. To issue Hostel identification cards and access cards, and effect their monthly validation. To ensure and watch over the registering of the establishment of residence in the ID cards of students, as well as registering, in an organised fashion, all accommodated people in the Real estate registration book for the duration of the contract of rental agreement.
9. To make sure that the bed linen given for the resident's use is changed twice a month.

RIGHTS AND OBLIGATIONS OF THE Resident

1. To take over the room with the facilities belonging to them as specified in the subject of the contract, in a state suitable for use as living quarters, based on the signed statement of handing over - reception, attached to the present contract. Any damages caused will be paid for by the residents. Mounting any kind of object onto the walls of the rooms can only be done with the approval of the administrator in every student hostel.
2. To pay the accommodation fee by the end of the current month. In case of non-payment, the student will pay, without deferment or other preliminary formalities, a fine of 2 % for each day of delay, starting with the day after the deadline, calculated at the quantum of the unpaid sum, until the actual payment. The quantum of the fine may exceed the accommodation fee.

After a delay longer than 1 (one) month of non-payment of the accommodation fee the student will be excluded from the hostel. The payment of the accommodation fee cannot be subject to the condition of receiving a student's grant.

3. Monthly validation of Hostel identification cards for all categories of students accommodated in the hostels.

For the loss or deterioration of the access card a fine is paid, established by the decision of the Administrative Council. The cards will be handed back at the expiry of the contract.



4. Any change in the ID card or telephone number will be announced to the administration of the hostel.
5. To use properly the items on the inventory of the room, as well as the electrical and sanitary appliances at their disposal.
6. To ensure the order and cleanliness in the allotted space, not to throw away packaging and household garbage around the hostel and on the alleyways of the campus.
7. In accordance with the decision of the Municipal Local Council no. 224/2002, art.15, point.3, it is definitely forbidden to dry clothes or shake other items (carpets, rugs, blankets, etc.) outside the hostel, the fine being 500 lei according to art. 29 of the same decision.
8. To keep the silence during resting and study hours, between 01.00 p.m. - 02.00 p.m. and 10.00 p.m. - 08.00 a.m. in accordance with Law no. 61/1991h, art.2, point 26, republished, to sanction acts breaching certain norms of social cohabitation, order and public peace.
9. It is forbidden to organise parties and to use musical equipment with an intensity to perturb the quiet of people accommodated in the hostel, as well as other citizens in the neighbouring residential areas.
10. To allow to be moved to another dormitory/room if necessary and to allow to carry out inspections of the rented room. A key of the room will permanently be kept at the administration of the hostel.
11. To ensure the security of personal goods by locking them up, using the Yale locks mounted, because the administration does not take responsibility for the goods in the rooms.
12. At the expiry of the contract to return the goods received based on the signed statement of handing over - reception in the state in which they were received and to do a general cleaning in the room.
13. Not to effect alterations of the rented space or the included installations, not to change their use for other purposes.
14. Not to accommodate themselves fictitiously, not to conceal the vacating of a place in the room in order to obtain undue comfort and not to sublet the rented space as residence to other people. If these obligations are ignored, the sanction will be applied of losing their right to accommodation for the rest of the duration of their studies, both for the person who got accommodation fictitiously and sublet the space and for the person who actually occupied that space.
15. To effect the registration of the mention of establishing residence in ID cards in accordance with OUG 97/2005, within 15 days of entering the hostel, otherwise it is sanctioned with a fine from 75 RON to 150 RON;
16. To present to the doorman on duty, whenever asked, the Hostel identification card and on entering the hostel, to use the access card.
17. To receive visitors until 12.00 p.m., after which the access of strangers (people who are not accommodated in the University Campus) being compulsorily registered in the registry book in the doorman's cabin by presenting their ID cards;
18. To materially answer for shortages and deteriorations of the goods in the room and in the common spaces of the hostel.
19. The landlord does not assume responsibility for personal belongings left / forgotten in the common areas of the hostel.
20. To only post notices or posters on the specially provided notice boards with the approval of the president of the Students' League, any political propaganda being forbidden.
21. To respect the norms of accessing the hostel, the norms of hygiene and sanitation, PSI and civil protection.
22. To let the administration of the hostel know about the potential appearance of malfunctions in the appliances from the hostel or in the room, in order to have these remedied.
23. Not to use the room and the common spaces in the hostel for commercial purposes.
24. Not to use appliances with great consumption of electric energy (heaters, electric stoves, refrigerators, microwave ovens, washing machines). It is forbidden to prepare food in the rooms and to wash dishes in the washbasins in the bathrooms and rooms.



25. Not to use improvised means of electricity or heating.
26. It is strictly forbidden inside the student hostels to smoke, to organise parties, to use equipment with an intensity to perturb the quiet of residents, to accommodate strangers, the estrangement of the obtained place, to consume or sell alcohol, tobacco, drugs and other hallucinogenic substances. Students caught and will be sanctioned with exclusion from the hostel, effective immediately, according to the Regulation of Organisation and Operation of student hostels, cap. IV, art. 23, letters „x” ; „y” and „z” ,
27. It is definitely forbidden to introduce or grow different animals or birds in the hostel.
28. **Checking out before the expiry of the contractual terminus will be done based on request presented to the administration of the student hostel in the following variants:**
- a. application filed by the 30th (31st) of the month, the student will be considered checked out beginning with the first day of the following month, the accommodation fee is paid to the full for a month.**
- b. application filed by the 15th of the month, the student will be considered checked out beginning with the 16th of the month, the accommodation fee will be paid for 15/16 days.**
29. When leaving the hostel, the student will hand over the key of the room, their Hostel identification card, the access card, as well as all the items on the inventory received from the administration of the hostel.
30. During the first 2 (two) months of accommodation (September, October) students will not be able to change their accommodation obtained at the initial assignment.

VI. FINAL PROVISIONS

In case of breach of the present contract which constitutes an integral part of the Regulation of Organisation and Operation of student hostels, those to blame will be sanctioned according to the severity of their actions, or they will be held accountable in contraventional, civil or penal way, as the case may be.

If other contractual obligations are also ignored, the situation is regulated by legal way, based on the current legislation.

The present contract is filled out in accordance with the provisions of the current legislation, being signed in two copies, one for each of the parties.

I have read and have acknowledged the provisions of the present contract as well as the Regulation of Organisation and Operation of student hostels, committing myself to respect them by the letter.

LOCATOR
ADMINISTRATOR
signature

RESIDENT
STUDENT
signature



Appendix to the Contract of rental agreement

UMFST G.E. Palade Tg. Mures
Student hostel no. _____

RECORD SHEET

of the goods received for use in room no. _____
in accordance with contract no. _____ from _____

Name and first name _____,
year _____ study programme _____ I received the following
inventory items and bed linen:

Name of objects	U/M	RECEPTION		HANDING BACK	
		quantity	signature	quantity	signature
Bed					
Wardrobe					
Table					
Chair					
Clothes dryer					
Shelf / hanger					
Paper basket					
Yale lock door / key					
Blanket					
Bedsheet					
Pillowcase					
Pillow					
Carpet/ mat					
Medical kit					
Remote control of the air conditioning system					
Access Card	Serial no				
Date of reception / handing back					

I have a personal car with registration no. _____