



STUDENT RESIDENCE LEASE AGREEMENT No. _____

I Parties

The Agreement is concluded between the Limited Liability Company **Patversmes iela 22 SIA**, legal address Strēlnieku iela 4a, Rīga, LV-1010, Latvia, registered with the Register of Enterprises of the Republic of Latvia under registration number 40103309585, bank requisites: AS Swedbank, SWIFT Code: HABALV22, Account No.: LV13HABA0551048035638, organized and validly existing under the laws of the Republic of Latvia and governed by its Charter, represented by Board Member Janis Aleksandrs Meija, hereinafter referred to as “the Dormitory”, and the student,

_____ (name, surname)

hereinafter referred to as “the Student”.

The Dormitory and the Student, also together referred to as “the Parties” and individually as the “Party”, hereby have concluded this Agreement for the Lease of a residence unit in the Stockholm School of Economics Dormitory building located at Patversmes street 22, Riga.

II Subject of the Agreement

The purpose of this Agreement is to specify and agree on the legal liabilities of the Dormitory and the Student to let and lease a residence unit and for the Student to rent a residence unit at the Dormitory located at Patversmes iela 22, Riga, in compliance with the SSE Riga Dormitory Regulations and the Dormitory’s internal regulatory enactments.

III Definitions

Agreement – this agreement that governs legal liabilities between the Dormitory and the Student with respect to the lease of a residence unit in the Dormitory as well as all Annexes and any amendments made to this Agreement.

Parties – the Dormitory and the Student.

Lease - a contract conferring rights on the Student to use property belonging to the Dormitory.

Residence unit – a bed quarter leased to a student together with facilities and shared areas.

Twin room – a room with two residence units.

Triple room – a room with three residence units.

Rent – a rent payment for the residence unit.

IV Leased Premises

1. The Dormitory hereby leases to the Student a residence unit at Patversmes iela 22, Riga, in room No. _____ furnished and in good and clean condition, to be used solely as a residence for and during the following period: from _____ to: _____.

- The residence units offered to students are twin or triple rooms with toilet and shower facilities. Each sector in the corridor features shared kitchen and living areas. A shared laundry room is also available on the first floor.
- The Dormitory covers all payments for utilities (heating, electricity, water, sewer, internet, and trash pick-up).
- The Student understands and agrees that the obligation to pay rent hereunder is for the entire term of this Lease. If the Student vacates the leased residence unit early or if the School terminates this Lease as hereinafter provided, it is understood and agreed that the Student shall still be obligated to pay rent until the end of the current semester. In case the student wishes to terminate this Agreement prior to the term stated herein, he/she shall notify the Dormitory administrator via email (janis.meija@sseriga.edu) not less than 30 days before the end of the current semester.

V Financial Obligations

- The Student agrees to pay Dormitories rent for a Residence unit in a room in the amount: **EUR 120 (triple room with common facilities) / EUR 140 (twin room with common facilities) / EUR 180 (twin room with separate facilities) per month**. The payments shall be made quarterly for every 2.5 months period in advance and are due by **September 1** for the first quarter, **October 1** for the second quarter, **January 1** for the third quarter, and **April 1** for the fourth quarter of the academic year. Rent shall be transferred to the Dormitory's account:

Supplier: SIA PATVERSMES IELA 22

Reg. No.: 40103309585

Address: Strēlnieku iela 4a, Rīga, LV-1010

IBAN Account No.: LV13HABA0551048035638

Bank: SWEDBANK AS, SWIFT Code: HABALV22

- Not later than August 31, the Student shall pay a deposit of EUR 100.00. The deposit under this Clause of the Agreement shall be paid via bank transfer to the Dormitory's bank account listed in this Agreement. The Dormitory is entitled to use the deposit to cover the outstanding liabilities of the Student under this Agreement (for example: lost keys, damage to the furniture or room). If the deposit is not used by the Dormitory as prescribed by this Clause of the Agreement it shall be returned to the Student within 5 (five) business days after vacating the Residence, by bank account transfer specified by the Student.
- If the Student uses the Residence unit at the Dormitory during academic summer holiday the Student shall pay 2 months' rent upfront for the whole period of summer holiday regardless of the number of days of use of the Residence unit.
- For all overdue payments, the Student will be charged a contractual interest of 0.5% of the unpaid amount per each day.
- If the Student fails to fulfil financial obligations within thirty (30) days after the term of the rent payment, the Dormitory is entitled to unilaterally terminate this Agreement by prior 24 (twenty four) hours' notice to the Student and take possession of the Residence unit.
- If the Student is dematriculated, the rent that has already been paid will not be refunded by the Dormitory, and the Student shall be responsible for payment of rent until the end of the current semester.

VI The Dormitory's responsibilities

The Dormitory shall:

- Provide secure operation of the Dormitory residence;
- Provide the Student with information on the Dormitory Regulations, see Annex 1.
- Provide the Student with an entrance card to the Dormitory and a key to the residence unit;
- Provide general security and fire safety;

5. Reserve the right to move a Student to another residence unit if appropriate;
6. In the event of an emergency, have the right to enter any student residence unit;
7. Reserve the right to enter and inspect any residence unit for maintenance or sanitary purposes without prior notice; 8. Provide cleaning services once per week to assist with cleaning the common areas (not including kitchens).
9. The Dormitory and SSE Riga Administration SHALL NOT be liable for any damage, loss, or theft to the Student's personal property, including, but not limited to bike storage outside of the building, and personal property of Student in the Dormitory.

VII The Student's responsibilities

The Student shall:

1. Fulfil the obligations stated in this Agreement;
2. Read, accept and comply with the Dormitory Regulations; see Annex 1;
3. Maintain the residence unit and shared areas in the same condition and layout as was found upon moving in;
4. Follow the general security and fire safety regulations;
5. Keep his/her room, shared bathrooms, the kitchen, leisure rooms, and study rooms clean and tidy;
6. Follow Dormitory administration requests and instructions regarding the tidiness, cleaning and hygiene of the leased premises and shared areas;
7. Fulfil the financial obligations towards the Dormitory in relation to timely payment of rent;
8. Return the entrance card and the key to the Administrator of the Dormitory when required to do so;
9. Take all responsibility for the behavior of guests, if any. Overnight stays of guests as well as subletting the Dormitory premises are strongly forbidden.
10. Undertake to compensate the Dormitory for any losses or damage caused to the Dormitory by the Student or by the Student's visitor(s) according to the pricelist; see Annex 2.
11. Observe all house rules, including not using alcohol or smoking in the Dormitory premises.

VIII Discipline Process

1. Any Dormitory resident or administrator or employee may bring a complaint against a Dormitory resident based on a violation of conduct rules found in the Dormitory Regulations.
2. The Dormitory being guided by the principle of progressive discipline, official responses to misconduct shall contribute to the personal learning of the Student who shall be held accountable for his/her actions and given a second opportunity to demonstrate good character after a single minor violation.
3. In the event of additional violations, the Student shall receive more serious sanctions ranging from a disciplinary warning, monetary penalty in accordance with Annex 2 "Dormitory Pricelist", or disciplinary exclusion from the Dormitory.
4. Three major violations with monetary penalties will result in automatic exclusion from the Dormitory.

IX Agreement validity

1. This Agreement comes into force on the date of signing the Agreement and is thereafter valid until the term stated in Section IV clause 1.
2. Despite the agreed term the Party has the right to terminate this Agreement in case the other Party has essentially failed to fulfil the terms of this Agreement and has not remedied such failure within 30 days counted from the date of notice.
3. The Dormitory shall be entitled to unilaterally terminate this Agreement upon 30 days prior written notice to the Student, if the Student terminates or suspends his/her studies at the Stockholm School of Economics in Riga.

4. The Student shall not be liable for payment of rent in the following cases: in the event that it shall become impossible to travel to Latvia due to government Covid-19 restrictions, if the Dormitories are quarantined by the government authorities due to Covid-19, or for any other governmental restrictions due to Covid-19 it shall become impossible to inhabit the Dormitory building.
5. The Parties are obliged to inform each other about changes to their legal requisites or in other legal information stated in Article I. 6. The Parties expressly agree that the performance of this Agreement is the sole responsibility of the contracting Parties.
7. Any changes and adjustments in the terms of this Agreement can be made only if both parties have reached agreement on the changes in writing.
8. This Agreement has been executed in two (2) identical copies, of which the Parties have each taken one.

.....
Janis Aleksandrs Meija
Board Member

.....
Student

Date:

Date: