

**CONTRACT**  
**of temporary hiring of a bed/living space in a KSMA dormitory**

Bishkek city

" \_\_\_\_\_ " \_\_\_\_\_ 20 \_\_\_\_

KSMA Student Campus, hereinafter referred to as the "Landlord", represented by the Campus Director \_\_\_\_\_ and hereinafter referred to as the "Renter" have entered into this Contract as follows.

**1. Subject of the Contract**

1.1. The landlord provides a living space for temporary residence to the Renter for the period of study at KSMA in the KSMA dormitory no. \_\_\_\_\_, located at \_\_\_\_\_ from " \_\_\_\_\_ " \_\_\_\_\_ 20 \_\_\_\_ till " \_\_\_\_\_ " \_\_\_\_\_ 20 \_\_\_\_ . \_\_\_\_\_ .

1.2. Residential premises are provided in connection with studying at the KSMA.

1.3. Accommodation is paid according to the approved Price List for the current year.

**2. Rights and obligations of the parties**

2.1. *The landlord has the right to:*

- demand for timely payment of accommodation fees;
- early termination of this Contract in cases of violation of the "Rules of temporary residence and internal regulations in the KSMA hostel" and the terms of this Contract;
- in the event of an emergency or due to industrial necessity (repair, reconstruction or reorganization of the hostel, etc.), the Landlord has the right to evict the Tenant ahead of schedule or move the Tenant to another room if there are available rooms.
- Other rights stipulated in the "Rules of temporary residence and internal regulations in the KSMA dormitory".

2.2. *The Landlord undertakes to:*

- provide a free place of temporary residence in the KSMA hostel, equipped with appropriate furniture and bedding;
- provide necessary living conditions that meet, отвечающим sanitary and hygienic requirements and fire safety requirements;
- take part in the proper maintenance and repair of common property in the dormitory where the living space is located;
- assist in making temporary registration at the place of temporary stay.

2.3. *The Renter has the right to:*

- use of residential premises for living purposes;
- use of common property in the hostel;
- termination of this Contract at any time.
- other rights stipulated in the "Rules of temporary residence and internal regulations in the KSMA dormitory".

2.2. *The Renter undertakes to:*

- use the residential premises for their intended purpose and keep them in proper condition;
- to pay a fee for accommodation in the hostel on time;
- strictly observe the established "Rules of temporary residence and internal regulations in the KSMA hostel" and other local acts of the KSMA on issues of residence in the hostel;
- issue temporary registration at the place of temporary stay within the established time frame;
- ensure the safety of the KSMA property transferred to him KSMA, and in case of damage, loss, compensate for the damage caused in full;
- upon the expiration of the period of residence, specified in clause 1.1. or on the grounds specified in clause 3, vacate the occupied residential premises within the time limits provided for by the Rules, as well as hand over the property in proper condition;
- provide unhindered access to the residential premises at any time for a representative of the Landlord to inspect the technical condition of the premises/equipment and perform the necessary

work, monitor the proper implementation of the "Rules of Temporary residence and Internal Regulations in the KSMA hostel";

- if malfunctions of the residential premises or sanitary and other equipment located in it are detected, immediately take possible measures to eliminate them and, if necessary, report them to the Landlord;

### **3. Termination and termination of the Contract**

3.1. The Renter may terminate this Contract at any time on its own initiative.

3.2. Early termination of this Contract at the initiative of the Landlord is made in the following cases:

- non - intended use of residential premises
- failure of the Renter to pay for accommodation;
- violations of the "Rules of temporary residence and internal regulations in the KSMA hostel".

3.3. This Contract is terminated due to:

- On the expiration of the specified validity period in clause 1.1. of this Contract;
- student's deduction from KSMA, including in connection with the end of training at KSMA;
- termination of the Contract under clause 3.2, 3.3.

3.4. In case of termination or termination of this Contract, the Tenant must vacate the residential premises.

### **4. Payment for the use of a bed/living space in a hostel**

4.1. The Renter pays a timely fee for accommodation in the hostel in the amount of \_\_\_\_\_ soms.

4.2. Payment for accommodation in the KSMA hostel is paid monthly until the fifth day of the month following the expired month. The Renter has the right to pay for accommodation immediately several months in advance, but not more than a semester in advance.

4.3. In the event of an increase in the Price List for accommodation, the Renter undertakes to pay the difference between the initial payment and the newly accrued cost of accommodation within 10 days from the date of notification by the hostel commandant.

4.4. In case of eviction of a resident on his / her own initiative, the recalculation and return of the paid accommodation fee is carried out from the date of eviction and delivery of the hired property to the KSMA.

4.5. If the Renter violates the terms of this Contract and the "Rules of temporary accommodation and internal regulations in the KSMA hostel", the accommodation fee will not be refunded.

### **5. Additional conditions**

5.1. The Landlord is not responsible for the safety of personal belongings, documents, money and jewelry of the resident.

5.2. All disputes or disagreements arising between the parties under this Agreement or in connection with it shall be resolved through negotiations between the parties.

5.3. If it is impossible to resolve disagreements through negotiations, disputes are resolved in accordance with the procedure provided for by the legislation of the Kyrgyz Republic.

5.4. This Contract comes into force from the date of signing.

5.5. The contract is drawn up in two copies, one of which is held by the Landlord and the other by the Tenant.

### **Signatures of the parties:**

#### **Landlord**

Campus Director

Full Name \_\_\_\_\_

Signature \_\_\_\_\_

Seal

#### **Renter**

Full Name

Passport number № \_\_\_\_\_

Signature \_\_\_\_\_