

Studentlodge.ch
Waldmannstrasse 15
3027 Bern
+41 (0)31 991 11 67
welcome@studentlodge.ch

Terms and Conditions

1. Eligibility for accommodation

Our studentlodges sites Tscharnergut, Bümpliz Nord, WankdorfCity and Bern-Bolligen provide rental property at reasonable conditions to Swiss and international students. Accommodation is offered to enrolled students at universities or colleges of higher education or apprentices and trainees on job-training (Except all kind of "Brückenangebote" like BVS/BPI/GIBB). Student immatriculation or employer confirmation is required. Expectations possible. (monthly earning max. CHF 3'500.00)

2. Rental agreements

Rental Agreement

Can begin any month

Duration

a) Fixed term

No notice required; ends upon expiry of the tenancy agreement.

b) Open-ended

30 days' notice of termination in advance required; termination date must be latest the last day of a month.

2.2. Deposit

The deposit must be paid within **5 days after the room reservation**, otherwise the reservation will be canceled.

2.3. Payment of rent

Rent is to be paid in advance before the 1st of the respective month.

In case of rental arrears an administration charge of CHF 50.00 will be imposed.

2.4. Means of payment

The most common payment cards / credit cards will be accepted.

2.5. Arrears payment

If the tenant is in arrears, a reminder period is set, within which the arrears are due to be paid; additional legal action remains reserved. With the reminder, the tenant can be threatened if the payment request is not fulfilled, the tenancy will be terminated within a period of 30 days to the following month (End of month) (Art. 257d, OR). For each reminder a processing fee of CHF 50.00 is due

2.6. Bank transfer-fee

Every charge in connection with bank transfer from and/or to the tenant will be charged to the tenant.

2.7. Cancellation of a rental agreement before the rental starts

The following charges will apply, should a signed rental agreement be cancelled before the rental starts:

Cancellation up to one month before rental start:
100% deposit

Cancellation 1-3 months before rental start:
50% deposit

Cancellation 3 months or more before rental start:
25% deposit

Rental agreements, which are not returned signed to the Association within 15 days following receipt, will be cancelled.

2.8. Premature termination of a tenancy agreement

Should a tenant wish to cancel his or her rental agreement without observing the period of notice stipulated in the agreement or before the expiry of the respective agreement, the following conditions will apply:

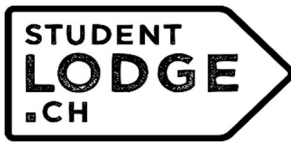
The tenant will be liable for the fulfilment of his/of her contractual obligations until the termination date stipulated in the tenancy agreement or until the expiry date of the agreement.

Or

The tenant can place a new tenant (Booking female, FEMALE ONLY, booking male, MALE ONLY) for the whole rental period. In this case the withdrawing tenant has to pay CHF 150.00 processing costs.

In cases of breaches of the Terms and Conditions or the House Regulations, or in cases of blamable conduct, Studentlodge.ch can terminate the tenancy at any time and without notice.

Change of room before the end of the rental agreement at the tenant's request: In this case, the tenant must pay a processing fee of CHF 150.00.



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In cases where Studentlodge.ch terminates a tenancy without notice, the tenant will be liable for the loss of rental income until a new tenant is found or until the termination date is laid down in the respective tenancy agreement.

3. Duties and obligations of the tenant

Please see the House Regulations.

4. Additional fees

If the property management is used outside of the opening hours and if the tenant is at fault, the following costs will be charged directly to the tenant:

17:00-22:00	CHF 100.00 Mon-Fri
22.01-07.00	CHF 200.00 Mon-Fri
From 10.01 p.m. until 07.00 Monday	CHF 200.00 Friday CHF 200.00 all public holidays

In addition, lost keys and damages caused by the tenant will be charged additionally

5. Citizens' Registry Office and the duty to register

Tenants are required to register with the respective municipality's Citizen's Registry Office (*Einwohnerkontrolle*) within the prescribed period of 14 days.

www.bern.ch/Einwohnerdienste, www.bolligen.ch

6. Amendments to the Terms and Conditions

studentlodge.ch reserves the right to amend these Terms and Conditions at any time and without notice. Any changes will be displayed on the Association's website www.studentlodge.ch and enter into force as soon as they are online.

7. Studentlodge.ch offices are closed at weekends and on public holidays in the Canton of Bern.

For a list of the latter please see www.feiertagskalender.ch

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Approved by studentlodge.ch (SL)