

LEG
gewohnt gut.



Guide to your rental agreement

Welcome to LEG!

www.leg-wohnen.de

We are happy to welcome you as a new tenant of one of our apartments! This guide contains a summary of the most important legal aspects of our rental agreement with you. This is intended to make life easier for you and us in future. Please read the guide carefully. Our personal advisers will be happy to answer any questions you may have.

First of all: here's to good neighbourly relations!

Rented property

The landlord rents the apartment at the following address for residential purposes
Postcode and town, street and house number, floor.

The apartment is publicly subsidised / privately financed

The tenancy begins on [REDACTED] . [REDACTED] . 2016 and is concluded for an indefinite period.

The monthly rent is [REDACTED] EUR

and is composed of the basic rent and advance payments for operating costs, heating and hot water costs, and water supply and drainage.

The monthly rent must be paid free of charge by no later than the third working day of each calendar month to account no.

0478514386 at
Aareal Bank GF-BK01, sort code 55010400
IBAN: DE75550104000478514386
BIC: AARBDE5WDOM

with the rental agreement number [REDACTED]
as the payment reference.

Deposit

As a landlord, we want to keep our apartments in a good condition for present and future tenants. This is why it is important for us to ensure in advance that any damage incurred can be settled. To secure the landlord's claims against the tenant for damage to the apartment or a failure to perform cosmetic repairs, the tenant must provide a deposit/security totalling

[REDACTED] EUR

If the deposit is agreed in the form of a guarantee, it must be presented prior to the start of the tenancy. If the guarantee is not presented in good time, the deposit must be paid accordingly.

Cosmetic repairs

Some damage to the apartment occurs simply as a result of normal wear and tear. In some cases, these are unavoidable. In other cases, the tenant is required to perform repairs. Cosmetic repairs must be properly performed by the tenant depending on the condition of the rental apartment when it is handed over and during the course of the tenancy. More information can be found in the corresponding provisions of the rental agreement.

Termination

The tenant may terminate the rental agreement to the end of the month after next by giving notice in writing by the third working day of each calendar month. If the agreement is terminated by the tenant before the start of the tenancy, the notice period begins from the date on which the rental agreement begins. Immediate termination by the tenant is based on the statutory provisions.

Ordinary termination by the landlord is based on the statutory regulations.

The landlord may effect the extraordinary termination of the rental agreement with immediate effect for good cause as defined by law.

House rules

We want all of our tenants to feel comfortable and secure in our buildings and to enjoy living together wherever possible. In the spirit of good neighbourliness, we have established some basic rules that should make harmonious coexistence easier. The house rules concern the communal life of our individual tenants. They deal with issues of cooperation as well as safety and security within the building. We have attached the house rules for your information. Please read them carefully.

Pets

LEG generally welcomes pets. Accordingly, small animals (e.g. pet birds, pet fish) may be kept in normal quantities without obtaining the landlord's permission.

Keeping other pets, particularly cats or dogs, is permitted only with the prior approval of the landlord. Approval is granted for the specific animal, must be obtained in writing, and does **not** exclude the possibility of a verbal agreement in individual cases.

Tenant actions requiring approval

If you want to make structural changes to your apartment, please talk to us first. Installations, removals and alterations in rental apartments require the landlord's permission. In particular, this includes the mounting of satellite dishes. In case of doubt, tenants should consult the landlord prior to any installations, removals, or alterations. In any case, the tenant is obliged to restore the apartment to its previous state when moving out if the landlord does not wish to keep the installations, removals, or alterations in the apartment.

Returning your apartment

When you move out, we would like you to return the apartment in the condition in which you found it. The next tenant should be able to enjoy the apartment in the same way as you. When the rental agreement ends, the apartment should be returned to the landlord clean, empty and in the contractual condition (as defined in the respective rental agreement and with the necessary cosmetic repairs performed), you must return all keys to the apartment and restore it to its previous state if you have performed any installations, removals, or alterations. Before returning the apartment, please contact the landlord at an early stage in order to arrange an initial inspection and a handover date.