

# 租 约

## LEASING CONTRACT

出租方 (甲方) LESSOR (PARTY A):

姓名 (Name): 柳泉

证件类型与号码 (Type and number of identification): 370902197506251219

电话 (Telephone): 15853706517

承租方 (乙方) LESSEE (PARTY B):

姓名 (Name): De BRUIN BRENDON

证件类型与号码 (Type and number of identification): A06624950

电话 (Telephone): 18322214617

### 1. 该房屋 THE Houses

房屋地址 (Houses Address) 武清区武清城区余发路西侧上河雅苑北里 33-2-1702

房屋面积 (Houses Area) 94.34m<sup>2</sup>

### 2. 租期 (Term of lease)

甲、乙双方一致同意租赁期为 壹 年, 自起租日起算起。

The parties agree that the base term of the lease shall be for 1 year, starting from the Commencement Date.

甲、乙双方一致同意起租日为 2024.8.1-2025.7.31, 甲方于起租日将该房屋交付乙方使用。甲方要提前 1 天将该房屋钥匙交与乙方, 入住前房屋必须彻底打扫和布置。

The parties agree that the lease shall commence on 2024.8.1-2025.7.31, Party A shall deliver the Apartment to Party B on aforesaid date. The key will be available 1 days in advance. The apartment must be cleaned and furnished.

### 3. 续租 Renewal of lease

房屋租赁期限届满, 租约自动终止。乙方如需要继续租用的, 应当在租期期限届满提前 1 个月提出, 并经甲方同意后, 重新签订租约。

This Lease shall terminate automatically upon the expiry of the term of lease. Where Party B wishes to renew the lease, it shall submit its request to Party A one months prior to the expiration date of the term and a new lease contract shall be signed upon consent of party A.

### 4. 租金支付、押金 Rent and payment, Deposit.

4.1) 该房屋每月租金为 2800 元, 即 (大写) 贰仟捌佰元

The monthly rent of the Apartment shall be 2800 Yuan.

4.2) 付款方式 Mode of payment:

押1付6

4.3) 本租约签订时, 乙方须向甲方支付相当于一个月租金的押金, 计人民币 2800 元。押金于合同期满后, 如数无息退给乙方。

Party B shall pay to Party A a security deposit equal to one month's rent in the amount of RMB 2800 Yuan at the time of execution of this lease. After the expiration of the contract, the deposit will be returned to Party B without interest.

### 5. 市政设施使用费及物业管理费 Utilities and property management fee

除租金外, 乙方同意按其实际使用量缴纳应缴费用, 包括但不限于水费、电费、燃气、宽带费、有线电视费、暖气费。

In addition to the rent, party B agrees to pay such expenses based on its actual usage, including but

not limited to expenses related to water, electricity, internet, TV, gas, and heating.

乙方同意向该房屋的物业管理部门按其所签订的有关协议支付物业管理费。

Party B agrees to pay the property management department of the Apartment applicable property management fees in accordance with their signed agreement.

6. 租赁期内, 甲方须保持该房屋包括主体结构、排水系统、各种管道、电线、电缆及其他各种设施均处于完好、清洁及可供使用的状态。

During the term of the lease, Party A shall maintain the Apartment in good, clean and working condition including the main structure, drainage system, various pipes, electrical wires, electrical cables and other facilities.

7. 非经甲方事先书面同意, 乙方不得改动该房屋内部结构、设施, 但甲方不得无理拒绝发出此同意。

Party B shall not unilaterally alter the internal structure or design of the Apartment without Party A's prior written consent. Party A may not unreasonably withhold consent.

8. 乙方须对其本人、家属、朋友、访客对该房屋或设施造成的损害负责。租赁期间发生任何安全问题是

Party B shall be liable for any damages to the Apartment or its facilities caused through Party B's own fault or through the fault of its relatives, friends or visitors. 由乙方全面负责

9. 租赁期满后, 乙方应按其于起租日接收时的状态将该房屋交还给甲方, 正常损耗除外。乙方也无需在交还房屋前重新粉刷房屋。

Where Party B decides not to renew the lease of the apartment upon expiry of the term of lease, Party B shall return the Apartment in the same condition as Party B originally received it on the Commencement Date except reasonable wear and tear. Nor does Party B have to repaint the apartment before handover.

10. 甲方保证其为该房屋合法所有人, 甲方保证该房屋不存在权属争议。

It is the lawful owner of the Apartment. No title dispute exists on the Apartment.

11. 甲方应依据租约规定期限将房屋交付给乙方。

Party A shall deliver the Apartment to Party B within the time specified in this lease.

12. 该房屋的自然损坏应由甲方负责修复, 但乙方擅自改变该房屋用途从事生产或经营活动, 则修缮责任由乙方承担。

Party A shall perform all necessary repairs and maintenance on the natural deterioration of the Apartment. However, in the event Party B unilaterally alters the use of the Apartment by carrying out production and business activities, then the responsibility of maintenance shall be borne by Party B.

13. 甲方在租赁期限内确需提前收回该房屋时, 应当事先商得乙方同意。

Where Party A desires to repossess the Apartment at an earlier date than the date as stipulated in the lease, it shall negotiate with Party B and obtain Party B's prior consent.

14. 如该房屋由于不限于电、水管、燃气、空调等原因需要维修, 甲方必须在 10 小时内采取措施, 如问题严重影响乙方致使无法居住, 甲方必须立即采取行动。

In the event that there is a need for repair in the apartment, due to but not limit to problem with electricity, water pipe, gas, air-condition etc. Then Party A must response within 10 hours, if the problem makes it impossible for Party B to live there then Party A must response immediately.

15. 未经甲方书面同意, 乙方不得转让、转租或与其他人互换使用或共同使用该房屋。

Without Party A's written consent, Party B shall not sub-lease, assign the Apartment or assign away rights to occupation or use the Apartment in conjunction with others..

16. 本租约的订立、效力、解释、履行、争议解决均适用中华人民共和国现行有效的法律。

The formation, effectiveness, interpretation, performance and dispute resolution of this lease will be construed and governed in accordance with the current valid laws of the PRC.

17. 本租约自甲乙双方签字之日起生效。本租约一式(3)份,由甲乙双方各执一份,中介保留一份。

This Lease shall come into force at the date the parties sign the Contract. This Lease shall be executed in three(3) copies, Party A and Party B shall each retain one copy ,one copy will be retained by the Agency.

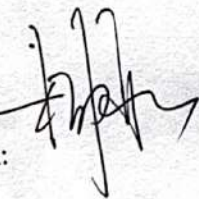
18. A 室内附属设施 Ancillary facilities:

冷水卡 | 热水卡 ⊗ | 电卡 | 燃气卡 | 沙发 | 衣柜 | 电视 |  
Cold card | hot-water card | electric card | gas card | sofa | wardrobe | TV

床 2 | 餐桌 | 椅子 | 冰箱 | 空调 2 | 洗衣机 |  
Bed | table | chair | fridges | air conditioning | washing machine

钥匙 | 电热水器 | 炉具 | 抽油烟机 |  
Key

甲方:  
Party A:



乙方:  
Party B:



日期:  
Date: