



RENTAL ORDER

.../..../20..

Agreement between:

Mrs. / Mr., residing at:.....,

E-mail:, Phone / Cell Phone:

Hereafter named "**principal**", owner (or usufructuary), who is jointly and severally liable, and

A Cosy House, located at 33 Kleine Doornstraat, 2610 Wilrijk, telephone: +32 (0) 473- 57 22 75

e-mail: Tina.Antonsen@skynet.be, hereafter represented by **Tina Antonsen**, affiliated to "Beroepsinstituut voor vastgoedmakelaars" (BIV 105 236), hereafter named "**broker**".

It has been agreed as follows:

1. The principal mandates the broker to find a tenant **for** a:

FURNISHED / UNFURNISHED – APARTMENT / HOUSE – NUMBER OF BEDROOMS: PARKING YES/NO located at:

2. **The rental price** set by the principal for the property shall be €..... /month.

Parking space €..... /month, **listed costs** €...../m: (**Total rental price** = €...../m) 0 flat fee for heating and electricity up to €..... (any proven consumption above this amount shall be borne by the tenant)

0 Cold and hot water, general management costs of the building

0 Television connection (standard connection of 35 channels, for more channels, the tenant has to pay extra)

0 Internet connection (standard connection for 2PCs, for higher or faster consumption, the tenant has to pay extra)

0 Cleaning (**included in the rent / not provided / extra charge** = €...../month)

0 Extra parking space (**included in the rent / not provided / extra charge** = €...../month)

0 Inventory of fixtures to be drawn up by the owner himself.

0 For the inventory of fixtures, the owner appoints the following expert:

0 Bank account: **IBAN: BE**..... **BIC**.....

0 EPC (Energy Performance Certificate) (handed over / not handed over / wishes to make an appointment

3. The present agreement shall have a **term** of six months from today. Then it shall be terminated by operation of law if the principal so informs by registered letter; otherwise it will be tacitly renewed.

4. If a **rental deal is made** with a person/company/relocator that was proposed to the principal by the broker, the fee shall be **10% of the total rental price (i.e. rent + charges + 21% VAT)** with a required **minimum amount of € 450.00 (+21% VAT)**.

This brokerage commission shall be due upon signature of the lease. If the rental period is renewed by the same tenant who was introduced by A Cosy House, a fee will again be owed for the duration of the agreed rental period with a maximum of one year. Additionally, in the event of **breach** of this rental order or **own rental** of the property, a minimum amount of €450.00 (+21%VAT) shall be due.

5. This agreement is **exclusive / non-exclusive** (with other brokers:

6. The broker shall conduct, at his expense, any **publicity activity** he deems necessary.

A poster or publicity sign **may** be affixed to the property / **rather not**.

7. In the event of rental within six months **after the end of this order** to one of the customers proposed by the broker, the principal shall owe the broker a fee equal to the fee set specified in article 4.

8. Any dispute regarding this agreement shall be submitted to the exclusive jurisdiction of the Antwerp courts.

9. The keys to the property have been / have not been handed over. Number..... keys / remote control. Drawn up in duplicate at..... on, one copy for each of the parties.