



LEASE AGREEMENT

NO.	SUBJECT	DESCRIPTION
1.	Landlord	Merlot Investment Sp. z o.o.
2.	The Property	Residential Building at Pereca no. 11
3.	Subject of Lease	Residential unit, parking place in the garage
4.	Way of use of the Residential Unit	Only as a residential space
5.	Standard of Residential Units	Finished, partially equiped (whole equipment of the bathroom and the kitchen)
6.	Additional furniture	In some Residential Units subject to additional rent payment
7.	Term of Lease	Minimum 12 months
8.	Extension of Term of Lease	Automatic extension every year after lapse of the last day of lease
9.	Payments to the Landlord	The tenant is obliged to pay every month: the rent for the Residential Unit, the rent for the Parking Place if applicable, advance payment towards operating expenses, advance payment toward utilities
10.	The deadline for payments	In advance by the 5-th of each month
11.	Rent Indexation	Every Year, with the effect of 1 April, based on annual average inflation rate in Poland announced by the Central Statistical Office (GUS)
12.	Advance payment reconciliation	Every 6 months
13.	Deposit	The sum of monthly rent and advance payments gross
14.	Submission to enforcement	The tenant has to submit the voluntary enforcement to vacate and surrender the flat with the signature certified by a notary. The average cost of this is c. 200zł
15.	Surrender of the Residential Unit	At the end of the lease the Residential Unit should be delivered to the Landlord cleaned and swept with all fixtures and fittings in good condition



DOCUMENTS AND ESSENTIAL INFORMATION FOR THE PURPOSE OF SIGNING LEASE AGREEMENT

- ✓ Copy of national ID or passport – for all residents in each apartment
- ✓ Confirmation that net monthly income is x2 higher than monthly rent – in the case of couples & families the total net income is applicable
- ✓ Copy of labour contract or declaration of employment from current employer
- ✓ For sole traders - a copy of PIT declaration for previous 2 years is required
- ✓ Confirmation of salary payment to bank account for previous 3 months OR confirmation of 3 consecutive rental payments to previous landlord
- ✓ Reference from previous landlord if possible
- ✓ In the case of apartment sharing by two tenants not bound by any formal relationship it is required they will share equal responsibility for obligations resulting from rental agreement
- ✓ In the case of a student not in any formal employment the rental agreement is required to be signed by parent(s)