

LEASE AGREEMENT



PERECA 11
LIVE · WORK · ENJOY

NO.	SUBJECT	DESCRIPTION
1.	Landlord	Pereca 11 Sp. z o.o.
2.	The Property	Residential building located at Pereca 11, Warsaw
3.	Subject of Lease	Residential apartment, optionally a parking space in the underground garage
4.	Way of use of the Residential Unit	Strictly for residential purposes
5.	Standard of Residential Units	Fully finished, partially furnished (includes full kitchen and bathroom equipment)
6.	Additional furniture	Available in selected apartments for an additional fee
7.	Term of Lease	Minimum lease period is 12 months
8.	Extension of Term of Lease	Automatically extended every year for an additional 12-month period
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	All payments are due in advance by the 5th of each month
11.	Rent Indexation	Rent is indexed annually on the anniversary of the lease commencement date, based on the average annual inflation rate published by GUS (Central Statistical Office of Poland)
12.	Advance payment reconciliation	Every 6 months
13.	Deposit	A security deposit equal to two months' rent (including advance payments) is required
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	Upon termination of the lease, the apartment must be returned cleaned and in good condition. Any damage or lack of cleaning will be deducted from the deposit.
16.	Surrender of the Residential Unit	If the tenant terminates the lease before completing the initial 12-month period, additional costs will apply.

**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
- ✓ Employment contract or written confirmation from employer (with company address)
- ✓ 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)