

Zavod Villa Domus, student house and hostel, Čevljarska ulica 27, 6000 Koper, represented by Director Sebastjan Kokl, VAT ID No.: SI 64894215, Registration No.: 7117469000
hereinafter referred to as **the Landlord**

and

«Ime» «Priimek», «Stalno_prebivališče_naselje_hišna_št_», «Poštna_številka_in_kraj», «Država»

Personal document no.: «Št_javne_listine»

Date of birth: «Datum_rojstva»

hereinafter referred to as **the Lodger**;

have concluded this

LODGING CONTRACT in the Student house Villa Domus

Article 1

The Contracting Parties preliminary declare that the subject matter of the lease is a bed in the Student house Villa Domus in Koper.

The contract also comprises the joint use of premises within the dwelling unit in which the facility hereunder is located.

Article 2

Particular definition of the lodging:

Address: **Vojkovo nabrežje 12, 6000 Koper**

Unit Type: «soba»

Bed Number: «l»

Lodging Term: from 1. 10. 2025 to 27. 6. 2026 with the conditions from Article 3.

Article 3

The lodging is contracted for a fixed period of time, namely to June 19, 2026, with automatic extension to June 27, 2026 (till 10:00 am) under condition the room is reasonably clean and undamaged upon inspection.

The room inspection is specified by the Landlord and is a condition for extending the stay until June 27, 2026.

In the event that the inspection reveals that the room is not in proper condition, the Lodger must move out within 24 hours, and must settle all cleaning costs and any repairs.

The Lodger shall inform the Landlord on the intended contract extension one month prior to the contract expiry.

The Lodger shall vacate the leased premises in accordance with the provisions of the House Rules.

In case that Lodger wants to change the date of moving out that is defined in Article 2, (s)he is obligated to pay the rent for last month as it was defined at signing this Contract. Lodger can not demand decreasing of last months's rent despite of changing the date of moving out.

Article 4

The Contracting Parties agree that the House Rules binding on the Residents of the Student house Villa Domus (hereinafter referred to as the House Rules), which shall be signed by the Lodger at the time of signing this Contract. In case the Lodger has not signed the House Rules, the Contract – even if signed - is void.

Article 5

The Landlord shall inform the Lodger on any changes and additions to the Rules not later than 30 days prior to enforcing of such change or addition.

The Lodger shall have the right to notify in 15 days whether (s)he agrees with the changes, and sign the new Rules update. Should the Lodger fail to do so, the Lodging Contract shall terminate and the one-month notice term shall commence.

Article 6

The premises are furnished, as it is arises from the Move-in/out Protocol on the list and condition of equipment and things, to be signed upon occupancy, which is the basis to ascertain any damage/loss during the term of lodging and upon lodger's departure.

The premises are equipped with the following energy supply installations:

- cold water supply,
- warm sanitary water,
- electricity and lamps,
- municipal utility services - waste disposal,
- Internet – shared/joint WiFi,
- Air Conditioner.

All the costs mentioned above are considered to be functional costs and are payable with the rent.

Article 7

The Lodger undertakes to settle all the costs in accordance with Section VIII. of the Rules.

Article 8

Monthly rent for a bed and facility in joint use hereunder amounts to EUR 250 (two hundred fifty EUR).

Lodger is obligated to pay the monthly or half month rent based on:

- moving in on or before 15th day of the month, resident pays whole month rent by valid price list,
- moving in after 15th day of the month, resident pays half month rent by valid price list,
- if it is defined in Contract that (s)he is moving out on or before 15th day of the month, resident pays half month rent by valid price list,
- if it is defined in Contract that (s)he moving out after 16th day of the month, resident pays whole month rent by valid price list.

The rent is payable by the 10th day in the current month to the Landlord, in the modality determined by the Landlord.

The security deposit amounts to 250 EUR (two hundred fifty EUR) shall be paid at the time of signing this Lodging Contract in the modality set forth by the Landlord.

The security deposit will be returned upon the termination of the lodging to the Lodger, in accordance with the House Rules.

Article 9

The Landlord undertakes to provide for all the fittings and built-in equipment to be in an operating condition to enable the Lodger a normal use of such facilities during in the lodging term. Eventual defects or deficiencies shall be remedied in the shortest time possible and in the manner that is the least disturbing for the Lodger as possible.

The Lodger shall pay the cost of repairs for any damages to the built-in equipment, installations or affecting the functionality of the premises/building that were caused by her/himself, whether intentionally or by negligence, as provided in the provisions of the Rules.

When using the premises, the Lodger shall act with the due care in the same manner as the owner would act.

Article 10

The Lodger shall be materially responsible to the Landlord for all and each damage that is caused by the Lodger.

Article 11

The Landlord may, at any time, withdraw from the Contract without any notice period if the Lodger breaches the provisions of the applicable Rules, pursuant to the provisions that stipulate such a termination.

Article 12

The Lodger and the Landlord may withdraw from the Contract with a one-month notice period without legitimate reasons. One month notice term starts on first day of next calendar month that comes after the month when the Lodger did the written termination of Contract. In the event of a written consented termination of the Contract, the notice period may be shorter. The Contract may only be terminated with the last day of the month.

The Landlord may withdraw from the Contract without a notice period in the cases set in the House Rules Chapter V.

This Lodging contract is issued in Slovenian and English language. In case of dispute, the contract prevails in the Slovenian language.

The Contracting Parties agree to resolve any disputes arising from this Contract amicably. Should that not be possible, the competent court to resolve the dispute shall be the Court of Koper.

This Contract shall enter into effect when signed both Contracting Parties and after the House Rules is signed by the Lodger.

Article 13

This Contract is issued in two (2) counterparts, one (1) for each Contracting Party.

In Koper, 1. 10. 2025

For the Landlord:
Zavod Villa Domus
Director: Sebastjan Kokl

In Koper, 1. 10. 2025

The Lodger:
«Name» «Surname»
Signature:

