

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_EN»

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: «1»

Lodging Term: from 01.10.2026 to 27.06.2027 with the conditions from Article 3.

Article 3

The lodging is contracted for a fixed period of time, namely to June 19, 2027, with automatic extension to June 27, 2027 (till 10:00 am) under condition the room is reasonably clean and undamaged upon inspection.

The Lodger is obliged to properly and carefully take care of the room, its equipment, and inventory throughout the entire duration of the tenancy, and not only upon taking over the room or just before moving out. The room must be maintained in a proper, tidy, and clean condition throughout the entire rental period.

The Landlord has the right and option to conduct an intermediate inspection of the room during the lodging term. The purpose of the intermediate inspection is to verify whether the Lodger is fulfilling their obligation of regular maintenance and care of the room.

During the intermediate inspection, the following is primarily checked:

- general condition of the room,
- order and cleanliness,
- whether the room is neglected,
- whether the Lodger properly and carefully handles the equipment and inventory,
- any damages or other irregularities.

The room inspection, which is a condition for extending the stay until June 27, 2027, is carried out at a time determined by the Landlord. If the intermediate inspection or the inspection prior to the extension reveals that the room is not in a

proper condition or violations regarding maintenance are found, the Lodger must move out within 24 hours (in case of refusal of the extension), and must simultaneously settle all cleaning costs and any repairs.

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 300 EUR (three hundred 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,
- moving in after 15th day of the month, resident pays half month rent,
- 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,
- if it is defined in Contract that (s)he moving out after 16th day of the month, resident pays whole month rent.

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

Invoices for rent and any other obligations are sent to the Lodger in electronic form to the e-mail address provided in the application form, or to another e-mail address by prior agreement.

The security deposit amounts 300 EUR (three hundred 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.

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

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.

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 the first day of the next calendar month following the month in which the Landlord received the written termination of the 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 and its possible annexes can be signed physically (by hand) or in electronic form. The Contracting Parties expressly agree that both forms of signature are legally valid and equivalent.

This Contract is issued in two (2) identical counterparts, of which each Contracting Party receives one (1) copy in the case of a physical signature, or each party receives one electronically signed original in the case of an electronic signature.

In Koper, 01.10. 2026

For the Landlord:
Zavod Villa Domus
Director: Sebastjan Kokl

In Koper, 01.10. 2026

The Lodger:
«Ime» «Priimek»
Signature: