

GENERAL TERMS AND CONDITIONS OF RESIDENTIAL AGREEMENT OF TARTU STUDENT VILLAGE NON-PROFIT ASSOCIATION

Valid from 15.08.2025

Annex No. 1 to Residential Agreement

1. GENERAL PROVISIONS

1.1. The parties follow this Residential Agreement (hereinafter the Agreement), annexes thereto and the law applicable to the lease of property.

1.2. Under the Agreement, the Landlord as the possessor of the property grants the Tenant use of the property constituting the object of the Residential Agreement for a charge.

1.3. The Landlord possesses the property constituting the object of the Residential Agreement on the basis of the ownership of such property and the lease agreement entered into with the University of Tartu.

1.4. The Tenant ensures the preservation, purposeful use and maintenance of the property that the Tenant is granted use of and the return of the property upon expiry of the Agreement.

1.5. The Tenant hereby represents and warrants that they have examined the Privacy Policy of Tartu Student Village Non-profit Association /MTÜ Tartu Üliõpilasküla/ available on the www.campus.ee website and have understood the Policy.

1.6. The Tenant is liable for ensuring that their contact details (telephone, e-mail, postal address) and bank details indicated in the Agreement are functioning and valid. The notices set out in the Agreement are considered as having been delivered to the Tenant within three days after the Landlord has sent such notices to the e-mail or postal address indicated in the Agreement.

1.7. The Tenant has examined the price list available on the www.campus.ee website of the Landlord, which sets out the prices of the services to be provided, contractual penalties and rates of compensation for expenses. This price list forms an integral part of these General Terms and Conditions.

2. OBJECT OF AGREEMENT

2.1. The object of the Residential Agreement consists of the property possessed by the Landlord, comprising a residential room, common rooms (hereinafter the leased premises) and inventory items therein. The object of the Residential Agreement and the condition thereof are specified in the Property Acceptance Act, which forms an integral annex to this Agreement.

2.2. Before entering into the Agreement, the Tenant has the right to inspect the property constituting the object of the Residential Agreement and, having entered into the Agreement, to use the property constituting the object of the Residential Agreement as a residence in accordance with the Internal Rules of the

Tartu Student Village Non-profit Association (hereinafter the Student Village).

2.3. The property constituting the object of the Residential Agreement may also be used by other people who have entered into a residential agreement with the Landlord, depending on the number of occupiers authorised for the room leased.

3. SECURITY DEPOSIT

3.1. By paying the security deposit specified on the title page of the Agreement, the Tenant guarantees the timely and proper performance of the obligations to the Landlord arising from the Agreement upon the expiry of the Agreement.

3.2. During the term of the Agreement the security deposit shall not be used to set off any outstanding amounts.

3.3. The security deposit will be returned to the Tenant within twenty (20) business days after the expiry of the Agreement provided that the Tenant has performed any and all obligations to the Landlord arising from the Agreement. Upon failure to perform the obligations, the Landlord has the right to deduct penalties for late payment, outstanding rent and other service fees, the value of damaged or lost pieces of furniture or other property (incl. damage caused to the rooms) and, where necessary, cleaning expenses from the security deposit.

If the remaining balance of the security deposit is smaller than the transfer fee, it will not be returned by way of a bank transfer. The costs of an international transfer will be paid by the beneficiary, which means that the transfer fee will be deducted from the return payment of the security deposit payable to the Tenant.

3.4. In the event that the Tenant enters into a new residential agreement with the Landlord after the expiry of this Agreement, the security deposit will be deemed to be a security deposit for the new agreement. If the amount of the security deposit required for the new agreement exceeds the amount of the existing security deposit, the Tenant will be required to pay the additional part of the security deposit.

4. OBLIGATIONS OF PARTIES

4.1. The Landlord is required to:

4.1.1. grant the Tenant use of the property constituting the object of the Residential Agreement, incl. the necessary means of access;

4.1.2. intermediate the accessory services necessary for using the property leased;

4.1.3. submit to the Tenant invoices for the rent and other services on the e-kyla environment (on the e-kyla login page at the www.campus.ee website) and/or to the e-mail address of the Tenant by the 10th day of each month, at the latest;

4.1.4. grant the Tenant use of other equivalent property, provided that such property is available, where the object of the Residential Agreement has become unfit for use for reasons arising from the Landlord, except in the case of the renovation of the residence hall;

4.1.5. notify the Tenant of the work to be carried out on the leased premises and of the inspection of the premises within a reasonable period of time and, upon carrying out the work, to accord consideration to the interests of the Tenant.

4.2. The Tenant is required to:

4.2.1. pay rent to the Landlord for the current month. The amount of the rent is specified on the title page of the Agreement and depends on the number of tenants occupying the room. The rent includes a fee for the use of the residential room, common rooms and inventory items therein as well as utility costs (water supply and sewerage, electricity and heat energy, incl. heating, hot water). The Tenant shall pay for other services according to the price list established by the Landlord. The rent and other service fees are shown on the rent invoice. The rent invoice is deemed as being delivered to the Tenant within the period of three days after sending the invoice in accordance with clause 4.1.3 of the General Terms and Conditions.

4.2.2. use the property constituting the object of the Residential Agreement prudently and in accordance with the Internal Rules and grant the Landlord's representatives unhindered access to all the premises for the purpose of eliminating accidents and failures;

4.2.3. refrain from damaging any property of the Landlord or the University of Tartu;

4.2.4. duly comply with any orders, directives and precepts of the Landlord's representative and the Internal Rules, fire safety and other rules established;

4.2.5. pay the rent for the entire room used by the Tenant starting from the second month of being left the single occupier of a double occupancy residential room;

4.2.6. when renting a double occupancy room alone after a roommate has checked out, notify the Landlord in writing about any defects present on the leased premises within 20 days after receiving the notification;

4.2.7. keep the property leased in good condition in accordance with clause 9.5 of the Internal Rules and obtain the Landlord's written approval in respect of any alterations to be made to the property;

4.2.8. immediately inform the Landlord's representative of any emergencies, fires, etc., on the premises, taking prompt measures to immediately

eliminate the emergencies and any consequences thereof and to ensure the safety of the occupiers;

4.2.9. be materially liable for the preservation and maintenance of the property delivered to the Tenant and compensate for the damage caused or the expenses incurred for putting the property in order;

4.2.10. return the property to the Landlord not later than on the date of expiry of the Agreement in such a condition that it has no wear and tear or deterioration caused by non-contractual use, or pay the reasonable and necessary expenses related to this;

4.2.11. pay the rent and other service fees on the basis of invoices submitted by the 24th day of each month to the bank account of the Student Village as indicated on the invoice. The Tenant is required to pay the rent by the 24th day of each month irrespective of whether or not the Tenant has received the respective rent invoice. Upon failure to receive the rent invoice under clause 4.1.3 of the General Terms and Conditions, the Tenant is required to immediately notify the Landlord thereof;

4.2.12. when making the payments, incl. when paying the security deposit provided by clause 3.1 of the General Terms and Conditions, pay the associated bank transfer fees;

4.2.13. notify the Landlord of the validity of their visa or residence permit at the time of entry into the Agreement, of the expiry of their residence permit, of a change in their name, home address, telephone number or e-mail address and of the issue of a new visa or residence permit immediately, and of the suspension or completion of studies within ten days following the suspension or completion;

4.2.14. not deliver the property leased (incl. the keys or proximity card) to third parties without the written consent of the Landlord;

4.2.15. not accommodate third parties in the leased rooms without the written permission of the Landlord;

4.2.16. refrain from actions that could harm the interests of other tenants.

4.3. The parties agree that:

4.3.1. any and all notices arising from the Agreement may be sent via the e-kyla program;

4.3.2. if the Tenant informs the Landlord of the desire to terminate the Agreement, the Tenant also grants the Landlord's representative the right to access the relevant room in order to show it to a prospective tenant or to inspect the condition of the leased premises provided that the Landlord notifies the Tenant thereof within a reasonable period of time in advance. The Tenant is required to notify their roommates or flatmates of the Landlord's visit.

5. RIGHTS OF PARTIES

5.1. The Landlord has the right to:

5.1.1. inspect the purposeful use, preservation and maintenance of the property constituting the object of

the Residential Agreement and, where necessary, issue the respective mandatory precepts;

5.1.2. demand that the Tenant pay a penalty for late payment at the rate of 0.02% per day on the outstanding amounts of rent and other payments until the outstanding amounts have been paid;

5.1.3. start calculating the penalty for late payment from the day following the due date of payment until the day of receiving the payment or set-off (included);

5.1.4. in the case of invoices that are not paid by the due date, set off against the payment effected, as a first priority, the penalties for late payment calculated on the outstanding payment, and only after this, the outstanding principal debt of the Tenant;

5.1.5. in the case of a breach of the Internal Rules, demand compensation for damage. A fundamental breach is considered to include, but not be limited to, smoking or preparing food in an area that is not designated for such purpose, removal or blockage of a smoke detector, failure to clean the premises and causing a security patrol, the Rescue Board or police to be called out, cryptocurrency mining, etc.;

5.1.6. enter into agreements permitting other people to use the object of the Residential Agreement in accordance with the number of occupiers authorised for the room.

5.2. The Tenant has the right to:

5.2.1. demand a reduction of the rent where the terms and conditions of using the property or the state of the property prescribed by the Agreement have significantly deteriorated through no fault of the Tenant and the Landlord, having received a corresponding written notice from the Tenant, has failed to eliminate the defects within a reasonable time;

5.2.2. in the event the property becomes unfit for use through no fault of the Tenant, require that the Landlord replace the property with an equivalent property, informing the Landlord thereof in writing in advance;

5.2.3. cancel the Agreement on an extraordinary basis without following the terms of cancellation if the leased residential room cannot be used due to a reason arising from the Landlord.

6. LIABILITY OF PARTIES

6.1. The parties bear full material liability for failure to adhere to the terms and conditions of the Agreement as well as for causing damage upon leasing the property.

6.2. The Landlord is not liable for the preservation of the Tenant's property in the room leased to the Tenant.

6.3. In the case of non-preservation of property in the common rooms, the Tenant will bear joint and several liability with other tenants, unless a specific person responsible can be identified.

7. AMENDMENT AND TERMINATION OF AGREEMENT

7.1. The terms and conditions of the Agreement may be amended pursuant to the procedure laid down in the Agreement and annexes thereto or by a written agreement of the parties.

7.2. The Landlord has the right to cancel the Agreement on an extraordinary basis if:

7.2.1. the Tenant uses the property in conflict with the intended purpose thereof or has granted use of the property to third parties without the Landlord's consent;

7.2.2. the Tenant has damaged the property intentionally or due to negligence;

7.2.3. the amount of the rent or other payments owed exceeds the amount of the rent or other payments payable for two months;

7.2.4. the Tenant is deleted from the matriculation register or their residence permit has expired, or a bankruptcy petition has been filed against them;

7.2.5. the Tenant fails to observe the rules and directives set out in the Agreement and other instructions that the Tenant is required to comply with;

7.2.6. there are any other important grounds that provide the Landlord a reason to presume that the Tenant is unable to perform the obligations assumed under the Agreement;

7.2.7. the Tenant fails to fulfil the requirement of clause 4.2.7.

7.3. The Landlord may cancel the Residential Agreement in the cases specified in clause 7.2.1 of this Agreement, giving notice thereof at least 30 days in advance. If the Tenant damages the property intentionally, this term of cancellation need not be adhered to (clause 7.2.2).

7.4. The Landlord may cancel the Residential Agreement on the grounds specified in clause 7.2.3 of this Agreement if the Landlord has given the Tenant an additional term of at least 14 days, warning that if the Tenant fails to pay the arrears within this term, the Landlord will cancel the Agreement. In other cases (clauses 7.2.4–7.2.7 of the Agreement), the Landlord is not required to provide advance notice of the cancellation of the Agreement.

7.5. Upon failure to perform any debt obligations arising from the Agreement, the Tenant is required to compensate for any expenses related to the proceedings of a debt claim in accordance with the price list set out on the website of the Landlord (incl. costs for legal assistance or collection services). In the event of legal proceedings, the Tenant must also compensate for the corresponding procedural expenses (incl. state fee, legal assistance, etc.).

7.6. The parties have the right to terminate the Agreement at any time (ordinary cancellation of the Agreement), notifying the other party thereof in writing at least 30 calendar days in advance. Should the

University of Tartu renovate or transfer the building or the part of the building in which the property constituting the object of the Residential Agreement is located, the Landlord will inform the Tenant of the termination of the Agreement at least six months in advance.

7.7. The Tenant is required to vacate the object of the Residential Agreement on the date of expiry of the Agreement and deliver it to the Landlord's representative. Otherwise the Landlord has the right to take the following steps:

7.7.1. to enter the room used by the Tenant;

7.7.2. to clear the room of the Tenant's personal belongings, taking possession of them until handing them over to the owner and guaranteeing their preservation for three months after the date of expiry of the Agreement. Upon taking custody and delivery of the property, the respective records will be drawn up.

7.8. Should the Tenant delay in vacation and/or delivery of the object of the Residential Agreement, the Tenant is required to make payments corresponding to the monthly rent and other payments to be made under the Agreement, as well as to pay the contractual penalty at the rate of 10% of one month's rent. The parties consider the failure to vacate the object of the Residential Agreement in a timely manner a fundamental breach.

7.9. The Agreement expires upon the expiry of the term thereof, unless the parties have entered into an amendment to the Agreement concerning the extension of the term for the next period. A Tenant studying at the University of Tartu has the preferential right to extend the term of the Agreement. To extend the term of the Agreement, the Tenant is required to submit a request for the extension of the term of the Residential Agreement to the Landlord not later than 30 days prior to the expiry of the Agreement. To extend the term of the Agreement, the parties must reach an agreement and formalise a written amendment to the Agreement that may also provide for other terms and conditions to be agreed upon (e.g. an agreement on the increase in rent). If the Landlord does not agree to extend the term, the Agreement expires upon the expiry of the term thereof.

Estonian annexes to the Agreement, not the translations.

8. SETTLEMENT OF DISPUTES

8.1. Any disputes arising from the Agreement shall be settled by way of negotiations. Upon failure to reach an agreement, the disputes shall be settled in the Tartu Courthouse of the Tartu County Court.

8.2. The Agreement and annexes thereto are drawn up in Estonian. At the Tenant's request, they are provided with an English translation of the annexes to the Agreement. The English translation of the annexes to the Agreement can be found from the www.campus.ee website. Any disputes shall be settled according to the

INTERNAL RULES OF TARTU STUDENT VILLAGE NON-PROFIT ASSOCIATION

Valid from 15.08.2025

Annex No. 2 to Residential Agreement

1. GENERAL PROVISIONS

1.1. These Internal Rules (hereinafter the Rules) govern the relations between the Tartu Student Village Non-profit Association /MTÜ Tartu Üliõpilasküla/ (hereinafter the Student Village) and people (hereinafter the Tenant) leasing the premises of residence halls possessed by the Student Village under the Residential Agreement (hereinafter the Agreement), and stipulate the rules of conduct that the Tenant and people visiting the Tenant at the residence hall are required to observe in the residence hall and the territory of the Student Village.

1.2. The Rules are obligatory for all the Tenants and other people who stay in the territory and residence halls of the Student Village and who lease the premises.

1.3. Matters not covered by the Rules or arising from the interpretation of the Rules are settled on a case-by-case basis by the representative of the Student Village.

2. GENERAL RULES IN RESIDENCE HALLS

2.1. It is prohibited to do the following in the residence hall and the territory of the Student Village:

2.1.1. use the premises for purposes other than for residence (business activities, production, cryptocurrency mining, meetings of societies, organisations, etc.);

2.1.2. grant third parties the use of any property owned by the Student Village located in the residential room;

2.1.3. take any pieces of furniture and equipment located in the common rooms of the residence hall into exclusive use;

2.1.4. break, spoil or cause any damage to the property of the Student Village (furniture, equipment, lighting fixtures, doors, door locks, windows, mailboxes, smoke detectors / temperature sensors in rooms and buildings, fire extinguishing equipment, technical systems, etc.);

2.1.5. drill holes and apertures in the walls, ceilings, floors, doors, windows, etc. of rooms or damage the surfaces of the room in any other manner (e.g. by fastening and sticking signs, posters and other objects), repair the materials and objects on one's own, perform electrical work, or mount furniture, commodities and household appliances on the wall (such work may only be carried out by the Landlord's representative);

2.1.6. change door locks or install new door locks without any authorisation;

2.1.7. smoke (incl. hookahs and e-cigarettes) in the residential room, hallways, stairwells, balconies (except for the designated smoking balconies) and lounge of the residence hall;

2.1.8. store and distribute narcotic, toxic and inflammable substances;

2.1.9. consume narcotic or toxic substances and move about while under the influence of narcotic or toxic substances;

2.1.10. consume alcohol in the territory of the Student Village and common rooms of the residence halls and move about under the influence of alcohol;

2.1.11. keep pets;

2.1.12. leave any inside and entrance doors unlocked if these can be locked;

2.1.13. leave electrical appliances switched on without any supervision;

2.1.14. breach public order in any manner;

2.1.15. use humidifiers with visible steam (to avoid triggering the smoke alarm);

2.1.16. install a Wi-Fi router without any authorisation.

2.2. The Tenant is required to:

2.2.1. keep the residential room, common rooms and the territory of the Student Village clean and tidy;

2.2.2. use a mattress topper on the bed, if this is provided by the Landlord;

2.2.3. adhere to any lawful orders of the security service and representatives of the Student Village;

2.2.4. adhere to the fire safety and environmental protection requirements arising from law;

2.2.5. make sure that the door of the residence hall is locked after exiting and entering the residence hall;

2.2.6. use water and electricity in an economical manner and, during the heating period, reduce the heat intensity and switch off the floor heating of the shower room when leaving the room of the residence hall for more than 24 hours; immediately inform of a leaking water tap or a toilet bowl that is technically out of order via the "REPORT A PROBLEM" link on the website of the Student Village or by sending an e-mail to info@campus.ee;

- 2.2.7. notify the Landlord's representative immediately of any defects on the materials and objects installed on any premises of the residence hall;
- 2.2.8. notify the Landlord's representative of any breaches of the Rules, as well as of any other violations of law and criminal offences and misdemeanours committed, to be committed or planned;
- 2.2.9. notify the Landlord's representative immediately of any failures, emergencies and other events jeopardising the preservation of the property of the Tenant, the Student Village and/or other residents of the residence hall by e-mail to info@campus.ee or by using the 24/7 customer support line +372 742 4400, and do anything in their power to avoid or minimise the damage. The Tenant is required to compensate for the damage caused to the Student Village or increase in such damage if it was caused or if it increased as a result of wrongful failure to perform an obligation of the Tenant as prescribed in this clause;
- 2.2.10. close the window of the leased room when leaving the residence hall.

3. VISITORS

- 3.1. The Tenant has the right to receive guests between 7:00 a.m. and 11:00 p.m.
- 3.2. A visitor is required to adhere to these Rules when staying in the residence hall and the territory of the Student Village. The Tenant is required to inform the visitors of the applicable Rules.
- 3.3. The Tenant is liable for the actions of their visitors in the territory and residence halls of the Student Village.
- 3.4. The Landlord has the right to collect the material damage caused by the visitors of the Tenant from the Tenant.
- 3.5. The Landlord has the right to amend clause 3.1 of the Rules for important reasons, notifying the Tenant thereof in writing at least three calendar days in advance.

4. CLEANING

- 4.1. The Tenant is required to:
 - 4.1.1. clean the leased premises granted to the use of the Tenant, sort rubbish and take the rubbish to the respective containers located outside;
 - 4.1.2. after using the kitchen, clean the kitchen and the stove; upon leaving the kitchen, switch off the stove and other electrical appliances and the kitchen light;
 - 4.1.3. clean the windows of the residential room of the residence hall used by the Tenant inside at least twice a year – in spring not later than in April and in autumn not later than in October;
 - 4.1.4. clean the refrigerator of the Student Village located in the residential room or apartment inside and outside on a regular basis and defrost the freezer, where necessary, on the basis of the instructions provided on the www.campus.ee website.
- 4.2. The hall manager inspects the maintenance and the condition of sanitary fittings of the common rooms that form part of the leased premises at least twice a year.
- 4.3. If the leased premises used by the Tenant are not clean irrespective of the precept made by the Landlord's representative by the time specified in the precept and this has been fixed by the Landlord's representative, the Student Village will order the cleaning service of the leased premises and the Tenant is required to compensate for the costs thereof on the basis of the applicable price list.

5. QUIET HOURS

- 5.1. The quiet hours of the residence hall last from 11:00 p.m. to 7:00 a.m. During the quiet hours it is prohibited to do anything that may disturb the quiet hours of residents of the residence hall in the residence hall and surroundings thereof. The Tenant is required to immediately notify the receptionist of the Student Village of any violations of the quiet hours 24/7 by calling on +372 742 4400.

6. KEYS AND PROXIMITY CARD

- 6.1. The means of access are provided by the Student Village to the Tenant on the basis of a valid Residential Agreement and identity document of the Tenant to enable the Tenant to access the residence hall round-the-clock.
- 6.2. The representative of the Student Village enters the rights of the Tenant for accessing buildings and rooms on the proximity card.
- 6.3. It is prohibited to deliver the keys and proximity card provided to the Tenant to third parties and the Tenant is required to avoid a situation where the keys or proximity card fall into the hands of third parties.

- 6.4. If the keys or proximity card are lost, the Tenant is required to immediately notify the Student Village thereof.
- 6.5. If the Tenant has lost or damaged the keys or proximity card provided to the Tenant, the Tenant shall submit an application for new keys or proximity card to the Student Village and compensate for the cost thereof on the basis of the applicable price list.
- 6.6. Upon the expiry/termination of the Residential Agreement, the Tenant is required to return means of access provided to the Tenant to the Student Village. Should the Tenant fail to return the the means of access, the Tenant will compensate for the cost thereof on the basis of the applicable price list.

7. WASTE MANAGEMENT

- 7.1. In accordance with the Waste Management Regulations established by the local government, rubbish must be sorted and disposed of only in the containers prescribed for the corresponding type of waste.
- 7.2. Tenants are prohibited to take personal rubbish into the rubbish bins in the common rooms.

8. FIRE SAFETY

8.1. GENERAL PROVISIONS

- 8.1.1. Read the instructions on how to act in the event of emergencies and emergency situations and, in the case of a fire inside a residential hall, the action plan and evacuation plan on the www.campus.ee website of the Student Village.
- 8.1.2. Avoid causing fire detection and fire alarm system alerts – alerts resulting in false alarms may be caused by the use of humidifiers as well as of various sprays and similar agents in the vicinity of the sensor. The Rescue Board and a security patrol will immediately respond to each and every alert.
- 8.1.3. If you notice an indicator light of the smoke detector that is lit all the time or any objects obstructing evacuation on routes for evacuation, immediately notify the Landlord thereof by sending an e-mail to info@campus.ee or by using the 24/7 customer support line +372 742 4400.

8.2. IT IS PROHIBITED TO:

- 8.2.1. place the inventory items located in the residential room in the hallways, stairwells or common rooms;
- 8.2.2. store personal belongings (e.g. bicycles) in common rooms and evacuation routes;
- 8.2.3. use open fire (incl. burn incense) in the residence halls;
- 8.2.4. install electrical equipment and wiring without any authorisation;
- 8.2.5. use self-made heating elements and electric stoves;
- 8.2.6. use self-made and a series of extension leads;
- 8.2.7. leave electrical appliances switched on without any supervision;
- 8.2.8. prepare food in rooms by using electrical appliances (it is only allowed to prepare food in the kitchen);
- 8.2.9. use one or several electrical appliances if their combined power exceeds 2,500 W;
- 8.2.10. use electrical appliances that have no CE marking;
- 8.2.11. use fire safety installations not for their intended purpose;
- 8.2.12. store and charge electric mobility equipment in places not intended for that purpose. The aforementioned equipment may only be stored and charged in bicycle storage rooms. This clause does not apply to assistive devices for persons with reduced mobility.

8.3. COURSE OF ACTION IN CASE OF FIRE

- 8.3.1. When discovering a fire in the residence hall, immediately activate a manual fire alarm call point in the hallway and call the emergency telephone number 112.
- 8.3.2. When fire alarms ring out, adhere to the instructions on how to act in the event of emergencies and emergency situations and, in the case of a fire inside a residential hall, the action plan and evacuation plan set out on the www.campus.ee website of the Student Village.

9. EXPIRY OF AGREEMENT AND CHECKING OUT OF RESIDENCE HALL

- 9.1. The leased premises delivered by the Tenant must comply with the condition described in the record of delivery and receipt of the room(s) and property and the Tenant is required to return any inventory items handed over to the Tenant upon delivery of the leased premises.
- 9.2. When checking out of the residence hall, the Tenant is required to clean the residential room used by the Tenant and the common rooms of the apartment.

9.3. When checking out of the residence hall, the Tenant is required to remove all the personal belongings from the room leased as well as from the common rooms.

9.4. The representative of the Student Village will inspect the condition of the leased premises after the keys have been returned and the record of delivery and receipt has been signed.

9.5. The leased premises that are in good condition correspond to the following conditions:

9.5.1. **WC and shower room** – the floor, ceiling, walls, toilet bowl, sink, mixer, mirror and other inventory items are clean and surfaces may not be covered by dirt (incl. traces of decay) that can be removed;

9.5.2. **Kitchen** – the floor, ceiling, walls and all the other surfaces are clean and the surfaces may not be covered by dirt (incl. traces of decay, fat) that can be removed. All the surfaces also include furniture (e.g. kitchen furniture inside and outside, tables, chairs, etc.) and electrical appliances (stove, oven, refrigerator, kitchen hood). Electrical appliances must be cleaned, following the instructions set out on the www.campus.ee website;

9.5.3 **Room** – all the surfaces are clean. All the surfaces also include floors, walls, windows on the inside, window sills, furniture (e.g. tables, chairs, cabinets and drawers inside and outside, shelves, beds, etc.).

9.6. If the leased premises used by the Tenant are not clean and the representative of the Student Village has fixed this and notified the Tenant thereof, the Student Village will order the cleaning service of the leased premises and the Tenant is required to compensate for the costs thereof on the basis of the applicable price list.

9.7. If the inventory items (e.g. table, chair, shelf, etc.) granted in the use of the Tenant are lost or damaged during the time these have been in the possession of the Tenant, the Tenant is required to compensate the Student Village for the current value thereof.

The General Terms and Conditions of the Residential Agreement and the Internal Rules have been approved by the Management Board of Tartu Student Village Non-profit Association on 3 July 2025.