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CONTRACT FOR ACCOMMODATION

executed pursuant to Article 754 et seq. of Act No. 40/1964 Coll., Civil Code as amended (hereinafter the "Civil Code") (hereinafter the "Contract" concluded between

Accommodation Provider: **J. Selye University** (hereinafter: „JSU“)

Legal representative: prof. RNDr. János Tóth, PhD., rector

Represented by: PhDr. Attila Duba, Director of dormitory (authorized on 13.02.2025)

Address: Bratislavská cesta 3322, Komárno

Reg. No.: 37961632

Organizational unit: dormitory

Account number: SK25 8180 0000 0070 0029 4370

(hereinafter referred to as "Accommodation Provider")

Accommodated Person: Full name:

Faculty / year:

Student ID:

Address:

(hereinafter referred to as "Accommodated Person")

Article I.

1. On the basis of this Contract, the Accommodation Provider will provide a temporary housing in the premises of Dormitory Sirály, a single bed in a furnished room with accessories No. on floor for the period: from 2024 until 30.06.2025
2. The Accommodated Person undertakes to pay the accommodation fees for the accommodation provider in the specified amount and in specified installments.
3. The amount of accommodation fee is determined by the Accommodation and Dormitory Fees at J. Selye University valid on the date of conclusion of this contract, which is available on the website of the J. Selye University.

Article II.

1. The Accommodated Person has the right to use the premises reserved for him/her for accommodation purpose; use the communal areas and equipment of the Accommodation Provider, and to use the services connected with the provision of accommodation.
2. The Accommodated Person is obliged:
 - a) confirm taking over the room with accessories by filling in a form about taking over the room,
 - b) comply with the provisions of the Dormitory Rules and Admission Regulations of J. Selye University,
 - c) comply with fire safety regulations,
 - d) comply with the Disciplinary Regulations of JSU, or faculties of JSU,
 - e) pay fees set for accommodation and services connected with accommodation facility for the entire period the accommodation is provided, for which the accommodation was agreed upon in this Contract (Article 1 paragraph 1),
 - f) report the change in personal data specified in this contract to the Accommodation Provider within 5 working days,

- g) keep the room in order and take care to protect the things brought into the accommodation premises,
 - h) avoid such behavior that would limit/hurt the rights of other guests and disrupt the proper operation of the accommodation facility,
 - i) announce the Accommodation Provider if any damage is caused in the accommodation premises of the Dormitory and pay the fee determined resulting from damage,
 - j) move out of the room on the day the Contract for Accommodation ends and hand over the room with accessories in original condition it was handed over to the Accommodated Person,
 - k) leave the Dormitory from 20.12.2024 to 06.01.2025 (Christmas holidays) and from 18.04.2025 to 21.04.2025 (Easter holidays).
3. The Accommodated Person is prohibited:
 - a) smoking in the premises of the dormitory, including the balconies of dormitory
 - b) carry a weapon and ammunition or store them in a condition that allows their immediate use,
 - c) hold, manufacture, store narcotic or psychotropic substances.
 4. The Accommodated Person is not obliged without the permission of the Accommodation Provider:
 - a) carry out changes in the equipment of the rooms and move the inventory/equipment in the communal areas of the Accommodation Provider,
 - b) leave the assigned bed or room to another person,
 - c) change the assigned room,
 - d) indicate the address of dormitory as the place of business,
 5. The Accommodated Person declares that
 - a) his/her personal data stated in this contract are valid,
 - b) fully aware of the House Rules of the Dormitory and the Fire Safety Regulations of the Dormitory.
 6. An Accommodated Student, who, during the academic year will participate in the educational process in a distance form based on the decision of the JSU or any of the faculties of JSU, and it lasts more than 1 month, as for that reason is temporarily not interested in using the allocated accommodation, may, based on his/her request, with the written consent of the Director of the Dormitory reserve the allocated accommodation, during the duration of the educational process in distance form. This right to reserve accommodation will expire at the end of the period determined by the Rector of JSU.
 7. If the Accommodated Student subsequently starts accommodation before the end of the period determined by the Rector of JSU, accommodation will continue to be provided to him/her according to the concluded Contract for Accommodation.
 8. If the Accommodated Student subsequently does not start the accommodation by the end of the period determined by the Rector of JSU, this is considered a withdrawal from the Contract for Accommodation by the student, on the day the semester ends. After termination of the Contract for Accommodation, the student can repeatedly submit a request for accommodation, while the Director of the Dormitory will approve the request, based on the accommodation capacities of the dormitory.

Article III.

1. The Accommodation Provider is obliged:
 - a) hand over the room with accessories to the Accommodated Person in a condition suitable for proper use,
 - b) ensure that the Accommodated Person can exercise his/her rights connected to the accommodation without interference,
 - c) write a record of taking over the room, which includes the description of the condition of the room that the Accommodated Person is taking over,

- d) ensure that the communal areas, social facilities and accommodation premises are clean.

Article IV.

1. The Contract for Accommodation is concluded for a fixed period of time, from 2024 until 30.06.2025.
2. The Accommodated Person being accommodated declares that he is aware that by signing the Contract for Accommodation confirms his/her serious interest in the accommodation facility, that the temporary accommodation is provided for the entire agreed period in the relevant academic year, and acknowledges that in case of moving out earlier from the accommodation facility, he is obliged to pay the accommodation fee in the agreed amount for the entire contractual period.
3. The Accommodated Person's right to accommodation expires and the provision of accommodation in dormitory ends:
 - a) on the day the agreed accommodation period expires, which is concluded in the Contract for Accommodation,
 - b) being permanently excluded from the institution, leaving studies or transferring to another university; in case of interruption of studies for the period of interruption of studies, by proper completion of studies at JSU,
 - c) based on the agreement of the Accommodation Provider and the Accommodated Person,
 - d) on the basis of termination of the Contract for Accommodation initiated by the Accommodated Person, without providing any reason, with a two-month notice period, which begins on the first day of the month following the submission of the notice and ends with the expiration of the last day of the notice period,
 - e) by withdrawing from the Contract for Accommodation on behalf of the Accommodation Provider in the case of a serious or repeated minor violation of the obligations by the Accommodated Person based on the Dormitory Rules and Admission Regulations and the decision of the competent authorities according to the Dormitory Rules and Admission Regulations,
 - f) by withdrawing from the Contract for Accommodation on behalf of the Accommodation Provider in the case that the Accommodation Provider is unable to provide accommodation and the provision of other services connected with accommodation due to the state of emergency of the dormitory or based on the decision of the relevant state administration bodies,
 - g) withdrawal from the Contract for Accommodation by the Accommodation Provider in the case of non-payment of the accommodation fee by the Accommodated Person with a delay of more than 15 calendar days from the due date,
 - h) withdrawal from the Contract for Accommodation by the Accommodated Person in accordance with Article 14. par. 5 of Dormitory Rules and Admission Regulations of J. Selye University.
4. The Accommodated Person is obliged to return the dormitory room after the termination of housing on the basis of this Contract no later than the last day of the housing. Another date for returning the dormitory room might be set by the Accommodation Provider based on the written request of the Accommodated Student.
5. Both termination and withdrawal from the Contract for Accommodation has to be submitted in a written form and has to be delivered to the other party for agreement. In the case of Article IV. par. 3(f), the written form of notification is sent by the Accommodated Person on an e-mail address provided by him/her and becomes effective when it is delivered to the address provided by the Accommodation Provider.
6. The Accommodated Person undertakes to pay a deposit in the amount of two months' fee, together with the monthly fee for the first month of accommodation or settle the deposit fee together with the accommodation fee paid for the entire semester (Article V., par. 1).

7. In the case of withdrawal from this Contract initiated by the Accommodated Person, the Accommodated Person has to submit a request for termination of the Contract for Accommodation to the Director of Dormitory no later than 2 months in advance from the requested date of moving out, otherwise he/she has to pay a contractual penalty in the amount of the deposit (two-month accommodation fee).
8. Withdrawal from this contract does not affect the payment of claims incurred by the Accommodation Provider in connection with this contract (accommodation fee, or compensation for damage to the accommodator).
9. For an Accommodated Student who, during the academic year, will participate in the educational process in a distance form based on the decision of the JSU or any of the JSU faculties, which lasts more than 1 month, and for the stated reason is not interested in using the allocated accommodation, based on his/her request, the Contract for Accommodation will be terminated by an agreement of the Contracting Parties made to the Contract on the agreed date.

Article V.

1. The Accommodated Person undertakes to pay the accommodation fees within the due date specified in this Contract:
 - monthly fee in advance for the month until the last day of the previous month (until August 31, a two-month fee (deposit) and 1x monthly fee for September), the monthly fee for May and June is paid from the deposit
 - in the case of semi-annual payment, by the date of signing this Contract, pay a two-month fee (deposit) and a five-month fee for the period from September 2024 to January 2025 (inclusive), by January 31, pay a three-month fee for the period from February to June 2025 (inclusive), the last 2 months are paid from the deposit.
2. The Accommodated Person undertakes to pay the accommodation fees:

non-cash - by bank transfer to the account of the Accommodation Provider in Štátna pokladnica Bratislava, no. SK25 8180 0000 0070 0029 4370
 "variable symbol": 6020AIR ID,
 „specific symbol” : the student's birth number
 „constant symbol“ : 0308
3. Accommodation fees for the academic year 2024/2025:

• September:	70 €
• October:	70 €
• November:	70 €
• December:	70 €
• January	70 €
• February:	70 €
• March:	70 €
• April	70 €
• May	70 €
• <u>June:</u>	<u>70 €</u>
TOTAL	700 €
4. Shall the Accommodated Person become delayed with the payment of accommodation fee within the specified period, according to Article V., par. 1 of this contract, shall pay a contractual penalty of EUR 1.66 for each day of delay.
5. In the case of termination of the Contract for Accommodation by agreement based on the request of the Accommodated Person due to the implementation of education process in a distance form based on the decision of the JSU or any other faculties of JSU, the Accommodated Person pays the accommodation fee only for the actual period of use of the allocated accommodation, for the duration of the accommodation reservation he/she pays the fee in symbolic form in the amount according to the Accommodation and Dormitory Fees at J. Sely University, after the period for which the fee was paid, the increasing part

of the paid accommodation fee is returned to him/her. With termination of the Contract, the deposit is returned to the Accommodated Person, unless it is used to pay the accommodation fee”

Article VI.

1. In relations not expressly regulated by this contract, the relevant provisions of Act No. 40/1964 Coll. (Civil Code) as amended, Dormitory Rules and Admission Regulations of J. Selye University dated September 30, 2020.
2. According to § 433 and § 434 of the Civil Code, dormitory is not a place for safekeeping of financial cash, passbooks, currencies, jewelry and other valuables and is therefore not responsible for their loss.

Article VII.

1. The Accommodated Person agrees that the Accommodation Provider collects, processes, stores and provides the Ministry of Education of the Slovak Republic with personal data to the extent specified in this Contract for the purposes of keeping records of the Accommodated Persons.
2. The Accommodation Provider declares that he/she will handle personal data of the Accommodated Person in this Contract in accordance with Act no. 18/2018 on the protection of personal data and on the amendment of certain laws.

Article VIII.

1. This contract becomes valid on the day when signed by both Contracting Parties.
2. This contract is done in two (2) counterparts, one for each of the Contracting Parties.

Komárno,

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Accommodation Provider

.....
Accommodated Person