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General leasing conditions



Zeeuwland


Kerkhof 1,
4301 BZ Zierikzee
Telefoon 0111 418080
info@zeeuwl



Zeeuwnland

Our conditions

A quick look at our leasing conditions:

-  **1** Pay the rent before the 1st of the month.
-  **2** Keep your home clean.
-  **3** Ventilate your home.
-  **4** Allow maintenance workers to enter.
-  **5** Want to make changes to the home? Ask permission.
-  **6** You are liable if you cause damage.
-  **7** Keep your balcony and/or garden clean and tidy.
-  **8** You and your visitors may not cause any nuisance.
-  **9** No cannabis or drugs in the residence.
-  **10** Sound absorption of underlay: minimum of 10 decibel.
-  **11** Sub-letting and/or having someone live with you is not permitted.
-  **12** Do not leave any items in the common areas. Keep it tidy.
-  **13** Is someone coming to live with you? You must inform us.
-  **14** Want to run a business from your home? Ask permission.

This is a quick look at our leasing conditions, for all the leasing conditions go to www.zeeuwnland.nl/huurvoorwaarden

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Article 1 - How to comply with these conditions and your lease agreement

- 1.1 *These conditions are part of your lease agreement*
Does your lease agreement say something different than these leasing conditions? Then the conditions of your lease agreement apply, not what is in these general leasing conditions.
- 1.2 *In special cases we can deviate from these leasing conditions*
We will do this when we have agreed the matter together. We will make an agreement in this respect. This agreement will be recorded in the lease agreement, a letter or an e-mail.
- 1.3 These conditions apply to the home, the storage space, the garden(s) and the common areas.
- 1.4 What happens if you do not comply with these conditions and your lease agreement? This will have consequences for you. You could receive a penalty or we could end the lease agreement with you.

Article 2 - If you are renting the home together with other people

- 2.1 *All tenants have the same rights to the home*
The lease agreement states who the tenants of the home are.
- 2.2 *Every tenant is responsible for paying all costs*
This means we can ask one tenant to pay all costs. This is called joint and several liability. Tenants determine how they will divide the costs between themselves. Is our lease agreement with one of the tenants ending? The total costs of the home still remain the same. The remaining tenants will have to pay these costs.
- 2.3 *Let us know as soon as possible if your situation changes*
You are obliged to do this in the following cases:
- You are getting married or are entering into a registered partnership. You are going to live together with your partner.
 - Someone is going to live in the home with you.
 - Your partner or a fellow tenant is leaving the home. Your partner or a fellow tenant dies.
 - You are getting a divorce.

We will tell you what the change means for you. As long as you do not let us know about the change, all conditions will continue to apply to you and your fellow tenant. Even if you are already officially divorced and/or no longer living together.

Article 3 - How you take the home into use

- 3.1 *You may use the home as of the date your lease agreement starts*
The starting date can be found in your lease agreement.
- 3.2 *You accept the home as it appears in the photos and/or description*
The description states what the home looks like at the time you accept the home. It also describes the facilities in the home. You will receive this description when you sign the lease agreement. By signing the lease agreement, you are accepting the condition of the home.

Are you taking over items that belonged to the previous tenant or changes that were made by the previous tenant? In such case you will have to sign a takeover statement. This statement will set out precisely what you are taking over from the previous tenant. It will also state what agreements have been made about the items or changes that you have taken over.

Article 4 - How you pay for service charges and costs for things like gas, water and electricity

4.1 You will pay service charges every month.

This is also set out in your lease agreement. You contribute to the costs of the common areas of the building through the service charges. You must also pay for the goods and services that we provide to you. This includes things such as electricity costs for the lift, building management and cleaning costs. These service costs are in addition to the basic rent that you pay.

You have to pay your own costs for things like gas, water and electricity for your own home. We call these utilities. Usually you will have a meter in your home for the utilities. We call this an individual meter. What if there is no individual meter? Then you will pay the costs for things like gas, water or electricity in the service charges. Your lease agreement will state what your service charges are.

You will pay an advance every month. This is an estimate of the costs. Every year we will review whether the advance for the coming year is still in line with the costs that we expect.

4.2 You will receive a final invoice for the costs made every year

The final invoice is an overview. The final invoice will state how much you owe for the service charges in the past year. Did you pay too much as an advance? We will repay the difference to you. Did you not pay enough? You will pay the difference to us.

This arrangement does not apply if you pay the costs for a fund that we have established. For example, the glass fund and the unblocking fund. In that case the final invoice will be equal to the advance.

4.3 We may change the advance

Any changes are always within the limits of the lease agreement and the law. What if the agreed advance is too low or too high? Then we will determine a new advance amount. This new amount will start as of the month after you receive the final invoice (see article 4.2) from us. You will then pay the new amount as an advance for service charges and costs for things like gas, water and electricity.

4.4 We may change goods and services that we provide

What goods and services we provide to you is set out in the lease agreement. Sometimes it is necessary to make changes to these goods and services. This concerns goods and services that we can only provide to a number of tenants together. For example, when it comes to cleaning common areas or installing solar panels. We will send you a letter or e-mail about this. Where possible, we will agree our proposal with the residents' representatives. We do this to ensure that the interests of the tenants and our interests are properly considered.

Have 70% of the tenants agreed to the change? We will let you know by letter or e-mail. The new agreements will also apply to you. Unless you go to court within 8

weeks. This is possible if you will be unreasonably disadvantaged by the change. You cannot go to court if you have agreed to the change.

4.5 *You may also ask us to change goods and services that we provide*

Usually we agree to this if

- the change concerns goods or services that we can only provide to a number of tenants together. More than 70% of these tenants must have agreed to the change, and
- your interest must be substantial enough to implement the change, and
- the change does not harm our interests unreasonably.

4.6 *There are charges, taxes and other costs that we pay the government. Are these costs to be paid by you? Then you must pay us for these costs when we ask you.*

These costs are for things such as:

- waste removal charges and waterboard charges for the actual use of the home and common areas;
- environmental charges, such as sewage charges and the charge for polluting surface water, the contribution for the purification of waste water and/or demands or charges under any environmental legislation.

Article 5 - How you choose your energy provider

There are various options:

5.1 *You choose your own water and energy provider*

What if no arrangement is made in the lease agreement that we will take care of the gas, water or electricity supply? You will have to make a contract for water and power yourself. You are to do this as of the time the lease agreement starts. You must comply with the agreements with the provider and grid manager.

You must pay the invoices from your water and power provider or grid manager yourself. We are not responsible for these invoices.

5.2 *You must make a contract with the district heating provider or other collective heating provider*

We call this sustainable certified heat. This only applies if district heating, block heating or a TES installation is available for your home. It also applies if your home does not have a gas connection.

Article 6 - Our obligations

6.1 *We will take measures against any of our tenants who cause nuisance*

We will do what we can to ensure that you can enjoy your home and live there peacefully. Are you experiencing serious nuisance from one of our other tenants, that you do not reasonably have to expect? We will take appropriate measures. We are not responsible for nuisance caused by anyone other than our own tenants.

6.2 *We will repair defects to your home if you ask us to*

We do not have to carry out repairs in the following situations:

- You caused the defect.
- The defect involves minor and simple repairs that are at your expense. See article 7.6.
- It is impossible to repair the defect.
- The repair is so expensive that it is not reasonable to ask for repair or replacement.

We always explain this and we will look for other solutions together.

6.3 *In the following cases you may repair defects yourself*

If you ask us to repair a defect that we are responsible for and we do not repair it. Did you ask us in a letter or e-mail to carry out repairs for a second time within a reasonable period of time? Then you may repair the defect yourself or have someone repair the defect. You may deduct the costs of the repair from the rent. The repair costs must be reasonable. You must also be able to prove this with a bill and proof of payment. In addition, the work must be carried out properly, in accordance with the rules and instructions of skilled tradesmen.

6.4 *In the following cases you can ask us to reimburse the damage:*

- The damage is due to a defect that already existed when you signed the lease agreement. We knew of the defect at that time or we should have known or we said that the defect did not exist.
- The damage is due to a defect that occurred due to our fault after the lease agreement was made.

You must be able to prove the above cases.

We are not liable in any other case where you suffer damage due to a defect in the home or due to a defect in the goods provided by us.

6.5 *You must insure your household goods yourself*

What will happen if, for example, your floor covering or furniture is ruined due to a leak or fire? We are not liable for this. We are only liable in the cases referred to in article 6.4. If you have household goods insurance, your insurer will pay for (part of) the costs of replacement or repair. If you do not have household goods insurance, you will have to pay for the damage yourself.

Article 7 - Your obligations

7.1 *You must pay us every month, preferably by direct debit*

The amount you must pay will in any event include the rent and the service charges. The amount may also include heating costs and the costs for things like gas, water and electricity. You must always pay the amount before the first of the month, unless we have agreed something different.

You will be required to pay extra costs if you do not pay in time. You will have to pay the statutory interest over the amount that you do not pay in time. You will owe this interest as of the first day that you have not paid on time.

- 7.2 *If you have authorised us to debit your account for the amount every month*
You must make sure that there is enough money on your account on the first working day of the month. If we cannot debit your account for the rent 3 months in a row, your direct debit authorisation will end. We will then send you an invoice every month that you must pay on time.
- 7.3 *You may not set off money you owe against money you believe you are entitled to*
Do we still owe you money? You may not set off this amount against the rent. If the situation described in article 6.3 applies, you may set off the amount.
- 7.4 *You must immediately notify us of (threatened) damage to the home*
You must take measures yourself to prevent damage. For example, shut your windows if a storm is coming. Is there damage due to fire, storm, water or freezing? You must report this immediately. Do you think that damage could arise soon? Does the home have defects that could cause damage? Let us know as soon as possible in a letter or e-mail. What if you do not report defects to your home or installations or do not report them in time? You will have to pay the damage and repair costs yourself. If damage is caused to your home or the installations, you will not receive any compensation. This applies, for example, in case of a lower yield from your solar panels.
- 7.5 *You must keep your garden, balcony and common areas tidy*
You are responsible for laying out and maintaining the garden. You may only use the garden as an ornamental or vegetable garden. You may not use your garden to store items that do not belong there. You may not use the garden as a parking or storage place unless you have our written consent to do so. You may not use your garden to let your pets out.
- Do you want to plant bushes or trees? Discuss this with us. Do you want to put up a fence? Discuss this with your neighbours. Do you have doubts about the boundary? Contact us. You must always follow the rules set by the local authority.
- Are you going to move and have you planted large trees or plants in the garden? We can ask you to remove these at your own expense. If these trees or plants have caused damage, we will charge you the costs for the repair. It is forbidden to plant invasive plants and plants that cause nuisance. For example, Japanese knotweed, bamboo, ground elder and the like. Are any of these plants in your garden? You must let us know. In some cases we have made special agreements about the garden. You will receive such a special agreement in writing.
- You may not use your balcony to store items that do not belong there. You may not place any bicycles, mobility vehicles or the like there. Nor may you let your pets out there to do their business.
- You may not use the common areas, such as the path behind the building, the fire escape route, the entry hall and the exterior corridors to store items that do not belong there. Nor may you let your pets out here.
- 7.6 *You must carry out and pay for small repairs yourself*
You must comply with the Minor Repairs Decree. This decree has been established by the government. This means that you must properly carry out small repairs on your

home or garden or have someone else carry out these minor repairs. You must comply with the rules and instructions of tradesmen. You might have a service contract. This will contain agreements about minor repairs.

Article 8 - How you use the home

8.1 *You must keep the home tidy*

You must do so in a manner that may be expected of a good tenant.

8.2 *You must live in the home you rent yourself. The home must be your main residence.*

This means that you actually live in this home and that you do not have another home where you reside on a long term basis. It also means that you may not allow anyone else to live in the home, other than your partner or your children still living at home. No one else may live in the home unless we have given our prior consent by letter or e-mail.

What if we receive signals that you no longer live in your home? Or that you have been living somewhere else for a period longer than two months? We expect that you will explain the situation to us. You must share facts and circumstances that show that our suspicion is not correct.

What if we determine that you no longer live in your home? We will ask the court to end the lease agreement. You will then have to leave the home. We will then be able to allocate the home to someone else who is looking for a home.

8.3 *You must register with the Personal Records Database (Basisregistratie Personen / BRP) of the local authority*

You must remain registered at this address as long as you rent the home from us. If the rent ends, you will have to cancel your registration in the Personal Records Database.

8.4 *You may not leave any items in the common areas*

Common areas means the areas that you share with other tenants and/or owners. For example, the stairwell, the lift, the exterior corridors and the outside areas.

You must keep common areas free. You must always fully comply with our instructions to prevent fire. You may not store any bicycles, mobility scooters and the like in the common areas. Nor may you place any household goods, waste or other items in these areas.

What if you do not comply? Then we may remove these items. You will owe us a fine of € 50 per day with a maximum of € 3.000. In addition, you must comply with the rules. You must also pay for any damage.

If we ask you to pay this fine, we will not issue another fine based on these general leasing conditions for the same violation.

8.5 *You may not use your home to run a business*

This is only allowed if you have received our prior permission in a letter or an e-mail. And if:

- The main use of the home is still as a residence.
- The activities of the business do not disturb your neighbours and local residents in any way.
- You must comply with all laws and rules.

You may not use the home for tourism purposes (like Airbnb) or for sex work. What if you do use it for these purposes? This can lead to the lease agreement being ended.

- 8.6 *You must fit out the home within 3 months after you have received the key*
This means that you must make sure there are window coverings, like curtains, blinds or roller blinds. You must also furnish the home. You must lay floor covering that is sufficiently sound absorbent.
- 8.7 *You may not keep any forbidden goods or combustible, flammable or explosive substances in your home*
For example, petrol, laughing gas, chemical materials not intended for home use, fireworks, weapons or stolen goods do not belong in your home. What happens if you do not comply with this prohibition? We will ask the court to end the lease agreement. You will then have to leave the home.
- 8.8 *You may not be on the roof*
You may not walk on or stand on the gutters, unless you have our prior consent in a letter or e-mail.
- 8.9 *You must comply with the rules for residents*
These are rules that apply to the building and your immediate living environment.
- 8.10 *You may not have visible advertising on the outside of the home*
You may not put up any posters, advertising signs or other announcements on your home or apartment building. This is only allowed if you have received our permission in a letter or an e-mail.
- 8.11 *You may not put up any (security) cameras that film the public road*
Nor may these cameras be directed at other people, unless you have our prior consent in a letter or e-mail. You may put up a (security) camera that only films your own garden and/or front door.

Article 9 - How to prevent nuisance

- 9.1 *You must ensure not to bother neighbours and local residents*
You may not cause nuisance, damage or hinder. You are also responsible for your house mates, pets, guests or other people that have come to your home to see you. You must also make sure that fittings and furnishings of your home do not cause nuisance. For example, you must make sure that your floor is sufficiently sound absorbent.

We want everyone to be able to live there peacefully and enjoy their home. You are responsible for stopping the nuisance that you have caused. As a good tenant we expect that you cooperate with neighbourhood mediation.

What will happen if you cause serious and continuing nuisance? We will ask the court to end the lease agreement. You will then have to leave the home.

- 9.2 *You may not have any drugs in the (vicinity of the) home*
You may not do anything that is forbidden by the Opium Act or have anything to do with drugs. For example storing, selling or processing (drying) drugs and all related matters. Think of things like raw materials for drugs, assimilation lighting, grow cabinets, special electricity supplies, etc. This prohibition applies to the home itself, the garden and all spaces that belong with the home and the building. For example, the basement, the balcony or the roof.

What if you do not comply? We will ask the court to end the lease agreement. You will then have to leave the home.

9.3 *There are significant consequences if you do not comply with article 9.2*

You can lose your home and you will have to pay us a fine.

- You will pay 1 fine of € 2.500.
- In addition, you will pay € 50 per day for every day that you do not comply with this article. Up to a maximum of € 15.000.
- You will have to pay any profit you might make to us.
- You will also have to pay any repair costs and/or compensation for damage.

If we ask you to pay this fine, we will not issue another fine based on these general leasing conditions for the same violation.

9.4 *We treat each other with respect*

We expect you to treat us, our staff and the people we hire with respect. You may expect our staff to treat you with respect. We also expect your house mates and people who visit you to treat us and other people we hire with respect. This means that you:

- will not yell;
- will not threaten anyone;
- will not use any violence;
- will not make any discriminating or insulting remarks;
- will not take any photos or make any videos of local residents, our staff or people we have hired and share these with other people. For example, via social media.

What if you do not comply? We will not provide you with any further assistance and we will charge you for any damage. We can also ask the court to end the lease agreement. You will then have to leave the home.

Article 10 - If you want to let someone else use the home

10.1 *You may only sub-let the home if we have given consent in an e-mail or letter*

Sub-letting means that you allow someone else to live in (a part of) the home. This also applies if you want to let someone else use the home, even if you do not ask for money or any other compensation to live there. We can make said consent subject to conditions.

Sub-letting your home or letting someone else use (a part of) your home without our written consent is called house fraud. What will happen if you sub-let or let someone live there without our consent? We will ask the court to end the lease agreement. You will then have to leave the home.

10.2 *There are significant consequences if you do not comply with article 10.1*

In addition to losing your home, you will have to pay us a fine.

- You will pay 1 fine of € 2.500.
- In addition, you will pay € 50 per day for every day that you do not comply with this article. Up to a maximum of € 15.000.
- You will have to pay any profit you might make to us.
- You may also have to pay compensation, including our legal expenses, the cost of bailiffs and court fees.

If we ask you to pay this fine, we will not issue another fine based on these general leasing conditions for the same violation.

Article 11 - What you are liable for

11.1 You are liable for damage to the home

You are liable if you have caused the damage or if you do not perform your obligations. You are also liable for the following damage:

- damage to outside walls of your home;
- damage to your garden and to pipes;
- damage to cables and pipes in the ground that belong with your home.

11.2 You are also liable for the people that are in or near the home to see you

What happens if they cause damage or do something forbidden? You will have to pay the costs that are the result of damage or forbidden activities.

Article 12 When we may inspect the home

12.1 You must let our staff enter the home if this is necessary to carry out work and/or inspections

We will inspect whether there are technical or other defects. Or we will take the meter readings. We can also send a company to your home to do this for us. You can ask the staff to show identification at the door.

12.2 We will inspect your home if we suspect there is housing fraud or illegitimate use

For example, to check who is living there, whether too many people are living there, use or sub-letting of the home without our consent in a letter or e-mail.

12.3 We will inspect your home on working days between 8:00 and 18:00

We may come at a different time if this is really necessary, for example because there is a leak. We will always inform you in advance when someone is going to come by. Unless there is to be an inspection based on article 12.2. In that case we can also come by unannounced and outside of working hours.

Article 13 - How we carry out work

13.1 You must cooperate if we need to carry out urgent work on your home

By urgent work we mean maintenance, repairs and inspections that are necessary. Work to make your home more sustainable can be urgent work. For example, connecting the building where you live to a sustainable heating grid or making the building gas-free.

This also applies to urgent work on the outside of the building or the common areas and facilities, like boilers, lifts, solar panels and paintwork.

13.2 You will only receive compensation for urgent work if we have been very careless

Or if the work can reasonably be deemed to have taken a long time or an excessively long time for the circumstances. Or if we have damaged your property. You can get compensation in some cases.

13.3 You are expected to cooperate if we make a reasonable proposal to make improvements to your home

By improvement we mean making changes or additions geared to improving the comfort of your home. We call this renovation. We want to do this without ending your lease agreement.

You will always receive a letter or e-mail with a proposal when we want to renovate your home or your building. This proposal will state how we want to do this and what this means for you. The proposal will take account of your interests.

We will make agreements on this with the tenants organisation and the residents committee in a (social) plan. We will ask you in our proposal to tell us by letter or e-

mail what you think of the proposal. Whether you agree with the proposal. Or whether you do not find our proposal reasonable.

Have more than 70% of the tenants agreed to the proposal? But you do not agree? Then you can file an objection with the court. You must do so within 8 weeks after you have received our letter or e-mail, otherwise we will assume that you agree to our proposal. And that you will cooperate with the work on your home or building.

13.4 *You agree to a rent increase because of the improvements to your home*

In our letter or e-mail with a proposal to improve your home or building, we can also propose a rent increase. The rent increase starts on the first of the month after the month in which the change is completed.

Article 14 - If you want to make any changes to the home yourself

14.1 *You may make small changes to your home yourself*

Small changes means things like hanging up mirrors, lamps or curtains. Changes that can be easily removed without high costs. And that do not cause any danger to you, your neighbours or others. A small change may not cause any nuisance.

14.2 *You may only make large changes in or to your home with our consent*

You will be given this consent in a letter or an e-mail. We will let you know within 8 weeks whether or not we agree to the change. We will also let you know what the conditions are.

You will always need our consent in a letter or an e-mail for all changes on the outside. If we give you our consent, we will tell you what the conditions are.

14.3 *We may set conditions for the changes*

The conditions can relate to things like:

- The manner of building.
- The materials.
- The image of the building.
- The manner in which you make the changes or have someone else make the changes. The manner in which you maintain the changes.
- What you will do to prevent nuisance.
- The insurance that you have to take out. The taxes that you have to pay.
- Your liabilities.
- Obligations of the Homeowners' Association (VvE).
- The permit from the local authority.

You must always ensure that we can continue to carry out maintenance and renovation work without extra costs for us. If necessary, you must remove the changes you have made at your own expense. It is possible that you may not be allowed to put them back again. We will let you know if you have to remove a big change at the end of the lease.

14.4 *You must remove changes for which you were not given consent*

This applies to small changes too. You must do this as soon as we ask you to. This also applies if you have received consent, but the change does not satisfy the conditions we have set.

- 14.5 *You must maintain changes yourself*
This also means that if there is a defect in the changes you will have to repair this at your own expense.
- 14.6 *You are liable for damage relating to changes*
Has your change caused damage? For example, to the home or to someone else's home? Then you will have to pay all related costs.
- 14.7 *These agreements also apply to changes that have been 'taken over'*
Did you take over changes that a previous resident made when you signed the lease agreement? The same rules apply that would apply if you had made the changes yourself.

Article 15 - How to end the lease

- 15.1 *You must send us notice if you wish to end the lease*
You must end the lease via our website. Or you must send us a letter or an e-mail in which you state on what date you want to end the lease and leave the home.
- 15.2 *You must give 1 month's notice*
You can only end the lease on a working day. What happens if you end the lease in the weekend or on a public holiday? The notice period will start on the next working day.
- 15.3 *You can only end the lease with the consent of the other tenants*
Are you leasing the home with other people? You can only end the lease together. Your spouse, registered partner or the fellow tenant acknowledged by us must sign the notice of termination. What if you want to end the lease, but the other tenants or fellow tenants want to remain in the home? You must first ask for our consent. We will send you a letter or an e-mail in which we indicate whether we agree and what conditions apply.
- 15.4 *We can end the lease too*
We will always do this by sending a notice of termination by registered mail or a bailiff's notice. We will set out the day when the lease ends. We will do this at least 3 to 6 months in advance. We will tell you in this letter for what legally permitted reason we are ending the lease agreement. For example, because we are going to demolish your home or have to carry out significant renovations.
- 15.5 *You must let others enter to look around your home*
Have you ended the lease, or have we ended the lease? If there are people who want to rent or buy the home, you must let these people enter the home to look around. You can ask these people to show identification.

Article 16 - How you leave behind the home

- 16.1 *You must leave the home empty and clean and you must hand in all keys*
We assume that you will leave the home in the manner you found it when you came to live there. You can leave changes that are due to normal use or wear and tear. What if you have made changes to the home? Article 16.3. applies.

- 16.2 *We will inspect the home together before the end of the lease*
During this inspection we will agree with you what repairs you still have to carry out. We will also estimate the costs of the repair. We will put our agreements in writing and send them to you. This is called the inspection report. You must cooperate with this inspection.
- 16.3 *What if you have made changes to the home? The following applies:*
- You must remove changes for which we have not given consent. You must do this if we request it. This also applies to changes that do not satisfy the conditions that we set. We can ask you to pay for the damage that is the result of the change or of removing the change.
 - You must remove changes if this is what we agreed when you asked our consent for the change.
 - You may always opt to remove the changes, unless we have previously agreed something different. You must leave the home in the manner you found it when you came to live there.
- 16.4 *What happens if you do not leave the home behind in good condition? We will carry out the work at your expense*
You must pay the costs of all work that is necessary. This concerns the work that is listed in the inspection report and any further work that is necessary. For example, repairing damage if your home has been damaged.
- 16.5 *Have you left items behind in the home? We will remove these at your expense*
After you have handed in the keys, the home must be empty. Have you left items behind in the home? Then you have given up your rights to these items. These items will no longer belong to you. We may enter the home and remove your items. You must pay all costs of removal. We do not have to store these items. We will also do this if no one comes to pick up your items after you die.
- 16.6 *Let us know if the new tenant is taking over items*
We will leave these items in the home. See article 3.2 of these general leasing conditions.
- 16.7 *What happens if you or someone else continues living in the home after your lease agreement has ended?*
You will have to pay a fee for late delivery of the home. We call this an indemnification. We will look at the loss we are suffering because we cannot use the home ourselves or rent it to someone else. The indemnification that we will ask for will be at least the rent, but might be more.

Article 17 - Other important matters

- 17.1 *What if part of these conditions is not valid? The rest will remain valid*
For example: the law changes. It is possible that an article in these conditions will be against the law as of that time. This article will then not be valid (any longer). But all other articles in these conditions will still be valid. We will modify the article, so that it is valid again.

17.2 You must comply with all agreements if the building where your home is situated consists of different apartments

The agreements can be found in the following documents:

- The division regulations: this is the document setting out the agreements and rules of the Homeowners' Association (VvE).
- The household rules and regulations.
- Decisions of the Homeowners' Association (VvE). We will always keep you informed if decisions that are relevant for you are made by the Homeowners' Association (VvE).

17.3 We may modify our policy and our general leasing conditions

Do the tenancy organisations according to the Tenant-Landlord Consultation Act (WOHV) agree with these modifications? Then we will modify our policy. When we announce this modification in a letter, e-mail or on our website, we must all comply with this modification.

We can modify the general leasing conditions. We will take account of the reasonable interests of the tenants. We will send you a letter or e-mail with the new general leasing conditions. After the modification is announced, we must all comply with it.

17.4 We may change the rent

We can do this every year. We will do this in accordance with the law and the agreements in your lease agreement. We will always inform you in a letter or an e-mail if the rent is changing. In the letter or e-mail we will explain why the rent is changing.

17.5 We will treat your personal details with care

We may record your personal details and share them with others. We will do this if this is necessary to perform the lease agreement. We will comply with the General Data Protection Regulation (GDPR) and the General Data Protection Regulation Implementation Act.