

EXEMPLE D'ACCORD DE SOUS-LOCATION/EXAMPLE OF AGREEMENT OF A SUBRENTAL

N'a pas de valeur juridique et l'UNIL ne prend pas de responsabilité en cas de litige/no legal value
and UNIL cannot be responsible in case of litigation

SAMPLE OF CONTRACT TO SUBLET A FURNISHED ROOM

The parties:

Mr/Mrs:

Living in:

Hereafter called **the lessor**, on one part

And

Mr/Mrs:

Living in:

Hereafter called **the lessee**, of the other part.

It is hereby agreed as follows:

Art. 1 – Description of rented premises

One furnished room for single occupation, with use of the bathroom and the kitchen.

Art. 2 – Duration and cost

The monthly rental is fixed at CHF _____, **payable in advance on the first day of every month**, heating and electricity included.

This contract is agreed for a period of _____ months, starting on _____ and finishing on _____

The notice period is 15 days for the termination of the sublease and one month in case of early termination (under contract).

Art. 3 – Reasons for early termination

On the part of the lessor:

- a) If a termination notice is given for the main lease (the lessor's)
- b) If the rent is not paid
- c) If the lessee violates his due diligence toward and respect for his neighbors
- d) If the lessee sub-rents his lodgings to a third person without prior authorization or occupies the lodgings together with another person.

Art. 4 – Furniture and items

Included in this rental agreement are the furniture and items listed on an inventory agreed and signed by both parties on the day of take-up of the rental. The lessee should keep these in good condition, and leave them at the end of the rental period without any damage other than the normal wear and tear. No furniture should be removed from the lodgings, except if asked for by the lessor.

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Art. 5 – Special services

Any fees for subscriptions to telephone, radio or television services are the responsibility of the lessee, if any of these are installed in the rented premises.

Art. 6 – Use of facilities

The lessee may use the facilities mentioned in Art. 1, but may not use them for any other purpose than that for which they are designed for. The lessee may not allow any strangers to benefit from this rental agreement.

Art. 7 – Responsibility of the lessee

The lessee is responsible for all damages caused in the rented premises or in the building, by his fault, negligence or misuse. He is expected to keep the rented premises in a state of perfect cleanliness and good order. Furthermore he should take out a third party liability insurance.

Art. 8 – General conditions

Under the conditions stipulated by this rental agreement, use of the rented lodgings and furniture are regulated by the rental terms and conditions of the canton of Vaud. The conditions of the Federal Code of Obligations will apply in case the current rental agreement and its attachments are not otherwise applicable.

The written notice period is 15 days for the termination of the sublease or its continuation.

Made in two copies in _____ on the _____

For the lessee

For the lessor

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This sample contract is proposed on purely informative basis, and is in no way a commitment by the housing office of the UNIL