

landlord: Koninkrijk B.V.

Established at Bultweg 25 8346 KB De Bult, hereby represented by Mrs. Laura van den Berg or Mr. H van den Berg - hereinafter referred to as: "lessor".

Tenant 1:

Name: Street name & nr:

Zip code: City:

Phone: Mobile:

Date of birth-.....-..... Place of birth

Email*: *Your invoice will be sent to you

Tenant 2:

Name: Street name & nr:

Zip code: City:

Phone: Mobile:

Date of birth-.....-..... Place of birth

Email*:

Car Make: License Plate:

Health problems:

To warn in case of urgency:

Identification* AML law: Passport / driver's license / ID Valid from to

Document number:

Issued by Seen by

Hereinafter referred to as "tenant".

Landlord and Lessee hereinafter jointly referred to as "Parties",

The parties declare that they have agreed as follows:

The landlord rents to the tenant who rents from the landlord:

The recreation house number: incl. the use of one parking space and associated garden and terraces, located at the Recreatiepark Residence de Eese, address Bultweg 25, 8346 KB in de Bult. The accommodation offers tenants the opportunity to temporarily recreate their stay at the Residence de Eese park. Hereinafter referred to as "the leased property".

The rent per month is €-- including VAT.

In addition, an outbuilding of € 65,-- per month has been rented, plus the following:

Standing charge and advance payment for energy costs. The total rent + costs must be visibly credited to bank account number IBAN NL 70 RABO 0162103158 per month in advance.

Pets There is a monthly surcharge per pet. For a dog € 15,-- per month. For cats and other small pets € 7.50 per month, the deposit will also be increased by an extra month.

The deposit is one (1) month's rent and is paid for datum _____ **in cash / PIN / visible** on the bank account IBAN NL 70 RABO 0162103158 of the landlord.

If the deposit has not been paid on the aforementioned date, the landlord is free to rent out the rented property to others and this agreement is automatically broken.

The deposit cannot be deducted from rent by the tenant, but the landlord may settle rent arrears.

The number of users will not exceed persons, and each user is required to be able to identify themselves at the first request of the administrator.

The administration costs are a one-time fee of € 75,-- and must be paid at least at the same time as the deposit.

To pay: BASIC RATE 2024

One-time costs

Administration costs: 75,-- One-time costs when entering into a rental agreement.

Cleaning fee : 99,-- One-time cleaning fee.

Deposit barrier pass 30,- One-time (1x per family, return upon return)

Deposit, 1 or 2 month's rent: (1 month, with pet: 2 months, return after cleaning and permission from the head of the interior team – so it can take a few working days)

Monthly Fees

Advance energy 150,-- Monthly, 1 x p quarterly settlement of actual costs

1st rental period (.../30th) Month:

Pets X € 15,-- p/month

Pets small X € 7,50 p/month

101 Standing charge propane gas 21,86

102 Standing charge water 4,59

103 Standing charge electricity 23,15

104 Fixed charge central antenna 20,23 (Ziggo package and Videma)

105 Standing charge for green drainage 7,77

106 Standing charges for waste and recycling centre 14,31

107 Night surveillance service 11.00

108 Standing charge Sewer (parc connection) 9,52

114 Internet per month 21,90

Municipal taxes via parc

PLEASE NOTE: if you are imposed on this directly by the municipality, it will expire at

Parc

110 Standing charge for water board/purification levy 11.86

112 Sewage charge user 7.73

132,02

Surcharge payment 10,-- (**Not applicable in case of direct debit**)

Outbuilding / bicycle locker 65,00 / 25,00 Monthly *Delete if not applicable*
Garden maintenance 25,00 Monthly *If garden is not maintained by tenant*

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Total: *See the invoice via friends of Koning te Rijk or via email.*

The rented property is fully furnished:

After accepting the key, you have 48 hours to report any defects or missing items from the accommodation (by e-mail!)

Article 1 Duration, extension, holiday season allowance, and termination

1.0. This rental agreement takes effect as of date: and runs up to and including :

(Long term benefit period is at least three months). Without early termination, this rental agreement will be automatically renewed after the end date for the duration of 1 month under the then applicable terms and conditions. If the tenant does not wish to renew the lease, he must give notice no later than one (1) month before the end of the current month*. (**so cancelling one week before the end of a month on the first of the following month is not possible.*)

As of 1/1 there is the annual rent adjustment.

1.1. Holiday season surcharge: The rented property **does / does not** fall under the category of luxury tourist rental, this means that if the rented property does fall into the monthly rental in the months of May to September, the tenant owes a holiday season surcharge per month that falls in the holiday season, this surcharge amounts to 200% to 300% of the basic rent. Of course, all park services are freely available to the tenant. The tenant expressly declares that the rented property will per _____ be delivered empty at the latest!

Article 2 The leased property, destination

The tenant is aware that the rented property may only be used for recreational use, whereby the rules of the government and the local government must be observed for the present and in the future, which means, among other things, that the tenant must have his main residence elsewhere. Permanent residence is not permitted, except with the permission of the Municipality of Steenwijkerland.

Article 3 User charges and provision of services

The energy etc. consumption is at the expense of the tenant from the start date of this rental agreement;

Delivery of services, standing charges, internet and/or the consumption of gas, water, electricity, internet, etc. plus a surcharge in accordance with the current price list will be charged.

Every quarter, the tenant will receive an interim settlement of the actual consumption costs of gas, water and electricity minus the paid advances, all in accordance with the applicable rates of the price list which is hereby part of this agreement.

Article 4 Taxes

WOZ Taxes and home insurance are for the account of the landlord;

Commuter tax is taxed directly by the Municipality of Steenwijkerland to the users, In case additional taxes and fees are imposed by the government, these will be passed on by the landlord to the tenant.

Article 5 Transferability

This rental agreement is not transferable to third parties without the written consent of the landlord, additional users other than those mentioned in this agreement are not permitted. This Agreement supersedes any prior Agreement(s).

Article 6 Rental price

The rent is due from the start of the rental agreement per month in advance and consists of the rent, standing charges and advance energy consumption costs;

The consumption costs are first paid monthly by means of an advance, settlement of actual consumption is once a quarter. Unless otherwise stated, prices on the price list include VAT.

Article 7 Payment

Reported rent, plus additional costs, must be paid in advance to the landlord every month at: **bank account NL70RABO 0162 103 158 in the name of Koningterijk B.V. stating the name of the tenant, accommodation number and the month to which payment relates.** (Example: Jansen, lot 333, rent January).

The rent due is a delivery debt for which we do not send a monthly invoice.

Article 8 Park Regulations & Price List

The park regulations and price list apply, changes to the park regulations will be announced on the notice board at the reception and on the website. By signing this agreement, the tenant declares that he has taken note of the content of the park regulations and the price list, that he agrees with them and that he complies with the provisions thereof.

The park regulations and rates of the price list also apply to the tenant's family members and any visitors.

In addition to the park regulations, satellite dishes are not allowed. It is not permitted to use motor vehicles on the roads of the park between **23:00 and 07:00**, other than out of necessity to enter and exit the park via the shortest route.

Article 9 Owner & privacy

The tenant may have another person as owner outside of the landlord, the tenant agrees that the contact details of the tenant may also be shared with the owner and that for some repairs other than mentioning the owner to King of the Rich, direct contact with the owner for maintenance is possible.

Article 10 Smoking, completion, damages, inspections and pets

Damages: All damages (including damages, smoke damage, leaks, mold) that are not reported to the landlord within 48 hours after receipt of the key by the tenant, are at the expense and risk of the tenant.

Mold formation; *Owners should take note that drying laundry is prohibited in the accommodation*
- Proper heating means first and foremost good ventilation!

Smoking: All rental accommodations are completely non-smoking, if there is a smell of smoke, smoke or nicotine, these costs will be recovered from the tenant up to a

maximum of € 3,500, including but not exclusively for cleaning, sauces and partial replacement of inventory.

Maintenance/ Tenant is obliged to use the rented property neatly or to maintain it, any Appearance damage to report immediately and not to leave rubbish/garbage bags (outside) for more than one hour. Failing this, the manager may impose a fine of € 15,-- per violation or to terminate this lease agreement promptly.

Central heating system/

Gutters etc. Major maintenance of the central heating system or inspections are for the owner, the tenant must keep track of the minor maintenance of taps, rainwater, gutters and drains, among other things.

Pets: Are **/not** allowed in the rented property.

Even if pets are allowed, there is a maximum of 2 pets per accommodation and all damage caused by the tenant, visitors or her pets remains at the expense and risk of the tenant.

Pet enclosures: Pet enclosures may only be placed after written permission and with the instruction of the landlord where they may be placed.

Cleaning: Not included in the rental price are sheets, towels, kitchen towels, etc.

During the stay, checks can be carried out to check the status of the accommodation / inventory for defects and damage etc.

Garden maintenance: Will be carried out by the tenant himself, in case of negligence the landlord will have this carried out, also upon delivery at the end of the lease - arrears will be recovered at the expense of the tenant.

Delivery: One-off final cleaning costs are at least € 99,-- plus the costs of any damage and/or negligent maintenance. The house will have to be delivered broom clean, i.e. in the same condition that the house was found. Before the tenant moves in, there will be a joint pre-check in which an employee of KoningteRijk B.V. will be present. A standard form is used to inspect the property. Upon departure, a final inspection will take place to ensure that the property is in good condition before the rental agreement is terminated.

The delivery is always at least two (2) days before the end of the month to give the landlord the opportunity to carry out any cleaning and maintenance work due to a subsequent rental.

Article 11 Prompt termination and disputes

The tenant giving an incorrect representation of matters in this agreement and/or the intake form and or non-compliance with the provisions in this agreement including the violation of article 1 of this agreement and or the failure to pay the deposit and/or rent and/or utility bill(s) on time and or a violation of the park regulations, gives the landlord the right to demand prompt termination of this agreement without being obliged to compensate the tenant in any way whatsoever.

Termination: The tenant and the landlord hereby expressly agree that at the moment that the landlord can sell the rented property or require it for his own use incl. offer / commitment rental for week and/or weekend rental: the landlord can unilaterally terminate this agreement with due

observance of a period of 30 days. Parties can discuss whether a different recreational accommodation with associated pricing suits both parties.

Penalty clause: As a penalty clause, it has been stipulated in previous cases that in the event of non-compliance with a request for departure, the tenant will forfeit one hundred euros (€ 100,-) per day to the landlord from the day after the demand to leave until the day that the rented property has been handed over to the landlord clean and with the return of the keys and friend pass, and the landlord agrees to the delivery.

Article 12 A rent arrears of 2 days or more means that the landlord may immediately and without further notice break this agreement and proceed to eviction, any personal items that are then in the rented property may be removed and destroyed by the landlord.
Damage compensation from the landlord to the tenant is hereby expressly excluded.

Further disputes must be submitted to the Court under which the De Bult location resides.

Article 13 Meter readings (initial readings):

Gas:

Water:

Electricity:

1st^{Admission by} Rental Start Date:

Article 14

Furthermore, the parties have agreed that:

Agreed and signed in duplicate at De Bult, dd: 2024.

Signatures:

Landlord Koningterijk BV

For the H vd Berg :

For agreement

Tenant: 2nd^{tenant}

Signature for receipt of the Park Regulations and Price List

Tenant: 2nd^{tenant}