

Terms & Conditions Short Stay Housing at Dijnselburg Estate, Philosophicum / Zusterhuis

General

Article 1

Landgoed Dijnselburg (hereafter: "Estate") is a private estate, which is only fully accessible for persons who have permission from the landlord of the Estate for using it. The tenant of the temporary and furnished housing at Landgoed Dijnselburg (hereafter: "Tenant") has a limited permission.

Article 2

Tenant is obliged to live up to the legal duty and everything that is considered as normal in social intercourse in the Netherlands, including the use of the grounds of the Estate, safety regulations, the environment and the use of other people's property and the offered facilities on the Estate.

Article 3

Tenant can contact the manager for daily affairs either by phone on number 0346-557162 or by sending an e-mail at rooms@landgoeddijnselburg.nl

The use of the estate

Article 4

In addition to the location of the temporary and furnished housing at Landgoed Dijnselburg Philosophicum and Zusterhuis, and grounds surrounding these (hereafter: "Philosophicum/Zusterhuis") the Estate consists of the "Huis der Professoren", several adjoining buildings and the terrain surrounding aforementioned buildings and rest of the terrains of which Landgoed Dijnselburg consists of. With the exception of tenants building (either Philosophicum or Zusterhuis), and driveway to and from the Amersfoortseweg, all of these are strictly prohibited. Tenant has only access to the general area's in Tenant's building (either Philosophicum or Zusterhuis) and his/her own room. Specific for the Philosophicum, these areas are indicated within the red lines on ground plan for the Philosophicum as attached in **Appendix A**.

Due to tree disease the forest and the hiking trails surrounding the buildings of Dijnselburg are not accessible for tenants. Tenant is only allowed to walk or cycle in the driveway to and from the Amersfoortseweg and in the immediate vicinity of the buildings Zusterhuis and Philosophicum.

Tenant is only allowed to use the lawn in front and next to the Herenhuis for recreational purposes, outside business hours and after using the lawn makes sure that all items that were brought to the lawn by tenant are removed by tenant.

The accommodation

Article 5

The accommodation in the Philosophicum or Zusterhuis assigned to one Tenant contains a fully upholstered and partially furnished private room, (hereafter: "Accommodation") containing:

- Floor : Carpet
- Walls : Whitewash
- Window covering : Vertical blinds
- Ceiling : Spack
- Lighting : Ceiling light
- Bed : Box spring, one person, including mattress
- Wardrobe : Wardrobe
- Desk : Desk with chair
- Sink : Sink with mirror (if available in the room)
- Wi-Fi connection.

A complete overview of the inventory of the room itself is attached in **Appendix B**.

Article 6

The Accommodation is intended for the exclusive use of the Tenant. Occupation by or with a third party during the night is never allowed. Tenant is allowed to receive guests during the day.

Article 7

Tenant has also access to the common areas of either the Philosophicum or the Zusterhuis depending on tenants room. These include among others:

- Kitchen (a specific kitchen is designated to tenants of the Philosophicum) with the shared use of sink, electric kitchen stove with hood, microwave, kettle, coffee machine, toaster, pots, pans and refrigerator;
- Showers and sinks;
- Study / common room;
- Toilets;
- Wi-Fi connection.

Use of the Philosophicum or Zusterhuis

Article 8

Tenant is responsible for cleaning the Accommodation. In case of negligence to do so by Tenant at the discretion of the Manager, a cleaning company can be instructed to clean the Accommodation at the expense of Tenant.

Article 9

After using the facilities in the common areas, Tenant is obligated to leave it behind in such a manner that it can directly be used by another tenant.

Article 10

The common areas are cleaned by a cleaning company on a regularly base, but only if the common areas are used as mentioned in **article 9**.

Article 11

Garbage must only be disposed into designated bins. It is not allowed to place garbage in communal areas or to throw it out of the window. Bins can be found throughout the building.

Article 12

In case of infringing **article 9**, at the discretion of the manager, a cleaning company can be instructed to take care of the additional cleaning actions at the costs of all the tenants of the concerned building (either Philosophicum or Zusterhuis).

Article 13

Due to Dutch fire regulations the hallway and the passages must be kept clear at all times. Therefore bicycles and any other objects that obstruct entrances or exits will be removed instantly and costs related to that will be charged to tenants. In case bicycles and any objects are not claimed within 4 weeks, they will be disposed of. The landlord of the Estate does not accept any resulting claim.

Article 14

It is not allowed to make (mechanical) noise after 22.00 hours on the Estate. If requested to the manager, he can decide differently.

Article 15

Smoking is only permitted in the designated smoking areas outside. It is never allowed to smoke, burn candles or initiate similar activities inside any building on the Estate, it will trigger a fire alarm. Please see **Appendix C** what to do in case of a fire alarm (Slow Whoop).

Article 16

Bicycles, including mopeds, may only be parked at the designated bicycle storage behind the chapel. In case Tenant brings his/her own car, special arrangements regarding a parking space on the grounds must be made with the Manager in advance.

Article 17

Tenant is only allowed to prepare food in one of the kitchens. Preparing food in the Accommodation is never allowed.

Article 18

Tenant has access to the internet via the Wi-Fi access points. The internet access may not be used for immoral and or illegal purposes.

Article 19

Tenant is not allowed to have a refrigerator, air conditioner, kettle or similar devices at the Estate. Tenant will remove the item(s) on the first request of the Manager.

Article 20

Tenant is not allowed to store personal belongings in the common areas. Tenant will remove the item(s) on the first request of the Manager.

Article 21

Tenant is liable to compensate the landlord in case of damage if things are attached to walls and ceilings with double sided tape, or if a window breaks as a result of not properly fastening it.

Article 22

Tenant is aware that as a result of the fact that the Philosophicum and Zusterhuis are both build during the 50's and 60's of the previous century, the accommodation should be vented regularly to prevent mold.

Maintenance

Article 23

The manager (and authorised personnel by the manager) reserve the right to enter Accommodation at all times to handle service requests, perform maintenance, and do an inspection in case of an emergency.

Gym facilities

Article 24

On the Estate a gym facility without supervision or professional support is offered to Tenants who are trained users of gym facilities. The gym facility is only offered during opening hours. Using the gym facilities is at Tenants own risk. The use of the gym facilities is included in the rent. The use of the gym facilities is permitted provided the conditions as stated in **appendix D** are met by the Tenant. These conditions are also published on the door giving access to the gym. In case the tenant does not comply with these conditions, the manager can deny the tenant access to this facility.

Self-service laundry room

Article 25

To Tenants of the Philosophicum the Landlord offers a laundry facility on the ground floor of the Philosophicum. A fee for using the facility will be charged via electronic payment. The service offers the use of a washing machine including detergent (EUR 2,50 per wash) or the use of a dryer (EUR 2,00 per drying). Price level august 2023. The use of the self-service laundry room is permitted provided the conditions as stated in **appendix E** are met by the Tenant.

To Tenants of the Zusterhuis the Landlord offers a laundry facility on the ground floor of the Zusterhuis. This includes the use of a washing machine (without detergent) and/or dryer. This service is included in the rent.

Additional conditions

Article 26

Tenant is allowed to receive visitors either at the Philosophicum or the Zusterhuis depending in which building Tenant rents the room. When doing so, Tenant is obligated to inform his/her visitor of all relevant clauses in Tenant's agreement with the landlord of the Estate as well as these terms & conditions. The visitor has to register him/her self by filling out a form on the desk at the front door.

Article 27

Tenant will be responsible at all times for his/her visitor's on the Estate and can be hold accountable if his/her visitor violates one of the rules as stated in the Short Stay Housing Agreement (including the provisions of housing (ROZ Woonruimte 2017) and the Terms & Conditions Short Stay Housing at Dijnseburg Estate, Philosophicum / Zusterhuis).

Article 28

Tenant agrees to the payment of damages that he/she, or anybody for whom Tenant is responsible such as his/her visitors, has caused.

Article 29

Should Tenant fails to perform his obligation/s under the following provision/s, 9, 11, 14, 15, 16, 17, 19, 20 and 25 tenant will forfeit to the Landlord an immediately payable penalty in the amount of EUR 50,- for each calendar day that the violation continues. In in the event of a violation of provision 6, tenant will forfeit to the Landlord an immediately payable penalty in the amount of EUR 150,- for each calendar day that the violation continues.

Article 30

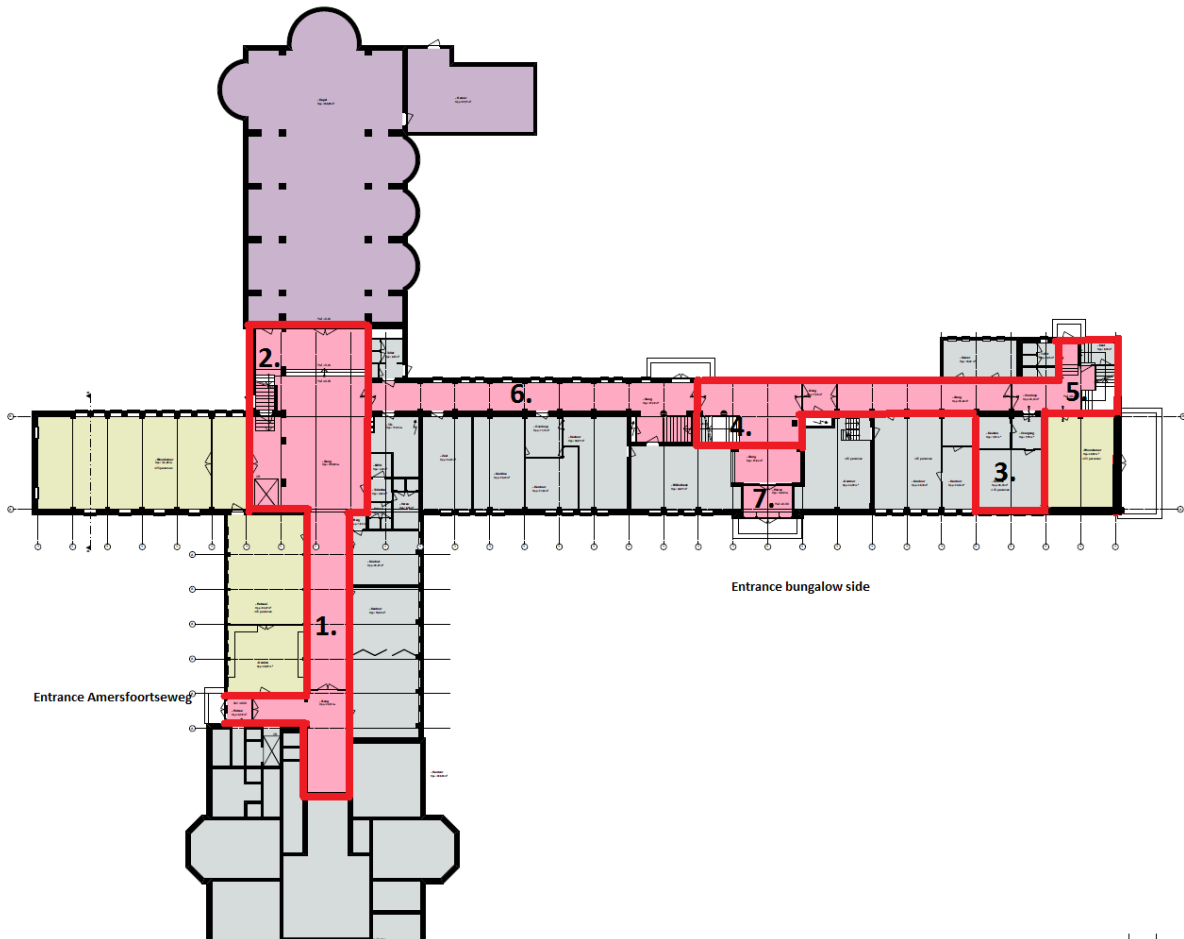
Tenant is aware of the camera surveillance on the ground floor of the Philosophicum to protect tenant's property and landlords property. Storage of images is done in accordance with the law. Landlord is not allowed to share these images with anyone except with the police after their request.

Article 31

In cases not provided for in these terms & conditions, the manager will take measures of order.

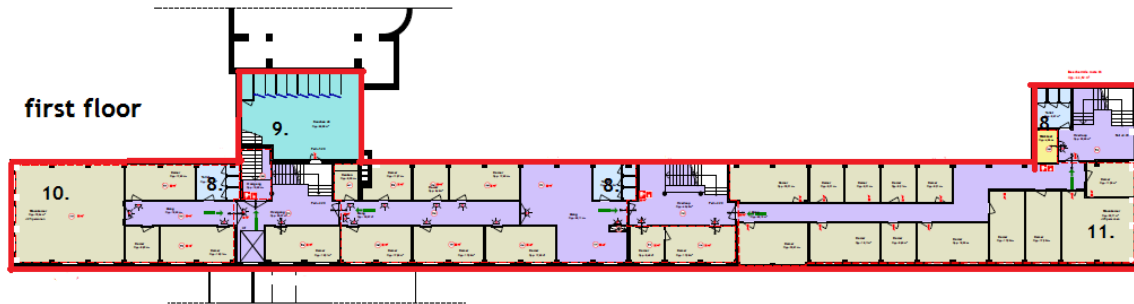
Appendix A page 1 of 2; ground floor Philosophicum

1. Main hallway (location of the manager's office)
2. Staircase to first & second floor
3. Main kitchen
4. Staircase to first & second floor
5. Staircase to first & second floor
6. Hallway (no access)
7. Entrance bungalow site (no access, at night and in the weekend it will trigger an alarm!)



Appendix A, page 2 of 2; 1st and 2nd floor Philosophicum

- 8. Bathrooms
- 9. Showers
- 10. Study area
- 11. Study area
- 12. Living rooms
- 13. Upper floor kitchens



Appendix B, Inventory list

	<u>Quantity</u>
▪ Single bed including mattress	1
▪ Mattress cover	2
▪ Molton	1
▪ Pillow	1
▪ Pillowcase	2
▪ Quilt	1
▪ Quilt cover	2
▪ Wardrobe	1
▪ Desk and chair	1
▪ Curtain	2
▪ Dinner plate	1
▪ Breakfast plate	1
▪ Soup bowl	1
▪ Dish	1
▪ Mug	2
▪ Water glass	2
▪ Teaspoon	3
▪ Spoon	2
▪ Fork	2
▪ Knife	2
▪ Bath towel	2
▪ Dishcloth	2
▪ Cloth	2
▪ Little grey bin	1
▪ Clothes hangers	4

Appendix C, Slow Whoop

You are requested to familiarize yourself with the floorplan of the building once you have arrived at Dijnselburg. Please check out the emergency exits where they are, how to get there from any point in the building and how to use them in case of an emergency

In case the fire alarm is triggered, you will hear a slow whoop. When you hear the slow whoop you must vacate the building using the closest emergency exit. Once outside the building walk towards the big lawn in front of the Herenhuis and the Philosophicum. Please wait on the lawn for further instructions by the Manager or by the Fire department.

Appendix D, Conditions gym facility

At Dijnselburg we offer a gym facility without supervision or professional support to tenants who are trained users of gym facilities. Using this facility is always at your own risk. When using the gym facility you are aware that this is a facility without supervision or professional support.

Practicing sports can cause risks. Should you wish to use our gym facilities you first have to estimate what you can handle. It is your responsibility how you practice sports and the choices you make when sporting. When you are in doubt of your physical condition, or in case you have a physical condition, first always obtain medical expert advice to determine the proper and correct way of exercising.

Housing rules are also published on the door of the gym. The rules published on the door are the most recent rules. In case of discrepancies between the rules published on the door and the rules mentioned in this appendix, the rules published on the door apply.

Conditions gym facility:

- The gym facility is only accessible for tenants of Dijnselburg or their employees;
- A tenant is not allowed to bring guests to the gym facility;
- The gym facility is not accessible to unexperienced users;
- The opening hours are Monday - Friday between 09.00 - 17.00;
- The use of proper gym wear is mandatory, the use of outdoor shoes is prohibited;
- Student tenants need to change into gym wear in their private room, employees of the companies located at Dijnselburg can change in the changing room on the first floor of “het huis der Professoren”;
- No glassware or crockery is allowed at the gym;
- Smoking is not allowed;
- It is not allowed to use the devices or any of the gym inventory outside the gym;
- Do not drink alcohol before or during your training, the use of drugs is prohibited;
- Always place a towel on the seat when you are using a device;
- Make sure that you clean the device after you have used it;
- After using the weight return it to the weight-rack.

Appendix E, Conditions self-service laundry facility

At Dijnseburg we offer a self-service laundry facility. Using the facility is at your own risk. The conditions self-service laundry facility are also published on the door of the laundry room.

A tenant of the Zusterhuis is not allowed to use the self-service laundry facility of the Philosophicum.
A tenant of the Philosophicum is not allowed to use the self-service laundry service of the Zusterhuis.

To prevent machine malfunctions, please make sure that the maximum capacity of the machine is not surpassed

It is not allowed to use own detergents in the washing machines of the Philosophicum;

The tenant is only allowed to open the machine after the washing or drying program has finished;

After the program has finished, please make sure that you remove your laundry as soon as possible so the machine can be used by another tenant;

After using the dryer make sure that the filters are cleaned;

The manager is allowed to dispose of laundry that has been claimed by a tenant within a reasonable period.