

(temporarily) RENTAL AGREEMENT

(conducted for art. 48 and segs. of the law 8.245/91)

PARTICIPANTS:

the (person acting on behalf of the) owner (indicated below as "owner")
Mr./Mrs.:

and

Mr./Mrs.

with passport n^o: from (country):

full home address:

city: telephone number:

(indicated below as "renter"),

conclude the following agreement:

ONE:

The owner rents an apartment to the renter.

- a) The apartment is located in complex:
- b) Apartment number:
- c) The renting period is from until
with checking-out time:
- d) The number of people renting the apartment:
- e) Price of rental (after paying down payment) that shall be paid on first day of arrival is: euros and shall be paid in cash, in the exact amount of money in one time and in euros.
- f) Deposit: euros, also to be paid on first day of arrival.

**All dates, number of persons and financial amounts as agreed with
The Dutch Touch before, by e-mail.**

- g) Service and energy are not included in the rental, unless this is explicitly mentioned.
- h) Renter needs to hand over a copy to the (person acting on behalf of the) owner, on the first day of the renting period.
- i) The renter declares to have received the apartment in a good condition concerning hygiene. All the (electric) installations, sanitary, etc. and all the furniture (including accessories) in the apartment are in good condition at the moment the renting period as mentioned above, started. Renter is aware of the fact that at the end of the renting period everything must be returned as it exactly was at the start of the renting period. Renter and (person acting on behalf of the) owner inspect together the apartment on the first and last day of the renting period (Article 1.207 of the Brazilian Civil Code).

TWO

The word 'renter' referred to in this contract includes everybody using the apartment during the renting period like co-renter(s) and/or visitor(s). The renter declares explicitly that he/she is responsible for everybody being in the apartment rented or in the complex at his/her invitation or in his/her company, or in company of the co-renter(s) and his/her visitor(s). All consequences of every kind of behavior of those persons belong to his/her responsibility.

THREE

The rented apartment is destined exclusively for temporarily renting and for residential use. The renter shall not rent the apartment to others or use the apartment for other purposes than residential use, such as commercial activities.

FOUR

The renter shall not make any changes to whatsoever in the apartment or complex.

FIVE

All damage(s) (in the apartment, to the apartment, in the complex, to the complex) caused by the renter (or by someone he/she is responsible for) in the renting period as mentioned above, shall be paid for by the renter in cash as soon as possible, in any case before the renting period ends. If the deposit in amount covers this damage, the (person acting on behalf of the) owner will use the deposit to this end. In case the deposit does not cover the damage, it will be used as a down payment for the whole amount of money that shall be paid. The renter shall be responsible for all the damages as mentioned above.

SIX

If the renter does not want to use any service like cleaning and/or washing bedclothes) during the renting period, he or she shall pay 40 Reals for cleaning the apartment on the last day of the renting period.

SEVEN

Key(s) of the apartment will only be given after paying the amounts as mentioned under number 'one' The key(s) shall be returned on the last day of the renting period. If not, the renter shall pay an amount of money in Reals that will be needed for buying a new lock, keys and repair services.

EIGHT

The renter shall respect all the regulations being applied in the complex, including the night's rest times (between 23:00 o' clock and 08:00 o' clock) and wearing suitable clothes in the common areas within the complex.

NINE

Possession and/or use of any kind of drugs in the apartment or complex is not allowed.

TEN

Visitors below the age of 18 years old are not permitted to enter the apartment or complex, unless they can be identified as relatives. Renter shall communicate this to (the person acting on behalf of the) the owner beforehand.

ELEVEN

During the renting period no rent will be restituted.

TWELVE

The (person acting on behalf of the) owner is not responsible for any belongings of the renter during and after the renting period.

THIRTEEN

The renter shall be responsible for all consequences of not respecting any clause set out in this contract.

OTHER REMARKS:

City: _____

Date: _____

(PERSON ACTING ON BEHALF OF THE)
OWNER

RENTER