

Supplement to Tenancy Agreement
No. _____ of _____ “___”, 2017

Federal State Autonomous Educational Institution of Higher Education «National Research Tomsk State University», hereinafter referred to as the “Landlord”, represented by the University Residence Hall Complex director G.R. Borisova, acting on the basis of Power of Attorney № **46** dated **March 06, 2017**, on the one part, and an individual student

_____ approved
(Full name, department, group No.)

hereinafter referred to as the “Tenant”, on the other part, collectively referred as “Parties”, in accordance with para.15 of the Tenancy Agreement No. _____ of _____ “___”, 2017 have concluded this Supplement as follows.

a) the resident receives permission to use personal energy-intensive devices and equipment in the student dormitories upon individual request to the Director of the campus, agreed with the commandant of the dormitory. Using personal household appliances is agreed with the Department of Defense, Emergency and Fire safety, and with electrical engineer of the dormitory;

b) the amount of payment for additional power consumption is established by the Order of the TSU Rector No. 501/OD dated August 17, 2015 and amounts to **200, 20 RUB** (VAT excluded).

The use of household electric appliances in the room _____

_____ approved
(indicate which appliances will be in the room)

_____ (position) _____ (Full Name) _____ (signature) _____ (dd/mm/yy)

_____ (position) _____ (Full Name) _____ (signature) _____ (dd/mm/yy)

2. This Supplement is made in two copies, one for each Party and becomes effective upon signature.

LANDLORD:
Tomsk State University

University Residence Hall Complex
director

_____ G.R. Borisova
(signature)

_____ “___”, 2017

TENANT:

_____ (signature)

_____ “___”, 2017

Tenancy Agreement №

Tomsk

_____ “___”, 2017

Federal State Autonomous Educational Institution of Higher Education «National Research Tomsk State University», hereinafter referred to as the “Landlord”, represented by the University Residence Hall Complex director G.R. Borisova, acting on the basis of Power of Attorney № **46** dated **March 06, 2017**, on the one part, and an individual student

_____ (Full name, department, group No.)

hereinafter referred to as the “Tenant”, on the other part, collectively referred as “Parties”, have concluded this Agreement as follows:

I. Subject of the Agreement

1. The Landlord provides a Tenant for the period **from** «___» _____ **2017** **to** «___» _____ **2017 г.** (duration of studies) a place in room № _____ in the student residence hall, located at **Buyanovskiy Alley, 3A, Tomsk.**
2. Accommodation is provided for the period of study.
3. This Agreement is concluded for the period of study.

II. Rights and Obligations of the Tenant

4. The Tenant has a right to:
 - 1) use the accommodation according to its intended purpose;
 - 2) use of common facilities in the residence hall;
 - 3) terminate this Agreement at any time.The Tenant may have other rights provided by the legislation of the Russian Federation.
5. Obligations of the Tenant:
 - 1) use the accommodation for its intended purpose in accordance with the Housing Code of the Russian Federation;
 - 2) observe the regulations of the use of the accommodation;
 - 3) ensure the safety of the accommodation;
 - 4) maintain the proper state of the accommodation;
Unauthorized reconstruction and redevelopment of the accommodation is not permitted
 - 5) pay the accommodation fee and the utility services fee in due time;
 - 6) upon detection of any damage to property or sanitary and other appliances located in it, immediately take measures to eliminate them, and inform the Landlord of them if so required;
 - 7) use the accommodation in accordance with fire safety regulations, sanitary, ecological, and other legal requirements;
 - 8) observe internal regulations of the residence hall;
 - 9) treat the residential hall facilities and equipment with due care, consume electricity and water economically, keep the accommodation and common areas clean, carry out daily cleaning of the living room;
 - 10) compensate in accordance with the legislation any damage to any residential hall facility and equipment caused by the tenant;
 - 11) in case of expulsion from the university (including completion of studies) within 7 days the tenant shall move out of the accommodation and leave it in proper sanitary condition, as well as pay the debts for the use of the accommodation and for utility services, and bring back all received items to the residential hall commandant;
 - 12) In case of leaving the residential hall during vacation time (as well as in case of completion of studies) the accommodation shall be left in proper sanitary condition (properly functioning equipment and facilities), and the keys shall be delivered to the residential hall administration;

soldiers, sailors, sergeants, and discharged from military service on the grounds specified in the subparagraphs «б»-«г», paragraph 1, sub-paragraph "a" of paragraph 2 and sub-paragraphs "a" - "b" of paragraph 3 of Article 51 of the Federal Law of March 28, 1998 № 53-FZ "On Military Duty and Military Service."

VI. Other terms

20. All disputes upon the present Agreement shall be settled in the manner prescribed by the legislation of the Russian Federation.
21. In case of violation of terms of the present Agreement either Party shall bear full responsibility in accordance with the legislation of the Russian Federation.
22. The Agreement may be extended by the mutual consent of the Parties.
23. The present Agreement is made in two copies, one for each Party.

VII. Addresses and signatures of parties

LANDLORD:

Tomsk State University

ИНН 7018012970

КПП 701701001

л/с 30656ПЦ45330

л/с 31656ПЦ45330

в УФК по Томской

области (Национальный

исследовательский Томский

государственный университет)

р/с 40501810500002000002

Отделение Томск. г. Томск

БИК 046902001

TENANT:

University Residence Hall Complex director

G.R. Borisova

(signature)

_____, "____", 2017

(signature)

_____, "____", 2017

III. Rights and Obligations of the Landlord

6. The Landlord has the right to:
 - 1) require payment of the fee for accommodation and for utility services in due time;
 - 2) require termination of this Agreement in cases of violation of housing legislation and the terms of this Agreement by the Tenant;The Landlord may have other rights provided by the legislation of the Russian Federation.
7. Obligations of the Landlord:
 - 1) provide an accommodation that meets all fire safety regulations, sanitary, and ecological requirements;
 - 2) repair and renovate the accommodation when necessary;
 - 3) participate in the timely preparation of sanitary and other equipment located in the residence hall for use in winter conditions;
 - 4) provide the Tenant with utility services;
 - 5) inform the Tenant upon moving in about local legal acts regulating living in the student residence hall;
 - 6) allow the Tenant to use personal energy-intensive appliances, provided that all additional electricity costs be borne by the Tenant;The Landlord has other obligations provided by the legislation of the Russian Federation.

IV. Termination of the Agreement

8. The Tenant may terminate the present Agreement at any time.
9. The present Agreement may be terminated by the mutual consent of the Parties.
10. Termination of the present Agreement upon request of the Landlord is allowed through juridical procedures in cases prescribed by the current legislation of the Russian Federation.
11. The present Agreement is terminated with the completion of studies.
12. In case of termination of the present Agreement the Tenant shall move out of the accommodation.

V. Terms of Payment

13. Every month before the tenth day of each calendar month, the Tenant shall pay a fee for the use of the accommodation (rental payments) amounting to **36.90** RUB (VAT excluded) and pay utility costs amounting to **459.38** RUB (VAT excluded).
14. Under this Agreement the invoice shall not be issued to the Tenant (based on pp. 1 p. 3 of the Article 169 of the RF Tax Code).
15. The order of services provision and the amount of additional electricity costs shall be specified in a Supplement to the present Agreement.
16. The Tenant pays a fee for the accommodation in the manner and amount determined by the Order of payment for the accommodation in the Students Residence Hall at Tomsk State University (students, PhD students, master students).
17. The fee for the accommodation in the Students Residence Hall is set by the order of the Rector in agreement with Student Union and Joint Council of TSU students at the beginning of each academic year.
18. The fee for the use of the accommodation (rental payments) and utilities is charged for the actual period of residence.
19. The following individuals are exempt from charges and payments for accommodation in the dormitory: full time students supported by the federal budget funds and being orphans or children without parental care, disabled children and disabled individuals with category I-II, lifelong disabled individuals, individuals exposed to radiation as a result of the Chernobyl disaster or other radiation accidents, as a result of nuclear tests at the Semipalatinsk test site, any individuals whose disabilities and injuries are a result of military service, or any group of citizens eligible for state social assistance, as well as citizens who served military service under contract at least for three years in the Armed Forces of the Russian Federation (in the internal troops of Ministry of Internal Affairs of the Russian Federation, in the engineer troops and road-building military units under federal agencies of executive power, in the rescue military units under federal agencies of executive power entitled to solve issues related to civil defense, in the Foreign Intelligence Service, in the Federal Security Service, the State security bodies, in the Federal Agency providing mobilization preparation of public authorities of the Russian Federation, students used to serve on military posts to be replaced by