

CENTRE PLACET GENERAL TERMS AND CONDITIONS FOR RENTING ROOMS

Art. 1 Location of the rooms for rent

The household is located at the address below : Rue des Sports, 2 in 1348 Louvain-la-Neuve.

The main hall is located at the following address : Rue des Sports, 6 in 1348 Louvain-la-Neuve.

The "Vents du Sud" hall is located at the address below : Place de l'Hocaille, 1 in 1348 Louvain-la-Neuve.

Art. 2 Purpose of the premises

The future tenant is asked to explain the use he/she intends to make of the room before signing the rental contract. The person in charge of the hall will allow or not the rental, in accordance with the type of activity stated by the future tenant. If the activity planned is not in accordance with what was announced at the time of the booking, the Centre Placet has the right to cancel the booking, to evacuate the hall before the scheduled closing time and/or to charge a fine which will be deducted from the rental guarantee.

Art. 3 Lessor's representation

The Centre Placet may appoint a student to stand in for the tenant. The student is in charge of the opening and closing of the hall, the entry and exit inventory of fixtures. The student is required to report to the manager of the hall the respect or not of the following the general conditions of hiring of the Main Hall of the Placet.

Art. 4 Security measures and maximum occupancy capacity

The tenant ensures that the safety standards of the room are respected :

- he/she shall ensure that no items (chairs, tables, benches, cars, etc.) are placed in front of the emergency exits, inside and outside the hall;
- before leaving the premises, he/she must close the stoves, taps, doors and turn off the lights;
- It is strictly forbidden to smoke in the room.
- the great hall has a limit capacity of 218 people;
- the other rooms, the Vents du Sud hall and the household can't exceed a maximum of 30 people.

Art. 5. Liabilities

The tenant commits himself to occupy the room in a careful and reasonable way. He will be diligent, attentive and concerned about the premises and the materials entrusted to him as if they were his own.

- The lessee shall be very careful not to leave any traces of sticky paper on the walls, windows and tables. It is forbidden to use nails or tacks, or to damage the paint.
- The hirer is responsible for putting away the tables, chairs and benches in such a way as to return them to the state in which they were found when he/she took possession of the premises.
- The tenant cleans the room in such a way as to restore it to its original state, so that this state of repair is completed by the time the room is vacated.
- The garbage cans must be taken out and put in the garbage can opened by the manager at the end of the occupation.
- The hirer is responsible for the security of the goods and persons associated with the occupation, the noise pollution and possible complaints filed with the police.
- The hirer is responsible for the respect of the rental schedule. In no case may the event take place after 24:00.
In certain exceptional cases, the rental may take place until 01:00 to allow the hirer to close the activity at 24:00 and to put away the equipment and clean the room between 24:00 and 01:00.
- The hirer commits himself to respect the security measures and the general rules. Some of them are already posted in several places in the rooms.
- For an additional payment of €50, specifically agreed in writing before the day of occupation, the cleaning of the sanitary facilities and the floors of the room can be provided by the Centre Placet after the occupation of the room.

Foyer international – Centre Placet ASBL

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Numéro d'entreprise : BE 0413.183.376 - Numéro de compte bancaire : BE29 2710 3682 4464 - RPM : Tribunal de Nivelles

The Centre Placet reserves the right to charge a fine to the hirer in case of non-compliance with articles 2, 3 and 4 of the general rental conditions.

Art. 6 Guarantee and damage costs in case of cancellation of a booking, agreed by the parties

In order to guarantee the proper and complete execution of his obligations, the lessee agrees to pay a rental guarantee.

This guarantee serves to cover: fines, invoicing for damages as well as any other debt that the lessee may incur towards the lessor. If the rental guarantee is sufficient to cover all of the lessee's debts, the balance will be returned to the lessee within 15 days of the end of the reservation. Otherwise, the lessee undertakes to pay the amount of the bills not covered by the deposit.

In case of non-payment of the balance on the date of rental indicated in the contract (48 hours after its signature), the Centre Placet reserves the right to cancel the reservation. Except for general circumstances well known to all, the tenant may cancel the contract provided that he/she does so in writing and pays the Centre Placet as damages.

- 25% of the rental amount if the cancellation takes place more than one week before the blocked date
- 100% of the rental amount if the cancellation takes place less than one week before the event.

Art. 7 Situation reports and inventories

An inventory of fixtures is carried out at the beginning and end of each rental. It will be carried out jointly, in the presence of the tenant and the person in charge of the room appointed by the Centre Placet for this purpose. In case of delay of the tenant at the time of one of these inventories, there is a deduction of the rental guarantee. In addition, any unpaid supplement on its due date will automatically be increased, without prior notice, by 15% with a minimum of €50 as a fixed and irreducible penalty clause.

Art. 8 Damage

The lessee is responsible for all damages caused during the period of his rental, on the basis of the inventory of fixtures at the beginning of the rental period, on the movable or immovable goods. On the basis of the inventory of fixtures at the beginning and at the end of the rental period, a statement of claim will be drawn up for any damage caused to the equipment and the sublet property when the lessor has at his disposal the elements allowing him to establish and evaluate the facts. By signing the inventory of fixtures at the end of the lease, the lessee accepts the declaration of claim as it will be established and renounces any form of dispute with regard to this procedure.

Art. 9 Cession or subletting

Any cession or subletting is strictly forbidden. The lessee may not act as a nominee.

Art.10. Compliance with the general conditions and safety instructions

Failure to comply with the general conditions or safety instructions will be considered as a serious fault that may lead to the invoicing of fines. The amount of such fines shall be at the sole discretion of Centre Placet.

Art. 11 Dispute

In case of disagreement concerning the application of any point of the present rules, the hirer shall address the manager of the hall. If no agreement is reached, the Centre Placet may refer the matter to the Courts of Nivelles.