

Penalties and Damage Price List
(valid from March 1, 2017)

In the event of breaching the conditions and terms set by the Sublease Agreement and House Rules, there are contractual penalties and a price list defined for damages caused by the Tenants/Sublessees to the equipment of the apartments and the Provider's/Lessees's property.

The Tenant is required to pay the penalty on the basis of a written notification from the Management of the Belgicka Apartments in which the reason of imposing the penalty charge will be described. The Tenant is obliged to settle the penalty within 5 days since receiving the email notification, either by a bank transfer or deposit to the Belgicka Apartments bank account.

Failure to settle the penalty within 5 days after receiving the notification entitles the Provider to withdraw from the Sublease Agreement. In the event of a serious breach of the House Rules, the Provider is entitled to terminate the Sublease Agreement, with no possibility of refunding the security deposit to the Tenant.

The contractual penalties are set as follows:

NO.	Breach of agreed terms –Description	Penalty (in CZK)
1.	Failure to maintain cleanliness and tidiness in the bedroom/apartment: (payment for extra cleaning)	1.500-3.000
2.	Handover of unclean room/apartment	3.000
3.	Using outdoor shoes inside the apartment	2.000
4.	Smoking in the indoor premises	2.000 – 5.000
5.	Breach of pet-ban	2.000
6.	Violation of quiet hours	2.000-5.000
7.	Unauthorized use of electrical appliances	2.500
8.	Use of private heating device	5.000
9.	Failure to maintain cleanliness and tidiness in the common areas of the building/s	2.000-5.000
10.	Compensation for delayed payments of the monthly rent	500 CZK for each commenced day of delay
11.	Misuse/Loss/Damage of a fire extinguisher	3.000
12.	Loss of the Apt/Common facilities key	1.500
13.	Loss of the entry chip	250
14.	Loss of the room key	250
15.	Loss of the mailbox key	100
16.	Damage to the locking system of the room door	TBD
17.	Another violation of the provisions of the House Rules	TBD

*In case of losing the key or damaging the locking system, the Tenant will have to cover the cost of the key replacement and the change of the whole locking system.

- i. **The tenants must compensate the damages caused to the property of the Accommodation Provider, in accordance with the following damage price list:**

NO.	Damage/Loss Description - Bedrooms	Estimated Charges (in CZK)
1.	Damage/Loss of the mattress	4.500
2.	Damage/Loss of the mattress protecting cover	800
3.	Damage/Loss of the blanket	1.500
4.	Damage/Loss of the pillow	800
5.	Cleaning of the blanket – pillow fillings	600
6.	Cleaning of the mattress protecting cover	600
7.	Damage/Loss of the room chair	3.400

8.	Damage/Loss of the table lamp	1.100
9.	Damage/Loss of the upholstery board with hooks	3.200
10.	Damage/Loss of the move-me box or move-me shelf	3.000
11.	Damage to the bed – racks – drawers	up to 13.500
12.	Damage to the wardrobe	up to 17.000
13.	Damage to the desk/double desk	8.600/14.600
14.	Damage/Loss of the window curtains	5.000 - 12.000
15.	Damage/Loss of the room light	900
16.	Damage to the room internal door – replacement	up to 12.000
17.	Damage to a wall corner – corner bead repair	500
18.	Damage to a window parapet – parapet repair	1.000
19.	Painting room walls/ceiling – price/m2	100
20.	Broken glass Windows	3.000
21.	Broken glass balcony door/Windows	5.000
22.	Damage to the floor – price/m2	3.050
NO.	Damage/Lost Item Description – Common Areas	Estimated Charges (in CZK)
1.	Damage to the apartment entry door –replacement	40.500
2.	Painting of the common hall-kitchen-bathroom – price/m2	250-500
3.	Broken glass screen bathroom/shower - replacement	28.000
4.	Damage/Loss of the mirror in a bathroom-shower-WC	2.500
5.	Damage/Loss of the heating ladder – replacement	4.500
6.	Damage/Loss of the toilet seat	3.000
7.	Damage to the shower battery with a hose – replacement	6.700
8.	Damage to the wash basin battery – replacement	6.950
9.	Damage/Loss of the toilet kit (brush + holder)	850
10.	Damage/Loss of the bathroom-shower-WC light	800
11.	Damage to the wash basin – replacement	5.000
12.	Sink Pop-up Drain Stopper – mechanism replacement	900
13.	Damage to the bathroom tub	18.600
14.	Bath Pop-up Drain Stopper – mechanism replacement	3500
15.	Damage to the toilet – bidet – replacement	8.100
16.	Damage to the bathroom-shower-WC tiles – price/m2	1.500
17.	Damage to the kitchen sink battery – replacement	2.500
18.	Damage to the refrigerator – replacement	up to 15.000
19.	Damage to the kitchen extractor - replacement	up to 5.500
20.	Damage to the ceramic hob – replacement	up to 10.000
21.	Damage to the oven – replacement	up to 10.000
22.	Damage to the dishwasher – replacement	up to 15.000
23.	Damage/Loss of the kettle – replacement	800
24.	Damage to the kitchen boards – price/m2	TBD
25.	Damage to the kitchen cabinets – price m2	TBD
26.	Damage to the bathroom-shower-WC door	9.500
27.	Damage/Loss of the kitchen light	900
28.	Damage/Loss of the bathroom-shower-WC light	700
29.	Damage to the floor tiles – price/m2	1.500
30.	Damage/Loss of the kitchen waste bin	1.200
31.	Damage/Loss of the kitchen table	3.800
32.	Damage/Loss of the kitchen chair	2.800

Damages to other equipment of the rooms, common areas in the apartments and public areas of the buildings will be assessed individually on the basis of the restoration and/or repair costs. The cost of labor for performing the above repairs is approx. 450 per craftsman/hour.

