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STUDENTS RESIDENCE REGULATIONS ON THE ORGANISATION AND FUNCTIONING OF ACCOMMODATION AT THE "VICTOR BABEȘ" UNIVERSITY OF MEDICINE AND PHARMACY OF TIMIȘOARA

ACADEMIC YEAR 2023-2024

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CHAPTER I. GENERAL ASPECTS



Art.1. The “Victor Babeș” University of Medicine and Pharmacy of Timișoara (VBUMPhT) has 8 student dormitories, with a total number of 2500 beds, at sanitary standard 2, 3, 4 persons/room, of which 6 dormitories with a number of 1820 beds, located in the student complex and 2 dormitories with a number of 680 beds, located near VBUMPhT.

Art.2. a) The VBUMPhT dormitories are intended for the accommodation of medical students during the academic year (according to the curriculum, including the summer practice); medical residents from abroad - scholarship holders of the Romanian State, within the limit of available places; medical residents and master students of Romanian citizenship, within the limit of available places (at sanitary norm >2). VBUMPhT does not grant accommodation places to doctoral students.

b) In case the students assigned on the list do not show up for the conclusion of the rental contracts within the established deadlines, students from other universities in Timișoara will be assigned to the remaining free places. The number of available places will be communicated in writing to the other higher education institutions in Timișoara, with the request to send (within the fixed deadlines) the nominal list of students who will be accommodated in the VBUMPhT dormitories.

c) For the rest of the time, the dormitories will have a regime proposed by the General Administrative Directorate and approved by the Board of Directors of VBUMPhT, in order to allow the possibility of carrying out current repairs and granting leave to the staff employed at the dormitories.

d) Timișoara Medical Students Society (SSMT), Timișoara Dental Students Association (TDSA), and Timișoara League of Pharmacy Students (LSFT) have priority in using the protocol rooms and a certain number of rooms for students involved in student exchanges (Romanian and foreign).

e) During the summer holidays, available rooms can be rented at the rates proposed by the General Administrative Department and approved by the Board of Directors of VBUMPhT. The following may be accommodated during the summer holiday period, taking into account the lifting of movement restrictions imposed by the authorities on the population:

- VBUMPhT students doing their summer internship;
- VBUMPhT students employed during the summer vacation;
- VBUMPhT students, final years, until they defend their degree;
- candidates registered for the entrance exam, together with their accompanying persons (first-degree relatives);
- students involved in VBUMPhT or VBUMPhT legal student organizations actions, carried out under the aegis of VBUMPhT;
- residents staying during the academic year.

Art.3. Each dormitory has a staffing scheme, according to the established rules, composed of an administrator, technical maintenance staff, caretakers and security staff.

Art.4. The dormitories are subordinated to the General Administrative Directorate, through the Social Administrative Directorate and are coordinated by it.

Art.5. In each dormitory, a student committee will be established and will function with the aim of representing the interests of the students staying in the dormitory, in relation to the staff employed by



VBUMPhT who have responsibilities in the administration of the dormitories, including by working directly with this staff in solving various problems. The appointment of Dormitory Presidents will be made by the Executive Board of the SSMT.

Art.6. a) The dormitory committee will be composed of: the dormitory president, one head of the dormitory for each floor, and one internet administrator, following application and interview. The composition of the dormitory committee can be changed at any time during an academic year, only by the SSMT (Executive Office), at the request of the dormitory students.

b) Activities in the dormitory will only be carried out with the approval of the Social Administrative Department, the Dormitory Administrator, and the Dormitory President.

CHAPTER II. ALLOCATION (ACCOMMODATION) OF STUDENTS IN DORMITORIES

Art.7. Romanian students who do not have permanent residence in Timișoara and foreign students who follow various forms of study at our University may be accommodated in the dormitories. Exceptionally, with the approval of the VBUMPhT Accommodation Commission, students with a permanent residence in Timișoara, who have special social or medical situations, validated by the specialized committees of the faculties, may also be accommodated.

Art.8. VBUMPhT provides accommodation for students within the limit of the places available. In the dormitories, the allocation will be made with the opinion of the VBUMPhT Accommodation Committee, according to the criteria established in these regulations.

Art.9. a) The allocation of dormitory accommodation for students begins with the pre-selection, which will be carried out at the end of the current academic year for the following academic year. The criteria for prequalification are set out in Annex 1 which forms an integral part of these Regulations.

b) Pre-booking is the student's right to keep the same accommodation for the following academic year and possible options for other dormitories or rooms, which will be considered and resolved by the accommodation committee, according to possibilities, in accordance with the pre-booking and accommodation criteria.

c) Students who have been permanently excluded from a dormitory will be taken into account in the pre-arrangement process, as they are not entitled to stay in VBUMPhT dormitories.

d) Students admitted in the first year at VBUMPhT, who wish to stay in the accommodation, will fill in a standard application form at the VBUMPhT secretariat when confirming their place.

Art.10. a) Students are accommodated according to the assignments shown on the lists (or the Accommodation Order) and on the basis of their identity card.

b) The accommodation lists will be posted by the Accommodation Committee on the VBUMPhT notice board and on the VBUMPhT website.

c) The Accommodation Commission is composed of: the Vice-Rector (Vice-Dean) for Social Affairs, the Director General, the Social Administrative Director, and the student representatives of the VBUMPhT.



Art.11. The actual accommodation is made before the beginning of the academic year, according to the accommodation lists, in person, on the basis of the identity card. The Housing Administrator is responsible for drawing up the Rental Contract (according to Annex 2, which is an integral part of these Regulations) for each student, for entering it in the Housing Book; the President of the dormitory will then deal with the Temporary Residence Visa.

Art.12. For students from other Universities, the assignment is made by the Accommodation Committee, based on the lists sent by the Higher Education Institutions.

Art.13. a) The accommodation is taken over individually by each student, with the drawing up of the Rental Contract, signed by the hostel administrator and the student concerned.

b) The President of the dormitory will be present 10 days before and the Dormitory Committee one day before the beginning of the accommodation, for the taking over of the common spaces, drawing up Minutes with the respective inventory, between the President and the Dormitory Administrator.

c) The students staying in the dormitories are responsible for the conservation of the state of the dormitories, of all the values related to them, according to the handover-receipt documents they have signed.

d) Students staying in the dormitories are responsible for their visitors and for any damage to rooms, furniture, or theft caused by them.

CHAPTER III. RIGHTS AND OBLIGATIONS OF THE STUDENTS ACCOMMODATED IN THE DORMITORIES AND OF THE STAFF AND THE DORMITORY PRESIDENT

Art. 14

(1)

a) Accommodated students must vacate the place occupied on the date of expiry or termination of the contract, on that very day making the liquidation to the hostel administrator. The same applies to students who give up the rented place or who have been excluded from the dormitory.

b) Liquidation means the handing over of the inventory taken by contract, the payment of all debts to the administration up to that moment, and the handing over of the room key and the dormitory access card, which will be done in the presence of the administrator and the dormitory president.

c) On the occasion of the liquidation, the administrator, together with the dormitory president (who will take over after the session), will collect the inventory from the students and check its condition.

d) Students have to leave their rooms and annexes clean. In rooms where there are damaged walls, broken windows, or other damage, the administrator will not liquidate the rooms until these have been repaired or the value of the damage has been recovered.

e) If the tenants of a room do not all leave at the same time, the students who leave early may be liquidated and those remaining in the room are responsible for the goods remaining in the inventory. In this case, the room is handed over by the last to leave.



f) Students in years I to V will be accommodated for the summer internship (July - students will present certificates signed by the coordinating doctor) at the rates charged during the academic year.

g) During the student holidays, the landlord is not responsible for the security of the roommates' personal belongings if they remain in the rooms.

(2)

a) During the summer holidays, the rooms may be used in a hotel regime, at the proposal of the General Administrative Department, and with the approval of the UMPPhT Board of Directors.

b) Students will submit an application for accommodation during the summer vacation or summer internship, specifying their reasons and the period for which they wish to be accommodated, together with a copy of their identity card and student card. Students who have been living in dormitories during the academic year need the approval of the dormitory manager (in which they have been living) in the form of the mention "*no debts and no misconduct*".

c) Applications will be recorded in a register of applications for accommodation during the summer break at the dormitory administration, which remains open. Students who are doing an internship or working during the summer and wish to benefit from accommodation must attach to their application a certificate from the institution where they are doing their internship or working, respectively, certifying their status as interns or employees.

d) Student organizations must issue certificates attesting that they will carry out activities during the summer under the aegis of the VBUMPhT that require the involvement of the student, which must be attached to the application.

e) Students or candidates for admission will be issued with rental contracts (as per Annex 3, which is an integral part of these Regulations).

f) All students accommodated during the summer vacancy period, on the basis of the above-mentioned applications, will be registered at the administration of the dormitory where they will be accommodated, in a Register on the record of accommodation during this period (according to Annex 4, which is an integral part of this Regulation). In this register will be entered the date of entry, the date of exit, the access card to the dormitory, as well as the fees charged (according to the fees established with the approval of the CA).

Art. 15.

a) The dormitory president and the coordinator of the Social Department of the SSMT will be assigned a room in the respective dormitory, free of charge (the related expenses will be paid from the U.M.Ph.'s own income, i.e. rental of premises). This room will be agreed upon with the Social Administrative Department.

b) The dormitory president, together with the dormitory committee, manages and maintains the reading rooms.

Art. 16. The dormitory manager has to monitor the maintenance of the material goods under his management, including the dormitory building, and to observe the state of cleanliness, on which occasion he may make proposals to remedy any negative aspects noted. If necessary, he may enter the room where events have occurred that may cause damage (fire, flood, repairs, interventions, inspection).



Art. 17. a) In the case of damage or destruction of material goods caused by students, the student or students in question will repair or replace the damaged goods.

b) Where the perpetrators have not been identified, depending on the place where the act or acts took place (common areas on the floor), the charges will be made to the tenants of the respective floor.

Art. 18 The maintenance staff, i.e. the caretakers, are responsible for the cleanliness of all rooms in common use (sanitary facilities, corridors, reading rooms, stairwells, storerooms), around the dormitories, and in other places indicated by the dormitory manager. The tradesmen coordinated by the managers or the area maintenance workshop must carry out maintenance work on installations and other property in the dormitory, except for damage caused by tenants for which the repair regime will be established as a matter of urgency. The maintenance workers are required to check the complaints book at the door of each home and to deal with complaints in due course.

Art. 19. In order to prevent possible occurrences and in view of foreign persons entering the hostel, the caretakers must identify these persons and mention them in the entry register. In this case, all tenants of the hostel have to present their identity card with the residence visa, at the request of the porter.

Art. 20. a) Students staying in the dormitory must behave in a normal, civilized, and dignified manner, to keep the peace and order of the public.

b) The organization of parties in the dormitories is forbidden.

Art. 21. The student accommodated in the dormitory, with a rental contract, has the right to request in writing to the dormitory manager, to carry out maintenance and repair works in the room where he/she lives or in the rooms of common use. The administration must deal with the student's request in due course, otherwise, any damage occurring after the date on which the student made the request cannot be charged to the administration. Exceptions are cases where the damage is found to be the fault of one or more students, in which case the student concerned will pay for the repairs in accordance with these Regulations.

Art. 22. The student accommodated in the dormitory has the right to the effective use of the rented place, only himself/herself, as long as he/she does not give up this place. In case of renunciation, the student will pay the rent according to the contract.

Art. 23. A student who occupies a place in the dormitory in a fictitious manner, with the aim of making it available to other persons, will be punished by exclusion from the dormitory, in accordance with Art. 37.

Art. 24. Students staying in the dormitory have the right to report negative aspects of the dormitory that make it difficult for them to live together and to propose measures to improve them. Complaints and proposals will be recorded in the register to be made available to the students for this purpose by the hostel administrator.



Art. 25. Students staying in dormitories have, subject to the agreement of their roommates, the right to receive visitors whom they know. Any visit will be announced to the administration or the dormitory gate, in order to be recorded.

Art. 26. The staff employed in the dormitory must inform the administrator and the dormitory president of any damage caused by students, with a view to the persons concerned remedying it. The dormitory president must notify the Administration Department of the damage and disturbances caused and try to trace the perpetrators.

Art. 27. The departure of students from the dormitory, without making a legal liquidation, will be penalized according to the clauses established in the concluded rental contract. The resulting debts will be pursued through legal channels.

Art. 28. Electricity will be paid separately by the student according to the metering.

Art. 29. Access to the dormitory after 11 p.m. is allowed only after identification by the doorman (identity card with temporary visa for students staying in the dormitory or any legal identity document for persons not living in the dormitory), according to Art. 19. The doorman must mention in the Entry Register: time of entry, name, and data of the person who has been legitimized, number of persons accompanying him/her and the room they are going to.

Art. 30. It is forbidden to paste any kind of writing outside the places specially arranged by the hostel administration. It is forbidden to throw papers, cardboard, water bags, or other objects that create an unpleasant appearance around the hostel or that endanger the physical integrity of people walking in the alleys. Failure to comply with these prohibitions entails the remedying of the damage and sanctions as per Art. 37.

Art. 31. In order to prevent accidents, it is forbidden: the use of any improvised electrical consumers, and bring in and use gas cylinders in hostels.

Art. 32. It is forbidden to carry out modifications to the electrical installation. It is forbidden to carry out modifications to the existing furniture or other interior modifications without the approval of the building manager.

Art. 33. The installation of aerials on the roofs and walls of dormitories will only be carried out by authorized persons from the Technical Department. It is categorically forbidden to move around on the terraces of the dormitory in order to prevent damage to existing installations.

Art. 34. It is forbidden to keep animals (cats, dogs, birds, etc.) in the rooms.

CHAPTER IV. PROVISIONS RELATING TO SANCTIONS



Art. 35. For offences resulting in damage to property, in addition to the obligation of the offenders to remedy the damage, they are liable to the penalties provided for in this Chapter, in accordance with Article 37.

Art. 36. Abuses committed by the residents of the hostel will be recorded in a report by the hostel manager or the hostel president. The report will be submitted to the Social Administrative Directorate, and the sanction will be determined according to the seriousness of the acts committed. The sanction is included in the Rental Contract or is determined by the Accommodation Committee at the time.

Art. 37. Depending on the seriousness of the offences committed by not respecting the hostel rules, the following may be applied: WARNING, PENALTY FEE, EXCLUSION, FOR A DETERMINED PERIOD, FROM THE HOSTEL, DEFINITIVE EXCLUSION FROM ALL VBUMPhT CAMPUSES, according to the Rental Contract or the decision of the Accommodation Commission, at the time.

CHAPTER V. ACCOMMODATION CRITERIA

Art. 38. Following the pre-selection process, students' options will be decided, within the limit of available places, in reverse order of years of study (years 6, 5, 4, etc.), taking into account the score obtained, according to the Pre-selection Criteria.

Art. 39. a) In the case of siblings, both students at VBUMPhT, will be allocated accommodation in the same room, on a case-by-case basis and taking into account the year of study.

b) Second-degree relatives (siblings/siblings-in-law) or spouses of VBUMPhT students studying at another faculty may be accommodated within the limit of available places, taking into account the priority of VBUMPhT pre-accommodated students for the dormitories of sanitary norm 2.

c) Married students (both VBUMPhT students) who have submitted their documents in due course (no later than 2 weeks before the start of accommodation) have priority for accommodation in the dormitories. If places remain available, they will be taken up by final-year students.

Art. 40. The order in which applications for accommodation in VBUMPhT hostels are dealt with is as follows:

a) pre-accommodated students;

b) first-year students;

c) students who have applied for accommodation but did not live in the VBUMPhT dormitories at the time of pre-accommodation.

Art. 41. Applications from students with social problems (disability, orphans, serious medical problems) will be examined by the Accommodation Committee, in collaboration with the specialist committees of the respective faculties.

Art. 42. The entire responsibility for the drawing up of nominal lists of students from other higher education institutions accommodated according to Art. 12 lies with the requesting institution.



CHAPTER VI. ANNEXES

Annex no. 1 - Pre-accommodation criteria for the academic year 2023/2024

Annex no. 2 - Rental agreement template for the academic year 2023/2024

Annex no. 3 - Rental agreement template 2023 - summer vacation period

Annex No 4 - Summer accommodation register

CHAPTER VII. FINAL PROVISIONS

Art. 43. This regulation will be brought to the attention of the staff employed in the hostel and of those staying in the hostel. One of the conditions of accommodation, which will be specified in the rental contract, will be that the person staying in the hostel must comply with the hostel rules.

Art. 44. The Senate of the University of Medicine and Pharmacy "Victor Babeș" of Timișoara has approved the present regulations in its meeting of 05 April 2023, the date on which it enters into force.

**Rector,
Professor MD Octavian Marius Crețu, PhD,**

**Professor MD Victor Dumitrașcu, PhD,
Vice-Rector for social-administrative affairs**

The holograph signature is affixed to the original version of the document which is kept in the archives of the University Senate. This act shall have the same legal force as the original document.



Pre-accommodation criteria for the academic year 2023/2024

1. VBUMPhT students and residents, accommodated in the institution's dormitories, have the right to pre-accommodation for the academic year 2023/2024 on the places where they were accommodated in the current academic year, with the possibility of expressing their choice for another room or dormitory. Pre-registration is compulsory for the distribution of accommodation places. Students will fill in the data requested on the pre-selection form **between 12 and 21 June 2023.**
2. VBUMPhT students, who do not make their pre-registration within the established period will lose their right to accommodation in VBUMPhT dorms for the academic year 2023/2024.
3. The students who have not complied with the obligations of the dormitory contract will not be accommodated according to the option, but will be randomly assigned to the remaining vacancies or will lose their right to accommodation, depending on the seriousness of the offence.
4. At the time of the pre-arrangement, the student **must not** be in arrears with the payment of the hostel fees (otherwise the pre-arrangement will be cancelled).
5. **The student must personally fill in the form for the pre-caution.**
6. **Students from other universities who are staying in the VBUMPhT dormitories are not eligible for pre-arranged accommodation.** Exceptions are second-degree relatives (brothers, sisters) and married students, who must attach a copy of their identity card, a copy of their student card, and proof of their degree of kinship to the form, within the period specified; their request will be dealt with within the limits of available places.
7. Scoring criteria for the assignment of students to a dormitory with N.S. 2 :
 - a) Students who have obtained an overall average of 8.50 during the first semester of the academic year 2022 - 2023, regardless of the year of study, can opt for a place in a dormitory of 2 persons (dormitory 10, 18, 24). Pre-registration options will be respected within the limit of available places.
 - b) The methodology for calculating the score is as follows:
 - **10 points** will be awarded for the final year.
 - **5 points** will be awarded for each year of study passed.
 - For every 5 hundredths above the average of 8.50, **1 point** is awarded.
 - In case more than one student obtains the same score, the tie will be broken on the basis of the overall average obtained during the first semester of the academic year 2022-2023.



RENTAL AGREEMENT
NO CONCLUDED TODAY.....
CONTRACTING PARTIES

Between the "VICTOR BABEȘ" UNIVERSITY OF MEDICINE AND PHARMACY OF TIMIȘOARA, with its headquarters in Eftimie Murgu Square No.2, holder of the right to manage the state-owned student dormitories for housing purposes, as lessor - represented by the administrator of the dormitory - andson/daughter of and..... student at the Faculty.....year..... with permanent residence in the locality.....street.....building..... entrance.....apt.....county....., holder of ID card series....., no., issued by....., on (date).....,PIN....., tel., mail on the date of as the tenant, the present rental contract has been concluded.

OBJECT OF THE CONTRACT

Art.1 The subject of the contract is the letting of a rental area (place), for the academic year 2023-2024, for residential use in the dormitory.....room....., located at the address....., of the related installations and common areas, as well as of the inventory provided for in the handover - reception minutes, annexed to this contract.

TERM

Art.2 The rental term is for the duration of the academic year, after which the student will hand over the room to the manager on the basis of a handover report.

ACCOMMODATION RATE

Art.3 The accommodation fee represents the cost of each accommodation place and depends on the grant allocated by the Ministry of National Education.
The Board of Directors of VBUMPhT approves the accommodation fee proposed by the General Administrative Directorate for each dormitory, based on the consumption and related expenses of the previous period.

FARE PAYMENT

Art.4 Payment of the accommodation fee will be made for the current month by the 5th of the month in question. From the 6th of the month onwards, penalties of 0.5% per day for each day of delay will be applied, except for the first month of accommodation, when payment will be made when the contract is signed. At the conclusion of the contract, in September, the accommodation fee for October is also payable.

If the accommodation fee is not paid by the penultimate working day of the month (the first day being the day on which the penalty is calculated), the contract will be automatically terminated without entitlement to accommodation for the following year.

On termination of the accommodation contract, at the student's request, the overpayment will be refunded on the basis of a request signed by the hostel administrator. The deadline for settlement and refund is 7 working days from the date of approval of the request.



Art.5 Electricity will be paid separately by the student at the appropriate market rates, regardless of the form of tuition (budget, fee, scholarship, etc.).

Electricity payment is made between the 20th and 30th of the current month for the previous month. After this date penalties of 0.5% per day for each day of delay are applied.

On the last working day of the month, NO collections are made.

OBLIGATIONS OF THE CONTRACTING PARTIES

Art.6 The lessor has to :

1. hand over the room with the related equipment specified in the subject of the contract in the state appropriate for the use as a dwelling on the basis of a handover-receipt report.
2. ensure the execution of maintenance and repair works necessary for the proper use of the common use of dormitory.
3. ensure that the common areas of the dormitory (hallways, reading rooms, staircases, shared sanitary facilities, garbage bins) and the outside areas of the dormitory are kept clean at all times.
4. prohibit any modification of the space offered for rent, with the related facilities, subletting the space, or using it for other purposes.
5. control the use and maintenance by the tenant of the rented accommodation and the inventory of the common areas of the hostel.
6. recover immediately from the date of discovery any shortages and damage to the property in the rooms and in the common areas of the hostel, by charging the cost and installation labour.
7. collect the fees under this contract whenever necessary.
8. ensure security at the entrance to the hostel, and compliance with hygiene and fire safety regulations.
9. issue access cards to the dormitory and facilitate the obtaining of the residence visa for the duration of the rental contract.

Art.7 The tenant (lessee) undertakes :

1. To take over the room with the related facilities specified in the subject of the contract in a state suitable for use as a dwelling on the basis of a handover - reception report and to comply with the provisions of the "Dormitory Regulations".
2. To hand over to the manager, within 24 hours, a spare key, in case the lock has been replaced, so that the landlord can intervene in extreme situations (floods, fires, etc.).
3. To pay the fixed rate for accommodation in the home, namely electricity, within the time limits set out in Articles 4 and 5 of this contract.
4. To make proper use of the goods in the hostel's inventory, electrical and plumbing installations provided.
5. To ensure order and cleanliness in the premises, to ensure the daily removal of household refuse from the room.
6. To keep quiet during rest hours (1 p.m. to 4 p.m. and 24 a.m. to 8 p.m.) and during study periods (exam sessions, 10 p.m. to 8 p.m.) and to behave in a civilized manner towards the other tenants, the administration and the head of the hostel.
7. To allow access to the VBUMPhT employees, and student representatives (dormitory master, hall master - according to the dormitory rules) with specific tasks (repairs, interventions), or to carry out control in the rooms in order to verify compliance with the provisions of this contract.
8. At the end of the contract, to return the goods in the condition in which they were received, with the obligation to clear the room of all personal belongings.
9. Not to make any alterations to the space offered and the related installations, to the premises for shared use and not to change their purpose.
10. Not to sublet the space they have been granted for residential use to other natural or legal persons.
11. To be materially liable for any damage caused:
 - from their own living space in the room allocated
 - in the common areas when the perpetrator has been identified



If the perpetrator who caused the damage in the common areas is not identified, liability for material damage will be apportioned to all the persons accommodated on that level.

12. To respect the rules of access to the dormitory, the rules of hygiene, and fire prevention.
13. Not to put up posters and notices except in specially designated places.
14. Not to use the room or the common areas of the hostel for commercial activities.
15. Not to use electrical appliances with an electricity consumption higher than the norms established by the educational institution (stoves, heaters, etc.) according to the *General Norms of Fire Prevention in living spaces* (according to Ord.712, OG 60/97).
16. It is forbidden to introduce and use gas cylinders and combustion appliances.
17. To notify the administration if he/she no longer wants to live in the hostel, making the liquidation on the day (from that day the contractual obligations cease).
18. To pay the fees provided for in this contract in the event of non-compliance.
19. It is forbidden to traffic and consume narcotics, hallucinogens, and ethnobotanicals in the hostel.
20. It is forbidden to possess, use or carry firearms and weapons.
21. Not to consume alcoholic beverages in the dormitory.
22. To comply with the recommendations of the administrator, the hall supervisor, the head of the dormitory, and the porter on duty in cases of conflict.
23. Smoking is prohibited in the dormitory.
24. It is forbidden to dry laundry outside the room through the window.
25. It is forbidden to keep animals in the dormitory.
26. To notify the administration (porter) of any visits from outside the dormitory (they are not allowed to stay overnight).
27. To notify the hostel administration (by notifying the hostel gate of necessary repairs in the living quarters and common areas). It is forbidden to use unskilled personnel for repairs.
28. It is forbidden to give away access cards to the dormitory.
29. To submit the documents to obtain the residence visa.
30. Selective rubbish collection.

CONTRACTUAL LIABILITY

Art.8 For the non-performance or improper performance of contractual obligations on the part of the lessee, the lessor (represented by the administrator) will proceed as follows:

1. In the case of paragraphs 2, 4,5, 6, 7, 12, 13, 14, 21, 22, 24, 25, and 26 of Article 7, the tenant will be warned in writing (with the head of the household being informed)
2. In the case of paragraphs 2, 4, 5, 6, 7, 12, 13, 14, 21, 22, 24, 25, and 26 of Article 7, the tenant concerned will have the contract terminated on the second offence.
3. The noise pollution complained of attracts a warning. The second warning leads to exclusion from the home.
4. In the case of paragraphs 15,16, of Art. 7, the tenant will be charged a penalty fee of 50 RON, for which a receipt will be issued.
5. In the case of Article 7, para. 23 the tenant will be charged a penalty fee of 50 RON, for which a receipt will be issued, and the contract will be terminated upon the next such breach.
6. In the case of paragraphs 3, 11, 17, 18, 19, and 20 of Article 7, the contract with the tenant will be terminated.
7. In the case of paragraphs 8, 9, 10, and 28 of Article 7, the contract with the tenant will be terminated, the tenant will be obliged to pay damages, and the tenant will lose the right to accommodation in the UMPHt dormitories for the duration of the studies.
8. In the case of Art. 4 and Art. 5, the tenant loses the right to accommodation in the UMPHt dormitories for the whole period of the studies, in the case of graduate students the documents related to the graduation will no longer be issued.
9. Students who alienate the accommodation place, or use the ID (CI) to accommodate other people, will be expelled from the faculty and will be held liable for contravention, civil or criminal liability, as appropriate.



10. In the event that a material property of the landlord is destroyed or stolen and the perpetrator is not identified, the damage will be borne by all students in the room, on the floor, or in the dormitory, the amount being determined by the General Administrative Directorate according to the value in the estimate of works.

11. In case of loss of the dormitory access card, a penalty fee of 10 RON will be charged.

12. In the event of non-compliance with Article 7, paragraph 30, a penalty fee of 50 RON will be charged, and the contract will be terminated on the second such infringement.

Art.9 In case of failure to comply with the contractual obligations, according to the regulation, they will be settled by legal means on the basis of the legislation in force.

Art.10 The present contract is in accordance with the provisions of the legislation in force and of the hostel's internal rules and is concluded in two copies, one for each party.

Art. 11 Upon handover of the room, the goods received will be returned in full on the basis of an inventory as follows:

1.	Blankets	Condition	pieces
2.	Bed sheet	Condition	pieces
3.	Envelope sheet	Condition	pieces
4.	Pillow	Condition	pieces
5.	Pillowcase	Condition	pieces
6.	Curtains	Condition	pieces
7.	Wastebasket	Condition	pieces
8.	Dustpan	Condition	pieces
9.	Keys	Condition	pieces
10.	Beds	Condition	pieces
11.	Tables	Condition	pieces
12.	Chairs	Condition	pieces
13.	Mattresses	Condition	pieces
14.	Bedside tables	Condition	pieces
15.	Hangers	Condition	pieces
16.	Curtain rods/rails	Condition	pieces
17.	Light bulbs	Condition	pieces

I, THE UNDERSIGNED, HEREBY DECLARE UNDER MY OWN RESPONSIBILITY THAT I AM STUDYING AT THE FACULTY OF AND I AM / AM NOT A FEE-PAYING STUDENT.

LESSOR
Administrator

TENANT
Student



RENTAL AGREEMENT

NO. _____ concluded today: ____ / ____ 2023 / HOSTEL _____

CONTRACTING PARTIES :

Between **The "VICTOR BABEȘ" UNIVERSITY OF MEDICINE AND PHARMACY OF TIMIȘOARA**, with registered office in Timișoara, No. 2 Eftimie Murgu Square, as holder of the property right of the student dormitories, represented in this context by the delegation of the administrator _____, as **LESSOR** and _____, son/daughter of _____ and _____ with permanent residence in the locality _____ str. _____ no. ____ building ____ entrance ____ floor ____ apt. ____ county _____ mobile phone _____ holder of the ID card series ____ no. _____ issued by the police _____ on _____ PIN _____ as **TENANT** has intervened this lease.

OBJECT OF THE CONTRACT

Art. 1. The subject of the contract is the letting for **the summer holiday 2023** of a rental area (place) for residential use in the dormitory _____ room _____, the related installations and common areas as well as the inventory provided for in the handover-receipt minutes.

ACCOMMODATION FEE

Art. 2. The accommodation fees charged will be those approved by the Administrative Board.

This decision does not apply to students on work placement. In this case, the fee will be that of the academic year.

PAYMENT

Art. 3. The payment of the accommodation fee is made as follows: for the months of July and August at the conclusion of the contract, at the hostel where he/she lives, and for the month of September between the 3rd and 10th of the month.

OBLIGATIONS OF THE CONTRACTING PARTIES

Art. 4. The lessor is obliged:

1. to hand over the room with the related equipment specified in the subject of the contract in a state suitable for use as a dwelling, on the basis of a handover-receipt report;
2. to ensure the permanent cleaning of the common areas of the dormitory and the daily disposal of household waste;
3. to issue the dormitory access card and room key;
4. to prohibit any modification of the space offered with the related facilities, subletting the space, or using it for other purposes;
5. to recover, immediately and at the time of discovery, any loss or damage caused to the goods in the room and in the common areas of the dormitory by charging the cost of the goods and the installation work;

Art. 5. The tenant (lessee) undertakes :

1. to comply with the provisions of the Dormitory Regulations on the organization and functioning of accommodation at VBUMPhT;
2. to take over the room with the related facilities specified in the object of the contract in a state suitable for use as a dwelling, on the basis of a handover-receipt report;
3. to pay the rate fixed for the accommodation in the hostel, within the term mentioned in Art. 3;
4. to ensure order and cleanliness in and around the hostel;
5. to allow access to the room to persons employed by the VBUMPhT with specific tasks; to allow the pest control company access to the room;
6. to notify the administration if he/she no longer wishes to live in the hostel and to return, at the end of the contract, the property taken over in the appropriate condition;
7. not to make any alterations to the space offered;
8. not to sublet or allow other persons to use the space they have been given, and not to accommodate strangers;



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9. not to put up posters and notices except in specially designated places (notice boards);
 10. to be materially responsible for any loss or damage to property in their own or neighbouring rooms (where applicable) and in the common areas of the hostel;
 11. not to use appliances with high electricity consumption;
 12. not to prepare food in the living quarters and not to use gas cylinders and appliances in the dormitory;
 13. not to use improvised means of heating and other electrical improvisations;
 14. not to use the room for commercial activities;
 15. to respect the rules of access to the dormitory, the rules of hygiene, and fire safety;
 16. not to consume alcoholic beverages in the dormitory; to respect the provisions of Law no. 349 / 21.06.2002 prohibiting smoking in the dormitory; not to bring or keep animals in the dormitory.

CONTRACTUAL LIABILITY:

Art.6. For failure to comply with the obligations of this contract tenants will be excluded from the hostel.

LESSOR

Administrator,

LESSEE

(Tenant),



Summer accommodation register

Contract No.	Room	Name and Surname	Entry	Exit	July	August	September	Card No.	Electricity