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| **UGOVOR O ZAKUPU**Ovaj ugovor o zakupu (u daljem tekstu: **“Ugovor”**) zaključen je dana **ДатаДоговора** godine između: **{Фамилия Имя арендодателя} JMBG: {номер JMBG}** (u daljem tekstu **“Zakupodavac”**)i**{Ваше Фамилия Имя}, državljanin Ruske Federacije, broj pasoša: {Номер загранпаспорта}**(u daljem tekstu: **”Zakupac”**)U daljem tekstu ovog Ugovora Zakupodavac i Zakupac biće zajednički označavani kao **“Ugovorne strane”** a pojedinačno kao **“Ugovorna strana”**. | **LEASE AGREEMENT**This lease agreement (hereinafter the **“Agreement”**) concluded on **ДатаДоговора** by and between:**{Фамилия Имя арендодателя} JMBG: {номер JMBG}** (hereinafter the **“Lessor”**)and**{Ваше Фамилия Имя}, citizen of Russian Federation, passport number: {Номер загранпаспорта}**(hereinafter the **“Lessee”**)Hereinafter the Lessor and the Lessee shall be collectively referred to as the **“Contracting Parties”** and each individually as the **“Contracting Party”**. |
| **Predmet Ugovora****Član 1**Zakupodavac daje u zakup Zakupcu sledeću nepokretnost: **{Адрес квартиры} ({метраж m2})** (u daljem tekstu: **“Nepokretnost”**). Zakupodavac je vlasnik Nepokretnosti. Predmetni stan je namešten i Zakupodavac je saglasan da Zakupac koristi Nepokretnost kao stambeni prostor. Zakupac neće koristiti Nepokretnost u nezakonite svrhe i poštovaće sve propise, uredbe i pravila koja se tiču buke, sigurnosti, sanitarnih, protivpožarnih i drugih merila.Zakupodavac ili njegov predstavnik ima pravo pristupa Nepokretnosti za vreme trajanja ovog Ugovora, ukoliko ima valjani razlog, pod uslovom da Zakupac bude obavešten o tome bar 48 časova unapred. U hitnim slučajevima (npr. slučajevi jakih prirodnih nepogoda, požara, pucanja instalacija, nereda i sl.), Zakupodavac ima pravo pristupa Nepokretnosti i bez najave unapred, a radi sprečavanja nastanka štete ili umanjenja nastale. štete na Nepokretnosti.Zakupac nema pravo da izdaje Nepokretnost ili bilo koji njen deo u podzakup.Zakupodavac, je saglasan da Zakupac* **{Фамилия имя жильца 1}**
* **{Фамилия имя жильца 2}**
* **{Фамилия имя жильца 3}**

može da izvrši prijavu adrese stanovanja na adresi Nepokretnosti, pri čemu se Zakupodavac obavezuje da Zakupcu pruži svaku razumnu pomoć vezano za davanje saglasnosti za prijavu adrese stanovanja na adresi Nepokretnosti, a koja razumna pomoć, između ostalog, podrazumeva dostavljanje dokumentacije zahtevane od nadležnih organa. | **Subject Matter of the Agreement****Article 1**The Lessor leases to the Lessee the following real estate: **{Адрес квартиры}** **({метраж m2})** (hereinafter the **“Real Estate”**).The Lessor is the owner of the Real Estate.The respective apartment is furnished and the Lessor agrees that the Lessee uses the Real Estate as the residential space. The Lessee will not use the Real Estate for illegal purposes and will respect all regulations, ordinances and rules concerning noise, safety, sanitary, fire and other measures. The Lessor or his representative has the right to access the Real Estate during the validity of this Agreement, if there is a valid reason, provided that the Lessor is notified at least 48 hours in advance. In emergency cases (e.g. cases of severe natural disasters, fires, bursts of installations, riots, etc.)The Lessor has the right to access the Real Estate without prior notice, in order to prevent or reduce the damage to the Real Estate.The Lessee has no right to sublease the Real Estate or any part of the Real Estate.The Lessor agrees that the Lessor* **{Фамилия имя жильца 1}**
* **{Фамилия имя жильца 2}**
* **{Фамилия имя жильца 3}**

may register the address of residence at the address of the Real Estate, whereby the Lessor undertakes to provide the Lessee with any reasonable assistance related with issuing the consent to register the address of residence at the address of the Real Estate, which reasonable assistance, inter alia, includes the submission of documentation required by the competent authorities. |
| **Period važenja Ugovora****Član 2**Ovaj Ugovor, je zaključen na period koji počinje **{Дата начала аренды}**. godine I traje do **{Дата окончания аренды}** godine. Zakupodavac se obavezuje da najkasnije na dan početka predmetnog perioda uvede Zakupca u posed Nepokretnosti. Prilikom uvođenja Zakupca u posed Nepokretnosti Zakupodavac je dužan da Zakupcu preda Nepokretnost čistu i ispražnjenu od lica.Važenje ovog Ugovora se produžava za dodatni period identičnog trajanja i pod istim uslovima koji su ugovoreni u ovom Ugovoru, ako najkasnije 1 mesec pre isteka važenja ovog Ugovora ni jedna Ugovorna strana ne obavesti drugu Ugovornu stranu da ne želi da se važenje ovog Ugovora produži.Prilikom napuštanja Nepokretnosti nakon isteka važenja Ugovora, Zakupac je dužan da Nepokretnost preda u stanju u kom je primio Nepokretnost, čistu i ispražnjenu od svih lica. | **Validity Term of the Agreement****Article 2**This Agreement is concluded for a period starting from **{Дата начала аренды}** and lasting until **{Дата окончания аренды}**. The Lessor undertakes to enable the Lessee to get into the possession of the Real Estate no later than on the day of the beginning of the respective period. When enabling the Lessee to get into the possession of the Real Estate, the Lessor is obliged to hand over the Real Estate to the Lessee clean and emptied of all persons.The validity of this Agreement shall be extended for an additional period of identical duration and under the same pre conditions as agreed in this Agreement unless no later than 1 month before the expiration of this Agreement either Contracting Party notifies the other Contracting Party that it does not want to extend the validity of this Agreement.When leaving the Real Estate after cessation of validity of this Agreement, the Lessee is obliged hand over the Real Estate in the condition in which he received the Real Estate, clean and emptied of all persons. |
| **Zakupnina i depozit****Član 3**Ugovorne strane su saglasne da iznos mesečne zakupnine iznosi **{Арендная плата} evra**.Zakupac se obavezuje da zakupninu iz prethodnog stava plaća mesečno, najkasnije do **10** dana u mesecu za tekući mesec, a prema instrukcijama za plaćanje dobijenim od Zakupodavca.Zakupac se obavezuje da dan na zaključenja ovog Ugovora isplati Zakupodavcu depozit u iznosu od jedne mesečne zakupnine. Depozit služi Zakupodavcu kao sredstvo obezbeđenja ukoliko Zakupac neblagovremeno izvršava svoje obaveze preuzete ovim Ugovorom. Ovaj depozit će se vratiti Zakupcu po isteku ili raskidu ovog Ugovora, prilikom predaje ključeva od Nepokretnosti kada će Zakupac predati i sve priznanice koje dokazuju da je sve račune iz člana 4 ovog Ugovora platio na vreme. | **Rent and Deposit****Article 3**The Contracting Parties agree that the of the monthly rent **{Арендная плата} euros**.The Lessee undertakes to pay the rent from the previous paragraph on monthly basis, no later than until the **10** day of the month for the current month, according to the payment instructions received from the Lessor.The Lessee undertakes to pay a deposit in the amount of one monthly rent to the Lessor on the day of conclusion of this Agreement. The deposit serves the Lessor as a security if the Lessee does not fulfill its obligations under this Agreement in a timely manner. This deposit will be returned to the Lessee upon expiration or termination of this Agreement, when handing over the keys for the Real Estate and when the Lessee will hand over all the receipts proving that he timely paid all the invoices from the Article 4 of this Agreement. |
| **Troškovi za Nepokretnost****Član 4**Zakupac se obavezuje da pored zakupnine redovno plaća i troškove po osnovu korišćenja električne energije, vode, telefona, odnošenja smeća, komunalnih troškova, troškova tekućeg održavanja Nepokretnosti, troškove čišćenja i slično, počev od dana ulaska Nepokretnosti, a sve u skladu sa rokovima navedenim na izdatim računima nadležnih kompanija/komunalnih preduzeća.Računi iz prethodnog stava moraju se plaćati sve vreme trajanja Ugovora i uključuju i račune koji dospeju po isteku Ugovora a koji obuhvataju vremenski period važenja Ugovora.Zakupodavac se obavezuje da će plaćati porez na imovinu za Nepokretnost i svel druge takse i isplate koje su vezane za vlasnička prava na Nepokretnosti.Zakupac se obavezuje da isplati štetu koja nastane usled njegove grube nepažnje odnosno za štetu koja mu se može pripisati krivicu, osim one štete koja predstavlja redovno habanje koje vremenom nastaje usled redovne upotrebe Nepokretnosti ili štete usled okolnosti koje nisu izazvane od strane samog Zakupca, njegovih gostiju ili dugih lica koja borave u Nepokretnosti sa njegovim odobrenjem.U slučaju iz prethodnog stava, ukoliko Zakupac ne izvrši potrebne popravke ili na drugi način ne nadoknadi nastalu štetu, Zakupodavac može zadržati deo ili ceo iznos depozita iz člana ovog 3 Ugovora do iznosa štete učinjene od strane Zakupca. U slučaju da iznos pričinjene štete premašuje iznos položenog depozita, Zakupodavac ima pravo da od Zakupca naplati razliku do iznosa pričinjene štete. | **Costs for the Real Estate****Article 4**The Lessee undertakes to regularly pay, in addition to the rent, the costs based on the use of electricity, water, telephone, garbage collection, utility costs, current maintenance costs of the Real Estate, cleaning costs, etc., starting from the day of taking possession of the Real Estate, all in accordance with deadlines specified on the invoices issued by the competent companies/utility companies.The invoices from the previous paragraph must be paid for the entire duration of the Agreement and include the invoices due after the expiration of the Agreement, which relates to the period of validity of the Agreement.The Lessor undertakes to pay the property tax for the Real Estate and all other fees and payments related to the property rights to the Real Estate.The Lessee undertakes to pay the damage resulting from his gross negligence or damage attributable to his fault, except for damage representing the regular wear of the Real Estate that is created over the time with its regular use or the damage due to the circumstances not caused by the Lessee himself, his guests or other persons present in the Real Estate with his approval.In the case from the previous paragraph, if the Lessee does not make the necessary repairs or otherwise compensate caused damage, the Lessor may retain part or all of the deposit from Article 3 of this Agreement up to the amount of damage caused by the Lessee. In the event that the amount of damage. exceeds the amount of the deposit, the Lessor has the right to collect the difference from the Lessee up to the amount of damage. |
| **Održavanje, manje i veće popravke****Član 5**Zakupodavac je odgovoran za investiciono i tehničko održavanje Nepokretnosti tokom perioda važenja Ugovora. Ovo podrazumeva popravke koje se odnose na oštećenje konstrukcije zgrade (zidovi, podovi, krov, plafoni, vrata i prozori), popravke i održavanje instalacija kao što su kanalizacione, vodovodne, strujne, grejne, kao i spoljnih odvoda i dovoda.Popravke i održavanje pomenuti prethodnom stavu izvodiće se od strane Zakupodavca blagovremeno i uz najmanje neprijatnosti i uznemiravanja prema Zakupcu, u što kraćem roku i to ne kasnije od 5 dana po obaveštavanju. U hitnim slučajevima, popravke i održavanje opisano u prethodnom stavu Zakupodavac mora preduzeti odmah.Ugovorne strane su saglasne da su struja, hladna voda i grejanje usluge koje pružaju različite kompanije/komunalna preduzeća, tako da Zakupodavac nema nikakve nadležnosti ako one ne obavljaju svoj posao.Zakupac se obavezuje da se stara o Nepokretnosti sa pažnjom dobrog domaćina, da je koristi shodno nameni i obavezuje se da neće oštetiti Nepokretnost ili joj promeniti namenu, kao ni zgradi čiji je ona deo, zajedničkoj ili susednoj prostoriji i opremi.Zakupac je odgovoran za manje popravke i održavanje. Ugovorne strane tumače manje popravke kao one koje su neophodne da bi se otklonila šteta that prouzrokovana svakodnevnim korišćenjem Nepokretnosti (npr. prljavština, oštećenja brava, zamena sijalica i sl.).Zakupac ne može vršiti veće ispravke, poboljšanja, strukturalne ili neke druge promene. enterijeru ili eksterijeru Nepokretnosti bez pisanog odobrenja Zakupodavca. | **Maintenance, Minor and Major Repairs****Article 5**The Lessor is responsible for the investment and technical maintenance of the Real Estate during the term of the Agreement. This includes repairs related to damage to the building structure (walls, floors, roof, ceilings, doors and windows), repairs and maintenance of installations such as sewage, plumbing, electricity, heating, as well as external drains and inlets.Repairs and maintenance mentioned in the previous paragraph will be performed by the Lessor in a timely manner and with the least inconvenience and harassment to the Lessor, as soon as possible and no later than 5 days after notification. In emergency cases, repairs and maintenance described in the previous paragraph must be undertaken by the Lessor immediately.The Contracting Parties agree that electricity, cold water and heating are the services provided by different companies/ utility companies, so the Lessor has no jurisdiction if they do not do perform their job.The Lessee undertakes to take care of the Real Estate with the care of a good host, to use it according to the purpose and undertakes not to damage the Real Estate or change its purpose, as well as the purpose of building of which it is a part, or adjacent room and equipment.The Lessee is responsible for minor repairs and maintenance. The Contracting Parties interpret minor repairs as those are necessary to eliminate the damage caused by the daily use of the Real Estate (e.g. dirt, damage to locks, replacement of light bulbs, etc.)..The Lessee cannot make major corrections, improvements, structural or any other changes in the interior or exterior of the Real Estate without the written approval of the Lessor. |
| **Raskid Ugovora****Član 6**Ugovorne strane u svakom trenutku mogu zaključiti pisani sporazumni raskid ovog Ugovora, u kom slučaju će ovaj Ugovor prestati da važi u skladu sa tako sastavljenim i potpisanim sporazumnim raskidom.Ugovorne strane su saglasne da svaka Ugovorna strana može otkazati ovaj Ugovor i pre isteka perioda važenja iz člana 2 ovog Ugovora, uz poštovanje otkaznog roka od 30 dana koji počinje da teče od dana pisanog obaveštenja druge Ugovorne strane o otkazu Ugovora.Prilikom napuštanja Nepokretnosti, Zakupac je dužan da Nepokretnost preda u stanju u kom je primio Nepokretnost, čistu i ispražnjenu od svih lica. | **Termination of the Agreement****Article 6**The Contracting Parties may, at any time, conclude the written consensual termination of this Agreement, in which case this Agreement shall cease to be valid in accordance with such agreed and signed consensual termination.The Contracting Parties agree that either Contracting Party may terminate this Agreement before the expiration of the period of validity referred to in Article 2 of this Agreement, subject to a notice period of 30 days starting from the day when the other Contracting Party was notified in written on termination of the Agreement.When leaving the Real Estate, the Lessee is obliged to hand over the Real Estate in the condition in which he received the Real Estate, clean and emptied of all persons. |
| **Obaveštenja****Član 7**Sva obaveštenja koja su vezana za izvršenje odredbi ovog Ugovora treba da budu poslata u pisanoj formi e-mail-om, SMS, WhatsApp, Telegram, i to na sledeće adrese:**Za Zakupodavca:****E-mail: {E-Mail арендодателя}****SMS/WhatsApp/Telegram +381 ….****SMS/WhatsApp/Telegram +381 ….****Za Zakupca:****E-mail: {E-Mail свой}****SMS/WhatsApp/Telegram +7 ….****SMS/WhatsApp/Telegram +381 ….**Radi izbegavanja svake sumnje, obaveštenje poslato samo SMS/WhatsApp/Telegram ili samo e-mail-om neće se smatrati urednim obaveštenjem, već će se smatrati da je obaveštenje uredno samo ako je poslato i SMS/WhatsApp/Telegram i e-mail-om.U slučaju da jedna od Ugovornih strana promení adresu, dužna je da o tome pisanim putem bavesti drugu Ugovornu stranu u roku od tri dana.Svako pismeno obaveštenje poslato drugoj Strani ugovornici smatraće se da je uredno primljeno ako je upućeno na adresu navedenu u ovom sporazumu (ili na drugu adresu o kojoj Ugovorna strana propisno obavesti drugu Ugovornu stranu) na dan nakon datuma na kome je poruka dostavljena i poslat e-mail. | **Notifications****Article 7**All notices related to the implementation. of the provisions of this Agreement should be sent in writing by e-mail, SMS, WhatsApp, Telegram to the following:**For the Lessor:****E-mail: {E-Mail арендодателя}****SMS/WhatsApp/Telegram +381 ….****SMS/WhatsApp/Telegram +381 ….****For the Lessie:****E-mail: {E-Mail свой}****SMS/WhatsApp/Telegram +7 ….****SMS/WhatsApp/Telegram +381 ….**For the avoidance of doubt, a notice sent only by SMS/WhatsApp/Telegram or only by e-mail will not be considered a proper notice, but will be considered a proper notice only if it is sent by any of SMS/WhatsApp/Telegram and e-mail.In the event that one of the Contracting Parties changes its address, it shall notify the other Contracting Party in writing within three days.Any written notice sent to the other Contracting Party shall be deemed duly received if it is addressed to the address referred to in this Agreement (or another address duly notified by the Contracting Party to the other Contracting Party) on the day following the day when the message was delivered and the e mail was sent. |
| **Završne odredbe****Član 8**Ovaj Ugovor stupa na snagu danom potpisivanja od strane Ugovornih strana.Ugovorne strane su saglasne da sve izmene ovog Ugovora moraju biti sačinjene u pisanoj formi i moraju biti potpisane od ovlašćenih predstavnika obe Ugovorne strane, inače će biti nevažeće.Ukoliko se za bilo koju odredbu ovog Ugovora utvrdi da je nevažeća ili neizvršiva takva odredba neće uticati na punovažnost ili izvršivost preostalih odredbi ovoga Ugovora, pri čemu su Ugovorne strane saglasne da će u takvom of this slučaju zameniti nevažeću važećom koja najbolje odgovara prvobitnoj nameri Ugovornih strana.Ugovorne strane će nastojati da sve eventualne sporove vezi sa ovim u Ugovorom reše mirnim putem, a u slučaju da se na taj način ne može postići sporazum Ugovorne strane ugovaraju nadležnost suda u Beogradu.Ovaj Ugovor je sačinjen u 2 (dva) istovetna primerka u dvojezičnoj srpsko- engleskoj verziji, od čega po 1 (jedan) primerak zadržava svaka od Ugovornih strana. Ugovorne strane su saglasne da je verzija na engleskom jeziku samo u informativne svrhe, tako da će u slučaju bilo kakve nesaglasnosti preovlađivati verzija na srpskom jeziku. | **Final Provisions****Article 8**This Agreement shall enter into force as of the day of its signing by the Contracting Parties. The Contracting Parties agree that all amendments to this Agreement must be made in writing and must be signed by the authorized representatives of both Contracting Parties, otherwise they will be void.If any provision of this Agreement is found to be invalid or unenforceable such provision shall not affect the validity or enforceability of the remaining provisions Agreement, whereby the Contracting Parties agree that in such case they will replace the invalid provision with a valid one which is the best suited to the original intention of the Contracting Parties.The Contracting Parties shall endeavor to resolve any disputes arising in connection with this Agreement in peaceful a manner, and in case that agreement cannot be reached in such manner the Contracting Parties stipulate the jurisdiction of the court in Belgrade.This Agreement is made in 2 (two) identical copies in a bilingual Serbian English version, out of which 1 (one) copy is retained by each of the Contracting Parties. The Contracting Parties agree that the English language version is for informational purposes only, and in case of any discrepancy the Serbian language version will prevail. |

**Zakupodavac / The Lessor: Zakupac / The Lessee:**

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**{Фамилия Имя Арендодателя} {Ваше фамилия имя}**