Apartment24
KPDD GmbH
Pumpwerkstrasse 41, 8105 Regensdorf
044 512 87 98

Regensdorf, 23.10.2025

Your Rental Contract

Furnished Room '305' Welschmattstrasse 1, 4055 Basel

Enclosed you will find your contract documents.

Please send the signed contract to peri.diktas@apartment24.ch or by post to: KPDD GmbH, Pumpwerkstrasse 41, 8105 Regensdorf no later than:
23.10.2025 12:00 PM

To gain access to the rental property, you must have paid the following rent by the start of the lease at the latest:
Fr.320.00 (Key handover only after credit or cash payment)

If you are unable to meet the deadlines, please contact us as soon as possible so that you do not receive a negative entry in the tenant database and have to pay a processing fee of CHF 150.00.

Kind regards

Meral Tomakin
KPDD GmbH

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Contract for Furnished Room

Landlord	KPDD GmbH, Pumpwerkstrasse 41, 8105 Regensdorf
Tenant	Shaoqing CHEN
Resident	Shaoqing CHEN
Rental property	Furnished Room '305' Welschmattstrasse 1, 4055 Basel
Registration number	303
Start of rental	24.10.2025
End of rental	undated
Termination	30 days in advance, either for the middle or the end of each month, but no earlier than 30.11.2025. If the rental period ends between December 1 and January 14, January 15 shall be considered the official end of the rental period. Terminations are only valid if sent by registered mail (no SMS, WhatsApp, or email). For terminations by the tenant, the effective date of receipt, not the postmark, is considered valid.
Rent	**Fr. 1200.00 (To be paid monthly in advance)**
Deposit	**Fr. 0.00**
Key	One complete set of keys (cost of incomplete return at least Fr. 650.00).
Prohibited	Smoking, pet ownership, drug use, playing musical instruments.
House rules	The house rules are part of this rental agreement.
Final cleaning	The tenant is responsible for cleaning the rental unit upon move-out. If additional cleaning is necessary, a minimum fee of Fr. 280.00 will be charged. If the room smells of smoke, it will be repainted at the tenant's expense. Repainting, potential replacement of furniture, and any inability to re-rent the unit will incur a minimum charge of Fr. 2,000.00.
Inventory	Complete bed, table and chair, TV set, wardrobe, dresser, nightstand, etc.
Viewing	The tenant agrees that the landlord may show the room to prospective new tenants for the purpose of re-renting, with prior notice. The prospective tenant will always be accompanied by the landlord.
Payment	The rent must be paid on the last day of the month for the following month. Reminders and notices of termination from the landlord will incur a charge of Fr. 75.00.
Agreement	The handover of the keys and the rental unit will only take place after the first agreed rent and the agreed deposit have been credited. The tenant assumes full liability for rent, cleaning, and any damages for the entire duration of the rental period. Defects must be reported to the landlord in writing within five days of the start of the rental period. Any changes to the contract must be made in writing. TV fees, such as SERAFE, are the responsibility of the tenant.
Place of jurisdiction	At the location of the rental property.
Place, Date	Regensdorf, 23.10.2025

KPDD GmbH (Landlord)

Shaoqing CHEN (Tenant)

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Payment details

Recipient

KPDD GmbH, Pumpwerkstrasse 41, 8105 Regensdorf

Bank

Zürcher Kantonalbank

IBAN

CH71 0070 0114 9013 6539 2

Clearing

700

SWIFT

ZKBKCHZZ80A

Important

Always indicate your FIRST and LAST NAME as payment reference.

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Data sheet

Internet

WLAN	KPDD
Password	2nDu8a8Rjn5

Landlord

Phone	044 512 87 98
Email	peri.diktas@apartment24.ch

Emergency numbers

Police	117
Fire department	118
Ambulance	144

Landlord's postal address

Postal address	KPDD GmbH, Pumpwerkstrasse 41, 8105 Regensdorf

Waste disposal

Only use official fee bags and dispose of them in the designated container.

Your postal address to receive letters

Shaoqing CHEN
WHG 3-2
Welschmattstrasse 1
4055 Basel

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House rules

Bathroom

Times Please avoid using the shower between 11:00 PM and 5:30 AM. Living with other people requires special consideration.

Hygiene Toilets, showers, and sinks must be left clean after use.

Storage areas Toothpaste tubes, shower gels, razors, and other items should not be left on the shelves or in the shower. Items not stored properly may be disposed of by cleaning staff without prior notice and without compensation.

Ventilation Please ventilate the room thoroughly after using the bathroom/toilet. If you do not ventilate for about 5 minutes or leave the windows slightly open, mold may develop.





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House rules

Kitchen

Times

Please avoid cooking between 10:00 PM and 6:00 AM. Living with other people requires special consideration.

Order

Dishes and food left unattended for more than 2 hours may be disposed of by the landlord. Tenants cannot claim compensation.

Storage areas

Please store dishes and food only in the areas designated for you (which are numbered with your room number). Expired food can be disposed of without compensation claims from the tenant.

Order

The housing concept you have rented does not allow placing furniture such as tables, chairs, etc., in communal areas like the kitchen. The landlord can dispose of such furniture without prior notice and without compensation claims from the tenant.





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House rules

General

Rent

Rent must always be paid in advance for the following month. For example: You must pay September's rent by the end of August. If you experience financial difficulties, contact us immediately. Reminders incur a fee of Fr. 75.00. The deposit cannot be used in place of the last rent payment by the tenant.

Quiet hours

Between 10:00 PM and 6:00 AM, please avoid disturbing roommates with loud noises. Living with other people requires special consideration.

Smoking

Smoking in the apartment and room is strictly prohibited. Damages, rent loss, and expenses will incur a charge of at least Fr. 2000.00.

RTV law

The landlord is not responsible for collecting radio and television fees and cannot offer assistance. Contact the respective current collection agency (e.g., Serafe). The fees must be paid explicitly by the tenant.

Utilities

If the tenant uses an excessive amount of electricity, water, or heating, they will receive a warning and expressly agree that the tenancy may be terminated after the first written notice. The use of fan heaters and portable heating devices is prohibited. Any violation will be subject to a charge of CHF 50.00 per day, but at least CHF 300.00.

Drugs

The consumption of illegal substances is prohibited. Please consume alcohol only in a manner that does not disturb other residents.

Guests

The housing concept you have rented does not allow guests to visit or stay overnight. You are allowed to have one guest stay overnight per week, provided other residents are not disturbed. The landlord may revoke this rule after a warning and prohibit guests from visiting.

Order

The housing concept you have rented requires specific safety regulations. For safety reasons, it is prohibited to place furniture, carpets, shoes, tables, etc., in communal areas or in front of the room. You are renting the room, not the entire apartment, so you forgo the right to place furniture in the apartment. However, you can furnish your room as you see fit. The landlord may remove and dispose of furniture and other items that are not located in the room for safety reasons without prior consultation. The tenant is not entitled to compensation.

Handover

The tenant must report damage and defects to furniture and the room to the landlord no later than 10 days after the start of the rental period.