KPDD GmbH
Pumpwerkstrasse 41, 8105 Regensdorf
044 512 87 98

Frau Sevil Nayebyan

Monday 19.May 2025

Your Contract

Möbliertes Zimmer 102 Solothurnerstrasse 62, 4053 Basel

Dear Ms. Nayebyan

Enclosed you will find the rental agreement. In order to make the payments, I have attached the bank details for you. Please note the following deadlines.

Rental Agreement	We will bring the lease agreement to the handover. There they will sign it together.
Rent	The rent must be paid by 08.05.2025 to our bank account.
Deposit	The deposit payment/deposit guarantee must also be sent back until 08.05.2025.

If you are unable to meet the deadlines, please inform us so that we can adjust them. Please print the lease twice and return both leases signed to us. we will then sign them as well and return your lease to you. As soon as we are in, are in possession of all documents or the payments, we can arrange the date for thehand over of the keys.

Kind Regards

KPDD GmbH
Perihan Diktas, Franchise Inhaber

KPDD GmbH
Pumpwerkstrasse 41, 8105 Regensdorf
044 512 87 98

Mietvertrag für Möbliertes Zimmer

Landlord	KPDD GmbH
Tenant	Sevil NAYEBYAN
Resident/s	Sevil NAYEBYAN
Rental Property	Möbliertes Zimmer 102, Solothurnerstrasse 62 1 OG, 4053 Basel
aWN:	102 (Amtliche Wohnungsnummer)
Start	05.05.2025
End	undated
Cancelation	30 Tage im Voraus auf Mitte oder Ende jedes Monats, jedoch frühestens auf 15.6.2025.Fällt das Mietende zwischen den 01. Dezember und dem 14. Januar, so gilt der 15. Januar als offizielles Mietende. Kündigungen gelten nur per Einschreiben (keine SMS / WhatsApp / E - Mail). Bei Kündigungen durch den Mieter gilt nicht der Poststempel sondern das effektive Zustellungsdatum.
Rent	Fr. 950.00
Deposit	Fr. 950.00
Keys	1 set of keys complete. In case of loss at least Fr. 550.00 will be charged.
Prohibited	Smoking, animals, drug use, playing music.
Rules	The house rules are part of this lease.
Endcleaning	The tenant must clean the rental object himself when moving out. If a subsequent cleaning is necessary, at least Fr. 150.00 will be charged. Smoke odor costs at least Fr. 850.00.
Inventory	Bed complete, table and chair, wardrobe, nightstand etc..
Viewing	The tenant acknowledges that the apartment may be shown to new interested parties. The disturbances will be kept as low as possible. An interested party will always be accompanied by the landlord.
Convention	The agreed rent is due for payment monthly in advance. Threats of termination or notices of termination on the part of the landlord will be charged with Fr. 50.00 . The handing over of the keys and the handing over of the rental object shall only take place after the first agreed rent has been credited. first agreed rent and the agreed deposit.The tenant assumes full liability for rent, cleaning and any damage during the rental period. Cleaning and any damage during the entire term of the lease. Defects must be reported within five days after the start of the lease in writing to the landlord. If other residents feel are bothered by the tenant(dirt, mess, noise, odor, etc.), the tenant will be warned. In case of renewed complaints, the lease will be terminated immediately.
Place of Jurisdiction	At the location of the rental object
Place, Date	Regensdorf, 19.May 2025

KPDD GmbH (Landlord)

Sevil NAYEBYAN (Tenant)

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Place, Date	Regensdorf, 19.May 2025

KPDD GmbH (Landlord)

Sevil NAYEBYAN (Tenant)

KPDD GmbH
Pumpwerkstrasse 41, 8105 Regensdorf
044 512 87 98

Bank Details

Receiver

KPDD GmbH,Pumpwerkstrasse 41,8105 Regensdorf

Bank

Zürcher Kantonalbank
Postfach
8010 Zürich

IBAN

CH71 0070 0114 9013 6539 2

Clearing

700

Swift

ZKBKCHZZ80A

Important

Always enter YOUR name as the reason for payment. If we can not allocate the payment, it may be that the keys can not be handed over.

KPDD GmbH
Pumpwerkstrasse 41, 8105 Regensdorf
044 512 87 98

Houserules

Main Information

Internet
Wifi: KPDD
Password: 2nDu8a8Rjn5

Contact Landlord
Phone: 044 512 87 98
EMail: peri.diktas@apartment24.ch

Emergency Phone Numbers
Police: 117
Fire: 118
Medical: 144

Landlord Address
KPDD GmbH, Pumpwerkstrasse 41, 8105 Regensdorf
(No Office at this address - only postal recipient address)

Trash
Only use special duty bags, which you can buy in any supermarket. Only use the official containers.

Laundry
The washer and dryer may not be used 22:00 to 6:00 PM.

Post
Your address to receive letters:
Sevil NAYEBYAN
Solothurnerstrasse 62
4053 Basel

KPDD GmbH
Pumpwerkstrasse 41, 8105 Regensdorf
044 512 87 98

Bathroom Rules

Main Information

Hours

The shower should not be used between 23:00 and 05:30 if possible.

Hygiene

Peeing while standing is prohibited. Please clean the toilet after use, sink and the tub so good, so that the next feels well.

Place to Keep

No tubes, razors, toothbrushes, etc. should be left on the shelves (except shower shampoo). The rest has to be put away.

Ventilate

If there is a window, the window and the door must be opened after using the toilet / bath. Mold only occurs if it is not properly ventilated.



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Kitchen Rules

Main Information

Hours

The kitchen may only be used between 06:00 and 22:00. In case of repeated offense, the electricity will be turned off in the kitchen overnight.

Dishes

Every resident is responsible for their own dishes. The Landlord does not organize dishes and pans. The dishes must be put away in the kitchen cupboards as soon as they are dry. Dirty dishes are disposed of without any refund by the landlord.

Fridge

Each resident has his personal compartment, which is marked with his room number. Only eat your own food. Expired food will be disposed of without any refund by the landlord

Oven

The oven tray must be cleaned after each use. The landlord does not replace dirty sheets, but disposes of them without replacement.

Dishwasher

After each wash, empty the dishwasher completely.



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Kitchen Rules

Miscellaneous

Rent

The rent must always be paid in advance. Example: The rent for October must be credited to the landlord's account no later than October 1st. If you have financial problems, contact us early. Reminders are charged with at least CHF 50.00.

Periods of Rest

There must be silence between 22:00 and 06:00. The roommates may not be disturbed.

Smoking

Smoking in the rooms and in the apartment is prohibited. It must not be smoked out of the window. In the event of a violation, at least CHF 850.00 will be charged.

Drugs

Consuming hard and soft drugs (including Canabis) is strictly prohibited. Drink so much alcohol that you do not bother anyone. In the event of a breach, notice of termination is given immediately. Drugs = ZERO Tolerance!

Guests

Basically, the room is calculated only for one person. A friend is allowed to stay a maximum of 1 night per week and only if no one feels disturbed.Other guests are not allowed.The landlord can prohibit the visit of all guests without giving any reason.

Furniture in the Apartment

For safety reasons (fire police) no furniture may be placed in the common rooms or items such as shoes, garbage bags, clothes, etc. set up / stored. The landlord disposes of all items without consultation and without compensation. The placement of furniture in the public spaces is prohibited.
Television



