

GENERAL CONDITIONS TENANT

✓These general conditions apply to all registrations made from 1 February 2019 at Home of Orange B.V., www.homeoforange.nl, established in Amsterdam, registered in the Commercial Register of the Chamber of Commerce under number 74166042, hereinafter referred to as: "Home of Orange";

✓Candidate tenant means: anyone who registers on the website of Home of Orange or responds to any accommodation for which Home of Orange mediates on behalf of a landlord.

✓Accommodation means: every object intended as a living space that Home of Orange has included in its own database and has been published on www.homeoforange.nl to rent out.

✓A registration is free of charge.

✓The listed accommodations are offered by Home of Orange on behalf of the landlord.

✓By registration the candidate tenant does not give an assignment for mediation to Home of Orange. Home of Orange mediates for properties from its own portfolio exclusively on behalf of the landlords.

✓The registration at Home of Orange does not give any guarantee or a right to find (suitable) accommodation.

✓After completion of the registration, the candidate tenant receives digitally by email an overview of the housing supply that fits within his or her stated search profile.

✓Registration forms that are not fully completed will not be processed. Registrations can be refused or removed at any time without any given reason. The registration is considered expired 12 months after the registration date. Candidate tenants can then re-register. Registration expires as soon as an agreement has been reached on the rental of an object.

✓A registration gives the right to view accommodation(s), but only if you are eligible for the relevant accommodation. A viewing of an accommodation is without obligation and free of charge.

✓By signing or digital transmission of the registration, the candidate tenant authorizes Home of Orange to carry out a risk- and credit check that relates to the payment behaviour of the candidate tenant in the past and / or contacting the employer to verify the submitted income data and / or employer's statement. There are no costs for the candidate tenant. Candidate tenant is aware that the results of the risk analysis may give the landlord the opportunity not to allocate the accommodation, or to set further conditions here.

✓The gross monthly income of the candidate tenant must meet the stated income requirement. The income requirement differs per accommodation and is determined by the landlord. Home of Orange has at all times the possibility to ask the candidate tenant for current income data. Candidate tenant is in this agreement a private person or in other words 'consumer' if he / she has income from paid employment.

✓For self-employed persons, other income calculations and / or additional conditions apply. These will be determined per individual case. Entrepreneurs must submit at least a recent extract from the trade register at the Chamber of Commerce and an accountant report certified by an approved auditor for the past 2 years. Candidate tenant is in this agreement a 'business' candidate tenant if he / she submits income or profit from a company and indicates to run a company in order to meet a financial capacity for an accommodation and this accommodation is rented in the name of a company. If a business candidate tenant wants to rent in a personal capacity, the candidate tenant is 'consumer'.

✓At the conclusion of a rental agreement, a candidate tenant who works as an employee is required to pay at least 1 month's rent as a deposit. For self-employed entrepreneurs, the deposit is at least 2 month's rent. The requested deposit may deviate as a result from the supplied documents or the wishes of the landlord.

✓If a candidate tenant indicates that he / she wishes to be eligible for renting an accommodation, he / she will submit all the information requested by Home of Orange. This information must be original and truthfully completed or requested. If it appears that the candidate tenant has submitted false

information or statements, Home of Orange can withdraw the offer and submit a declaration. In addition, the candidate tenant will be deregistered.

✓If the candidate tenant indicates that he wishes to be eligible for renting an accommodation and the landlord agrees, a letter of intent to rent is signed. Home of Orange will then also ask for down payment of a maximum of half a month's rent. Only after the letter of intent to rent has been signed and the down payment has been paid by the candidate tenant, Home of Orange will definitively allocate the accommodation to the candidate tenant. The down payment will of course, be settled with the payment of the first rental period.

✓With the signing of the letter of intent to rent, the candidate tenant commits to renting the accommodation.

✓If the landlord, after signing the letter of intent to rent by the candidate tenant, decides not to offer the candidate tenant a rental agreement, regardless of the reason, Home of Orange accepts no liability for the decision of the lessor.

✓If the candidate tenant cancels, after the signature of the letter of intent to rent and the allocation of the accommodation by the landlord, the costs of the work performed will be charged.

✓Before the check-in and the key transfer, the candidate tenant must have paid the rent for the 1st period and the deposit. In addition, the rental agreement must be signed.

✓If it appears that the candidate tenant has rented an accommodation on the basis of false information or declarations, the relevant landlord has the right to terminate the rental agreement immediately. Any costs incurred by the candidate tenant will not be refunded in that case.

✓Candidate tenant declares to be aware, and also expressly agrees, that when candidate tenant asks Home of Orange to perform services for his / her interest, Home of Orange can charge costs for the performed work.

✓If candidate tenant is eligible for accommodation for which a housing permit is required, obtaining this permit is at the expense and risk of the candidate tenant himself. For the accommodation policy, the candidate tenant must request information from the municipality concerned.

✓The personal details and information of candidate tenants are treated with the utmost confidentiality. This information will never be provided or sold to third parties. Only at your request, these can be provided to a landlord of a house to which you respond.

✓All announcements, commitments and offered agreements made by Home of Orange and its employees are at all times deemed to have been made subject to the approval of the landlord of the accommodation. Home of Orange can, partly due to its dependence on third parties for obtaining information, not guarantee the correctness, completeness and topicality of the information provided by Home of Orange.

✓Home of Orange is not liable for the consequences if the landlord fails to fulfil his obligations after the conclusion of a rental agreement. Candidate tenant indemnifies Home of Orange against all claims for damage of the owner / landlord and / or third parties in any form whatsoever.

✓Home of Orange is not liable for the consequences of a too high initial basic rental price as well as inaccuracies, omissions, nullities or voidability in the rental agreement which are the result of incorrect information provided by the landlord to Home of Orange. There are legal rules for determining rental prices for an accommodation. The tenancy committee (Huurcommissie) is the testing authority in this.

✓Dutch law applies to all disputes between candidate tenant and Home of Orange.

(version February 2019)

Disclaimer: The Dutch text is binding and prevails in the event of discrepancies or inconsistencies between the Dutch text and the English translation.