

1. Accommodation

In the Netherlands we work in accordance with the Good Landlordship Act. This law requires that living and working be separated. For Goodmorning BV, the rental is via LPC Facility. The rent of the room is not linked to the work. If the Landlord terminates the lease due to the Tenant's agency work employment contract ending, a transition period of four weeks shall apply within which the Tenant must vacate the leased property. The four-week transition period starts from the day following the last day of the agency work employment contract. This fulfils clause 36(5) ABU CLA. However, rent remains due for this period. The rent can be paid weekly in advance to the accommodation manager.

LPC Facility BV provides accommodation at various locations in the Netherlands. The leased property is explicitly intended for occupation by labour migrants. The tenant accepts that the rental is for independent living space and that certain areas are intended for common use with the co-tenants.

LPC Facility BV holds the 'SNF' certificate, which means that all homes offered by LPC Facility BV meet at least the standards set in this certificate and the standards set in the CLA for temporary employees.

The rental price includes gas, water, internet, contents and (municipal) taxes. You can find the rental price in your accommodation agreement. The rental price can be increased by the landlord due to increases in costs. This will be communicated to you via the APP correspondence from Plan4Flex

2. Procedure

- Arrival and welcome on Saturday or Sunday at the Stella Maris accommodation in Steenberg.
- After arrival you will move on to the accommodation in the immediate vicinity of the clients where you will work.
- If you change work, it will always be reassessed whether your residential location is a good fit for your new work. If travel time increases due to a change of work, you will be asked to move.
- You can reserve the room via the APP correspondence subject Planning, it is possible that this request will be refused.
- If you have a preference for a co-tenant, please let us know before arrival or with your support coordinator. We can only take this into account if the work for the co-tenant is also in the same work environment. We cannot make any promises for co-tenants.

3. Houserules

House rules have been drawn up in each home and we expect you to follow these house rules. You are required to behave as a 'good tenant', which means that you are expected to grant the lessor access to the rented property to allow them to perform repairs or inspections (twice a month). These inspections are necessary to ensure safety and to meet the certification requirements of accommodation bodies such as the SNF.

These rules will be provided to you upon arrival. Please read the rules carefully and follow them at all times. Local rules must also be respected. Finally, you also expected to be a good neighbour!

Main accommodation rules:

As an employee, you must follow a number of rules regarding accommodation. These rules are also specified in the accommodation regulations:

- Please bear in mind that you also live with other people and neighbours;

- Do not cause any (noise) nuisance. Be mindful of your fellow residents and neighbours;
- It is forbidden to smoke in the accommodation;
- Using or selling drugs in the accommodation is strictly prohibited;
- Keep the house clean;
- Be careful with the accommodation and the furniture;
- Only park your car in the designated parking spots;
- Damage must be reported immediately;
- Do not let strangers into the house to prevent possible theft;
- We will report any theft/handling of stolen goods to the police;
- Waste must be disposed of properly and correctly.
- Oil, grease and coffee grounds should not be washed down the sink, shower or toilet.

4. Facilities

All accommodation provided by LPC Facility BV is fully furnished and equipped with the necessary facilities. You are not allowed to bring your own furniture or make any changes to the accommodation.

You are responsible for cleaning the accommodation and for garden upkeep. This will be checked by LPC Facility BV (the lessor). If shortcomings are found, you will receive a warning and be instructed to remedy them. If you do not do so, the work will be carried out by the lessor. The costs incurred by LPC Facility BV may be passed on to you through Goodmorning BV.

For hygiene reasons, each person must provide their own bed linen, consisting of a pillow, duvet, fitted sheet and duvet cover. Use of bed linen, to protect the mattress, is obligatory. A mattress protector is also provided at the Stella Maris location. This should be returned upon departure from Stella Maris.

All houses are equipped with WIFI. The WiFi credentials are:

Username	koweli
Password	UZKgoodmorning15

5. Damages

You should report any general damages, defects or emergencies relating to your accommodation through the Plan4Flex APP, with subject Facility or to your Support Coordinator. Please report any damage at Stella Maris to the reception or with the manager of your accommodation.

In case of an emergency, you can reach us on the central emergency number +31(0)167-526520. By EMERGENCY we mean fire / dangerous situations / serious illness or accidents. When there is no time to lose, call 112 for the fire brigade, police or an ambulance.

You may be charged for damage caused by recklessness. If it cannot be proven who caused the damage, you and your co-occupants may be charged jointly. It will be deducted from your wages.

6. Penalty's

If you fail to fulfill your obligations, you will be charged a fine in accordance with the rental agreement, Article 6, the penalty clause. If it is found that the obligations have not been met, you will be notified and the fines will be deducted from your wages.

7. To move private location

If you wish to leave the accommodation permanently, you must notify Goodmorning BV in writing. We apply a notice period of one week. You can request private living via the APP correspondence from Plan4Flex. Once this has been completed correctly and signed, the one-week notice period will commence.