



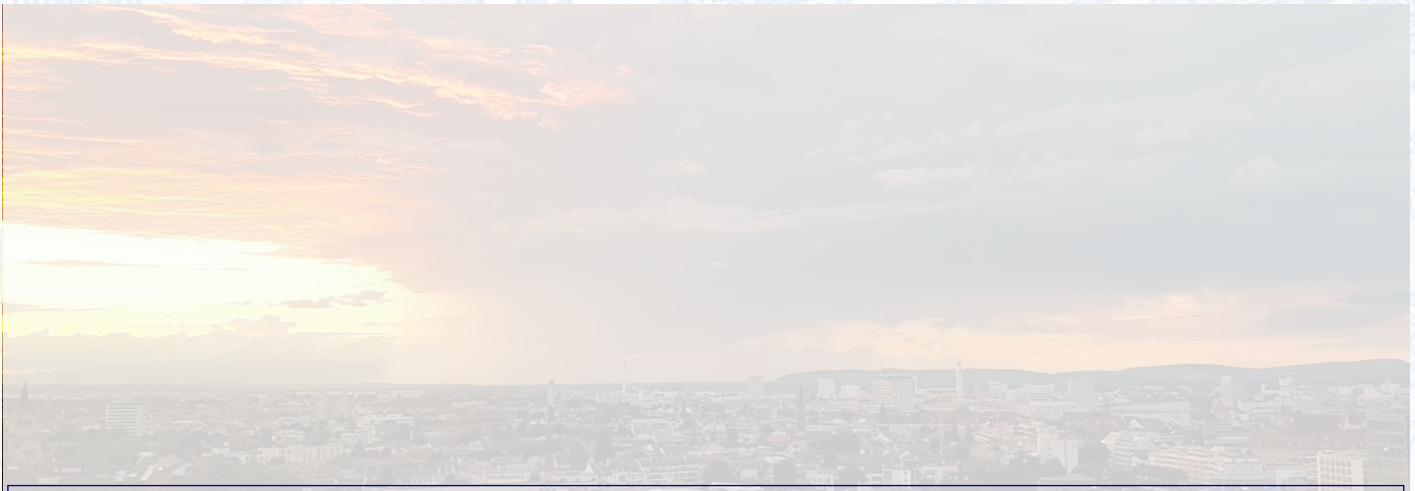
As a lessor

- you may have an unused room in your house or flat?
- you would like to exchange ideas with people from other parts of Switzerland or from other countries in general?
- you would like to act as a temporary host?
- you would be happy to have uncomplicated, fuss-free support in your everyday life?

As a student/trainee

- you look for affordable accommodation?
- you would like to get to know the Swiss way of life from inside?
- you might have individual rental needs?
- you appreciate the exchange with people from another generation?

ZiUm connects!



What is ZiUm?

- ZiUm connects people (students, trainees) who look for an accommodation with people who let an accommodation, mainly in Basel and surrounding areas.
- ZiUm enables lessors and tenants to get to know different ways of life. Usually living in private accommodation is a very rewarding experience - for both parties.
- ZiUm considers a personal contact with lessors and, if possible, with tenants as essential. Based on this personal knowledge contacts are established between tenants and lessors.
- ZiUm is a non-profit organisation, no fees are charged.
- ZiUm offers its support to lessor and tenant until the conclusion of a rental agreement, and, if required, to limited extend even beyond that.

The rental agreement is concluded directly between the lessor and the tenant. The basis of the agreement is the official rental agreement valid in the canton (county), where the accommodation is located, as well as the Swiss Code of Obligations (Art. 253 ff. OR).

Individual agreements are also recorded in the rental agreement, such as duration, probationary period or the monthly rent. If both parties agree the rent can be partially compensated by assistance from the tenant; details of such compensation are also recorded in the contract.



Process of transaction for the lessor:

1. The lessor contacts ZiUm via email.
2. An appointment is made with the lessor at the location of the rental property.
3. At this meeting the ZiUm employee checks the suitability of the rental property and discusses with the lessor ideas, needs and demands. All information will be treated confidentially.
4. After this meeting both, lessor and ZiUm, will definitely decide whether the property will be incorporated into the "ZiUm-Pool".
5. After included in the "Pool" ZiUm will check whether the requirements of the lessor and those of a possible tenant match - and vice versa (see also process of transaction for the tenant).
6. If a lessor and a possible tenant seem to match, ZiUm informs the lessor with anonymised data of the possible tenant.
7. If the lessor agrees, the anonymised data of the lessor will be forwarded to the possible tenant.
8. If there is a mutual interest, ZiUm establishes direct contact between the lessor and the possible tenant.
9. If the two parties come to an agreement, ZiUm will provide the relevant rental agreement upon request.
10. The rental agreement is concluded directly between the lessor and the tenant.
11. If required, ZiUm offers its services to both parties to a limited extent during the moving in- or moving out-phase.

Process of transaction for the tenant:

1. The prospective tenant contacts ZiUm by email.
2. The prospective tenant receives an application form by email, which has to be completed and sent back by email as well. All information will be treated confidentially.
3. The prospective tenant will be put on the waiting list.
4. ZiUm uses the data received to check which accommodations meet the expectations of the prospective tenant best - and vice versa (see also process of transaction for the lessor).
5. If a prospective tenant and a lessor seem to match, ZiUm informs the lessor with anonymised data from the possible tenant.
6. If the lessor agrees, ZiUm submits an offer to the possible tenant with anonymised data from the lessor.
7. If there is a mutual interest, ZiUm establishes direct contact between the possible tenant and the lessor.
8. If the two parties come to an agreement, ZiUm will provide the relevant tenancy agreement upon request.
9. The rental agreement is concluded directly between the tenant and the lessor.
10. If required, ZiUm offers its services to both parties to a limited extent during the moving in- or moving out-phase.

ZiUm - Zimmer zur Untermiete für Studierende und Auszubildende



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