

House rules

PREAMBLE

The cohabitation of several people in one house community requires mutual consideration and tolerance. In our house rules we have established what is important for us and what should be important for you so that everyone can say: It is nice to reside and live here!

The compliance with and observance of these house rules by all residents of the house offers the guarantee for a good neighbourhood. Please treat the apartment handed over to you for rental and the common facilities with due care and attention.

These house rules are part of the rental agreement. With the signature under the rental agreement you undertake to comply with these house rules.

I.

VENTILATION, HEATING AND WATER

Ensure sufficient ventilation for your apartment. The exchange of the room air has as a rule to be carried out by repeated shock ventilation. We have to forbid you to ventilate the apartment into the staircase, because this substantially misses the sense and purpose of the ventilation and may lead to interferences to the neighbours.

If the external temperature falls below freezing point you must do everything in the joint interest in order to avoid the freezing of the sanitary systems (drainpipes, water lines, etc.) as well as radiators and heating pipes. Therefore, it is essential to in particular keep cellar, attic and staircase windows closed during the cold season – except for ventilation –. Close the windows in case of heavy snowfall, rain and storm.

In order to avoid water contamination by legionella bacteria among others please ensure, in particular with a longer non-use of the apartment (longer than one week) for sufficient withdrawal of hot and cold water on all taps or shower heads as well as sufficient pressing of the toilet flushing.

II.

PROTECTION AGAINST NOISE

Noise disturbs all residents of the house. Therefore, adhere to the general rest periods from 1.00 to 3.00 pm and from 10.00 pm to 7.00 am and avoid any noise interference which exceeds the normal extent.

Adjust television, radio appliances, other sound carriers as well as computers to room volume; their use outdoors (on balconies, loggias, etc.) may not disturb your neighbours either. You may not disturb your neighbours by playing musical instruments either in particular during the general rest periods. If you operate washing machines, tumble dryers and also dishwashers then as far as possible not longer than until 10.00 pm.

Please pay attention with household and manual work in the house, courtyard or external facilities, which cause noise, that you carry out this work on workdays outside of the afore-mentioned rest periods. This work should be completed by 8.00 pm.

Parties may not lead to unreasonable noise interference of the house community. The general rest periods shall principally also apply in these cases. Please speak with the other residents of the house in advance, who will then certainly tolerate a certain degree of effects of noise and smells.

III.

USE OF THE PROPERTY

If your children use the playground please pay attention that you collect toys and waste after they finish playing and thus contribute to the cleanliness of the playground.

The use of the equipment on our playgrounds takes place at own risk. Your children also have to comply with the general rest periods while playing.

The playing of football as well as the driving with bicycles, skateboards, inliners, kickboards, etc. are not permitted on lawn areas either, which are released for playing, for the protection of the green areas. This shall also apply to interior courtyards, corridors and staircases.

Do not throw any waste in the green areas and do not feed any animals, in particular no doves and cats. The contamination of the green areas and properties by your dogs and cats is prohibited. It is essential to keep pets away from the playgrounds and sand pits for hygienic reasons.

Smoking in the staircase, in attic and cellar rooms is prohibited. If you smoke on the balcony, please show consideration for the residents in the neighbouring apartments.

IV.

SECURITY

The entrance doors have to remain locked for the protection of the residents of the house. Lock cellar and courtyard doors after each use.

Keep house and courtyard entrances, stairs and corridors free, because you will only then fulfil their purpose as escape routes. Bicycles and motorcycles, etc. do not belong in these areas. You may, for example, only park a pram or rollator in the staircase if the escape routes are not restricted hereby and other residents of the house are not excessively impeded. Shoes, umbrella stands and other such items belong in the apartment, not in the staircase. You may not store any items on the common drying attic, in the attic and cellar corridors, in the common cellar as well as in common rooms such as the laundry room, drying room, etc. for safety reasons either.

The storage of inflammable, highly inflammable materials and materials which cause a smell in apartments, on balconies, loggias, conservatories, cellar or attic rooms is only permitted with the consent as per contract.

You may not bring explosives and explosive materials into the house or on the property. If you notice the smell of gas in the house or in the apartment, in no way should you handle fire. Do not operate any electric switches, open the windows or doors and turn off the main tap.

In case of the smell of gas, leakages or other defects to gas and water lines notify your caretaker, your energy provider or us immediately. In an emergency also use the emergency numbers of the fire service and police.

Affix flower boxes and flower boards so that no-one can be endangered hereby. Please pay attention that no water drips down when watering the flowers.

Should you leave the apartment from a longer period of time due to travel or not be in your apartment, please leave an apartment key for example with your neighbour, your caretaker or another person of your trust for emergencies and notify us about their name and address.

For safety reasons it is only permitted to have a barbecue on balconies, loggias and on the areas directly located at the building with an electric barbecue; in any case consideration is to be shown to the other residents.

V. CLEANING

Please keep the house and property (external facilities, rubbish container areas) constantly clean in the interest of all residents of the house. The obligation as per rental agreement to clean the rooms, equipment and systems determined for common use as well as to clear snow and to strew grit in case of black ice are to be regulated separately.

Carpets may only be beaten and brushed off on the place envisaged for this purpose. You may not clean shoes, textiles, bathroom room fittings, etc. from windows or over the balcony parapet or in the staircase.

You may only dry washing on balconies inside below the parapet.

Otherwise the laundry and drying rooms are available to you, insofar as they exist. Please clean these rooms as well as all items of equipment after each use.

Keep the drains in toilets and sinks free of waste. In particular do not shake any cat, bird or other animal litter in these; kitchen waste, fats, paper nappies, hygiene articles of all kinds definitely do not belong in the drain either, but are to be disposed of with the household waste.

VI. COMMON EQUIPMENT

The respective use regulations shall apply to common equipment as well as the operating instructions and direction signs. You must comply with division plans with the use installed by the house community or by your housing company.

Passenger lift

Please comply with the use and safety instructions in the lifts. The lift may not be used in the event of fire. You may only transport bulky objects and heavy loads by using the lift after obtaining the prior consent of the caretaker or from our company.

Waste rooms and waste boxes

Please only use the waste rooms and waste boxes during the period of time from 8.00 am to 8.00 pm. Only throw the house waste in these objects. If recyclable material containers have been installed please use these in line with their provision.

For the disposal of bulky waste please inform yourself at your municipal disposal company and only make your bulky waste ready for pick-up as of the disposal date.

Joint antenna / broadband cable connection

Please exclusively use your TV or radio receivers with suitable (authorized) connection cables. The affixation of antennas, satellite dishes and other receiver systems outside of the closed rental premises is only permitted with an approval as per rental agreement.

Should interferences or damages occur with the TV or radio reception please report this to your caretaker, use or your cable network operator immediately. Do not work on the sockets or cables yourself. Only our employees or specialist companies are entitled to carry out work on the system.

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Place, date

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Signature of the tenant

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Place, date

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Signature of the landlord