

House-rules

- The leased premises and any inventory provided by the landlord are to be handled carefully and taken care of. The provided furnishings must be complete and free of damage upon the tenant's move-out. Missing furnishings will be replaced at the tenant's charge/cost.
- The landlord has the right to remove any furnishings installed by the tenant at his charge. This also applies to the communal rooms.
- **Tenants shall at all times show consideration for their fellow residents as well as for neighbouring residents.** In particular during the quiet hours between 10.00 p.m. and 7.00 a.m., any disturbance of neighbours and neighbouring residents must be avoided.
- Speakers must generally not be operated above room volume.
- Knocking, hammering and drilling are to be omitted after 8pm, as well as on Sundays and public holidays.
- Hooks, nails or dowels must not be driven into the walls or furniture!
- The tenant may only keep pets with the landlord's consent. Consent must be refused or may be revoked if the animals are a nuisance to other residents or neighbours or if there is a risk of damage to the tenants or the property.
- Smoking is strictly prohibited in common rooms, washrooms and stairwells.
- The tenant must comply with all building and fire safety regulations (see notice on the Studierendenwerk notice boards). In particular, the storage of highly flammable or toxic materials in buildings or on the grounds of the student house occupied by tenants is prohibited. In particular, any objects that contradict this purpose of use may not be placed. This includes movable and stationary objects such as laundry racks, bicycles, flower stands, shoe cupboards, litter bins, etc. All escape and rescue routes must be kept clear at all times for fire safety reasons. The landlord will check at regular intervals whether the regulations are being complied with. In this context, the technical staff are authorised to enter the corridors and communal facilities without prior notice. If the tenant fails to fulfil these contractual obligations, all items will be removed and disposed of at the tenant's expense. The landlord accepts no liability in this regard. **Anyone who places objects in corridors/rescue routes is endangering themselves and other residents and is acting negligently and irresponsibly.**
- The tenant is responsible for the behaviour of his guests. House keys may not be passed on to third parties. In the event of loss, the landlord must be informed immediately. The tenant must pay compensation in money for the replacement.
- The communal washing machines and dryers will only be trouble-free and have a long service life if they are handled with care and operated in accordance with the operating instructions. Tenants are prohibited from installing and operating their own washing machines.
- We refer to the obligation to pay the broadcast-contribution-fee. Outdoor aerials / satellite devices may not be installed.
- Fire extinguishers are hung in the designated places. Tenants must observe the functional description of the fire extinguishers and report any malfunctions or damage immediately.
- **The toilets are not rubbish chutes.** The tenant shall bear the costs of repairing blocked drainage pipes or other faults resulting from culpably incorrect handling, as well as the costs of water damage caused by removing the siphon in the showers etc. **The tenant is responsible for cleaning the sanitary facilities.** Dirt marks in the toilets, showers and washbasins must be removed immediately after use. Repair work and modifications to the sanitary facilities (bathtubs, showers, washbasins, etc.), the heating system and repairs and modifications to the electrical systems are strictly prohibited. In the event of non-compliance, the tenant is obliged to compensate the landlord for all expenses incurred.
- **The tenant is responsible for the regular cleaning of the kitchen and kitchen equipment.** The refrigerator must be cleaned/ironed regularly for reasons of hygiene. The cleaning within a floor / a flat-sharing-community must be carried out adequately in accordance with a cleaning schedule that the tenants can draw up themselves. The landlord is entitled to check whether the tenants are fulfilling their cleaning obligations. He reserves the right to carry out an inspection of the communal facilities - kitchen/sanitary facilities - at regular intervals (every 4 - 6 weeks). If it will be taken note that the tenants are not fulfilling their contractual obligations, the landlord is entitled to have the deficiencies found rectified at the tenants expense after setting a deadline. The additional installation of large household appliances in communal facilities and rooms is generally prohibited.
- **Barbecuing on balconies and terraces with open fires or charcoal is strictly prohibited.** In the event of non-compliance, the tenant is obliged to compensate the landlord for all expenses incurred.
- Roofs, especially flat roofs, may not be entered.
- The front door must be kept closed at all times. The landlord accepts no liability in this respect.
- In houses with a lift system, tenants are entitled to use it. Tenants are obliged to comply with all aspects of the lift regulations (see notice on the Studierendenwerk notice boards). The landlord is only liable for personal injury and damage to property of the tenant and his visitors in the event of his own fault or the fault of his vicarious agents. The scope of liability is limited to intent and gross negligence.

The limitation of liability shall not apply in the event of injury to life, limb or health. Liability for the breach of cardinal obligations (transfer and maintenance) is also excluded from the limitation of liability.

- Posters/paintings of any kind on the stairwells, corridor walls and doors are strictly prohibited.
- The parking of vehicles outside the designated areas is prohibited. In the event of non-compliance, particularly in the area of fire service access/rescue routes, the vehicle will be towed away at the owner's expense. Bicycles may only be parked in the designated areas.
- The technical staff are not obliged to open locked room doors outside their working hours.
- Any obstruction of the landlord's employees in the fulfilment of their official duties must be refrained from.
- All communally used rooms and circulation areas in the student house occupied by the tenant (common rooms, kitchens, hobby rooms, etc.) must be treated with care and left clean at all times. Any bulky items and other materials that may not be stored for fire safety reasons will be removed at the tenant's expense. It is in your own interest to ensure that no materials are stored so that the cleaning companies can carry out the work in accordance with the contract.
- The tenant is obliged to sort the waste in accordance with the waste regulations and to dispose of it properly in the available waste containers - containers, bins, yellow bags, etc.
- The tenant must ensure that he does not cause excessive electricity consumption. Electricity-wasting behaviour (e.g. crypto-mining, heat lamps for growing plants) must be avoided.

Kostensatz bei regelwidrigem Verhalten:

The costs for the additional use of the landlord or his agent caused by irregular behaviour will be charged to the tenant if

- the timely registration for the room inspection has not been made,
- an extra cleaning of the room and the associated communal facilities is required due to dirtiness beyond the usual level,
- not all stickers attached to the room door and mailbox (e.g. nameplates, adhesive residue, etc.) have been removed when moving out,
- a futile trip by the technical employee to the room inspection has become necessary because the tenant has not vacated the room or has not vacated it on time,
- a technical employee or the cleaning company has to remove items left behind from the room, including bed linen,
- employees (e.g. technical employees) are called upon after or outside of regular working hours,
- items have to be removed from the traffic areas (e.g. hallways),
- the apartment door has to be unlocked during and outside of working hours.

The individual amounts will be invoiced by the SWFR according to the necessary expenses.

Note: The tenant is strongly advised to have a private liability insurance unless insurance cover already exists, e.g. with parents (note age limit) or with the spouse.

No lease remaining

Scale of fees and charges

The administration fee covers the costs of the admission / rental agreement process. This fee is due when the rental agreement is concluded.

If you do not change your place of residence and all deadlines are met, you will generally not be charged any further fees.

However, anyone who, for example, wants to move or move out early, does not agree on the handover date when moving out in good time or is not present at the time, must contribute to the resulting costs. All of the services listed below involve additional work for the clerks and/or technical staff.

Fees are charged for the following services:

25,00 €	<ul style="list-style-type: none"> ➤ Administration-fee for new, extension- or subletting-contracts. ➤ Cancellation of the rental agreement before the start of the contract (if the cancellation period has already expired) ➤ When moving out: Room inspection not agreed on time, tenant or authorized representative not present at room inspection or rental property not handed over in accordance with the contract
50,00 €	<ul style="list-style-type: none"> ➤ Early departure or non-timely termination of the tenancy agreement (in case of successful subletting) ➤ Change of room

No early binding