

# House Rules

Living together in THE FIZZ requires special mutual consideration on the part of residents. Annoying and disturbing co-residents must be avoided. The Tenant agrees to maintain peace and quiet in the building and to take mutual consideration of other residents. Mutual consideration, the willingness to jointly control conflicts and tolerance are all indispensable prerequisites for living together in THE FIZZ.

## 1. Living in THE FIZZ.

- 1.1 Persons may only live in the building after a valid Tenant agreement has been concluded. The same applies to the use of all communal areas and the use of the underground car park. Friends and acquaintances are welcome to stop by for visits. The Tenant must notify the house manager in advance if a friend or acquaintance will be spending the night.
- 1.2 The conclusion of a Tenant agreement for a THE FIZZ student residence building requires prior proof of matriculation.
- 1.3 The Tenant agrees to obtain liability insurance with sufficient cover amount from a German insurance company for the living area Landlord by him or her. When moving in, the Tenant must present and provide the Landlord with a copy of the insurance policy. The Landlord additionally recommends that the Tenant obtain household insurance.
- 1.4 The Tenant agrees to open a German bank account and provide the Landlord with a SEPA direct debit authorization for the collection of rent which is due.
- 1.5 The Landlord or his designated agent may enter the Landlord premises following prior arrangement or posted notice. In the event of imminent danger, access is permitted at any time and must be allowed.

## 2. Use of the Landlord living area.

The Landlord premises entrusted to the Tenant for use must be treated with care and protected from damage. Among others, the following rules are in effect in this respect:

- 2.1 Furnishings may not be removed or installed in the Landlord premises without the consent of the Landlord. In the event that the owner gave permission to install the Tenant's own furniture or other fixtures, all such items must be removed from the building no later than the expiration of the Tenant term. In the event that the Tenant fails to fulfill this responsibility, the owner will remove such items at the expense of the Tenant.
- 2.2 The Tenant must immediately notify the house manager of necessary repairs and defects.
- 2.3 Tenants must keep rooms sufficiently neat to permit visitors to be shown around at any and all times.
- 2.4 Technical equipment in the Landlord premises must be used in accordance with the operating instructions which are handed out during move-in.
- 2.5 Damage to furnishings in rooms must be immediately reported to the house manager.
- 2.6 The installation of lock cylinders not issued by the building is prohibited.
- 2.7 Posters, stickers etc. may not be placed on room doors.
- 2.8 Carpets may not be glued or nailed to the floor.
- 2.9 Tenants are prohibited from placing signs, photos and stickers, banners, labels, etc. on the walls/ceilings in the Landlord residential unit.
- 2.10 Floors, windows, doors and co-Landlord furnishings may only be cleaned with commercial cleaners suitable for this purpose. Natural wood must be regularly treated with the appropriate polishes. Cleaning and care instructions must be observed.
- 2.11 No objects/food remnants which could cause blockages may be thrown into the toilet or other drains. Discharge siphons are to be maintained in usable condition at the Tenant's expense.
- 2.12 The use of caustic pipe cleaners is prohibited due to resulting acute danger to drainage pipes.
- 2.13 Washing or drying laundry in the rooms is not allowed.
- 2.14 During storms or when absent, doors and windows must be kept properly locked.
- 2.15 The Tenant is liable for damages caused by negligence.
- 2.16 The Tenant must immediately file a report with the house manager if vermin or pests are detected in the Landlord premises. A delay or failure to file the report shall result in the loss of the Tenant's potential claims against the Landlord.
- 2.17 Installing and operating additional household appliances such as cooking plates, washing machines, dishwashing machines, electric clothes dryers, refrigerators and electric heaters of any type is prohibited.
- 2.18 Clothing, suits and similar items may not be hung in front of or out of windows. Liquids, refuse and the like may not be emptied and/or thrown from windows or the balcony into the courtyard, the yard, onto the roof or into the gutters.
- 2.19 The balcony may solely be used in the normal manner. The storage of refuse, junk etc. and usage as a storage area is not permitted.
- 2.20 Barbecuing is not allowed on the balcony.

- 2.21 Carpets, bedcovers, coverings, upholstered furniture and similar items may not be cleaned in the stairwell, in windows or on the balcony.
  - 2.22 The Tenant is liable for the completeness and intact condition of the room furnishings.
  - 2.23 Structural modifications to the room, the building or the furnishings are not permitted, even if minor in nature.
  - 2.24 Personal property and items of value must be kept securely locked away.
  - 2.25 The Tenant shall bear the cost of replacing light bulbs and fluorescent tubes. When moving out, all light bulbs and fluorescent tubes must be returned in the same wattage and be in usable condition.
  - 2.26 Care should be taken to be economical when consuming water, electricity, hot water and space heating. For extended absences, the Tenant must turn down the heat and keep windows closed.
  - 2.27 The Tenant must ensure adequate ventilation. During hot weather, this can be suitably accomplished by a full airing several times a day to replace the air. Continuously tilting the window sash causes significant energy loss, which should be avoided.
  - 2.28 Subletting and/or relinquishing the Landlord living area to third parties by the Tenant is prohibited.
3. Use of communal facilities in THE FIZZ Communal building facilities must be treated with care when used, and damage should be avoided. The Tenant is therefore obligated to observe the following:

3. Communal accessible building facilities must be treated with care when used, and damage should be avoided. The Tenant is therefore obligated to observe the following:
- 3.1. The Tenant must take care to avoid unnecessary consumption of water and electricity in communally used areas of the building. The Tenant must also prevent unauthorized use of building facilities.
  - 3.2. Communal spaces must be cleaned immediately following their use. This also applies to technical equipment which has been provided in the communally used facilities.  
Refrigerators must be periodically cleaned, and defrosted at least once every 4 weeks. Stoves (including ovens), washing machines and dryers in the central washing machine room must be cleaned immediately after use (wipe up spilled detergent!).
  - 3.3. Sweepings and trash may only be emptied into the trash cans or trash chute provided for this purpose. Official regulations regarding trash separation (organic waste, residual waste, waste paper bins, etc.) must be observed in this context. Bulky or highly flammable waste must be disposed of by other means.
  - 3.4. Tenants are prohibited from placing signs, photos and stickers, banners, labels, etc. on the walls/ceilings in all communal areas.
  - 3.5. The Tenant is liable for all damages caused by himself or herself in all publicly accessible areas of the building.
  - 3.6. The house manager will place the respective room numbers on the mailboxes in the building. For reasons of data privacy and to maintain the uniform appearance of THE FIZZ, name plates are not permitted to be attached.
  - 3.7. Installation of outdoor antennas and satellite systems is not allowed. Drilling holes in the walls, ceiling and balcony is strictly prohibited since utility lines are partially embedded in the concrete and the Tenant does not know their location. The lines are easily damaged. The Tenant must reimburse the owner for any costs incurred in connection with the unlawful drilling of holes, in particular in the building wiring.
  - 3.8. Structural and technical modifications, as well as work which impacts safety and utility services (e.g. locking systems, gas, water and sanitary areas, electrical network) are not permitted. All electrical devices used by the Tenant must bear the EU's CE conformity marking.
  - 3.9. Communal spaces and study rooms may only be used for parties and celebrations after prior consultation with the house managers.
  - 3.10. Floor hallways and escape routes may not be used for parties or celebrations.
  - 3.11. Bicycles may not be parked in living areas and/or on the balconies. If provided, a special storage area for bicycles and baby carriages is to be used. In addition, bicycles may not be parked in the courtyard.

#### 4. Consideration & Nighttime Quiet

- 4.1 Residents in our THE FIZZ student residence should have the opportunity to study undisturbed and do their academic work. Living together in THE FIZZ necessitates special consideration to be practiced. Disturbing other residents is prohibited. Noise such as loud music, slamming doors, etc. should be avoided. Televisions and radios should be used at low volume. Shoes which produce loud footfall, e.g. clogs, must be used with great care.
- 4.2 Silence must be observed in the living area from 10pm to 7am.
- 4.3 Nighttime quiet is in effect from 10pm to 7 am in communal areas. Designated common areas may still be used between 10pm and 12 midnight at low noise levels as long as no other residents are disturbed. The house manager will inform the Tenant of which common areas fall under this exemption.

#### 5. Fire prevention

- 5.1 Fire safety in the building is an important requirement. After moving in, the Tenant is obligated to acquaint himself or herself with fire safety precautions, emergency exits and alarm options and to act in a manner that prevents fires.
- 5.2 Fire safety equipment must not be damaged or limited in its function.
- 5.3 Misuse of fire extinguishers is prohibited.
- 5.4 Bicycles, strollers, scooters, beer crates and other objects may not be placed in the hallways, stairwells or in the forecourts of the apartment.

#### 6. Storage

- 6.1 Jointly used areas on the property and in the building should be kept clear of private storage items. This particularly applies to the corridors, stairwells, restrooms, kitchens, TV rooms, balconies, as well as to the open spaces of the residence.

6.2. Highly flammable, harmful, dangerous or malodorous substances may not be kept on the grounds or in the building.

7. Vehicles / cars / motorcycles / parking spaces

- 7.1 The Tenant shall only be entitled to use the assigned parking space after concluding a Tenant agreement. In order to prepare the Tenant agreement and for safety reasons, the Tenant is obligated to disclose the official registration number to the Landlord.
- 7.2 Bicycles may not be parked inside living areas, corridors or stairwells. Bicycles must be parked in the dedicated area/parking space.
- 7.3 Motorcycles, scooters, mopeds and cars must be parked in rented parking spaces or in a garage.
- 7.4 For reasons of traffic and fire safety, access to parking areas and accesses used by fire department vehicles must be kept clear.
- 7.5 The Landlord is responsible for keeping parking spaces, access to buildings and sidewalks free of snow and ice.
- 7.6 The German Road Traffic Act (StVO) is in force on all dormitory premises. Signs must be observed. Every road user must conduct himself or herself in a manner which avoids endangering or obstructing others.
- 7.7 If certificates or stickers are issued which authorize individuals to park, they must be affixed to the car.
- 7.8 Parking spaces may only be used for motor vehicles which are operational and registered with the police.
- 7.8 Vehicles may not be parked outside of marked parking spaces, and unauthorized parking in parking spaces is not allowed. Vehicles nevertheless parked will be removed at the expense of the owner.
- 7.9 The renter of a car parking space agrees to open a German bank account and provide the Landlord with a SEPA direct debit authorization for the collection of rent which is due.
- 7.10 The Landlord does not assume any warranty for the safety of vehicles.
- 7.11 Parking spaces may not be sublet and/or relinquished to third parties by the Tenant.
- 7.12 Motor vehicles with a valid rental agreement for a car parking space may solely be parked in the associated designated parking areas. Violations of this – in particular where access for deliveries, waste disposal or emergency vehicles is blocked – shall result in the lawful towing of vehicles at the owner's expense. Associated costs shall be borne by the vehicle owner/Tenant.

8. Radio & TV

- 8.1 Standard connection cable shall be used for radio and television sockets. Manipulation of connector sockets is prohibited.
- 8.2 The Tenant is responsible for registering television and radio equipment.

9. Posted notices / Information / FIZZY FIZZ Facebook

- 9.1 Publicly posted THE FIZZ notices on FIZZ Boards which have been provided for this purpose are binding.
- 9.2 Information for THE FIZZ renters can also be found on the FIZZ Board. In addition, all information and THE FIZZ news will be communicated to the community in the closed Facebook group "FizzyFizz".
- 9.3 The Tenant will be given access to the closed Facebook community by the house manager.

10. Safety

- 10.1 For reasons of safety, the door to the building and the door to the floor/door to the apartment and all means of access to the entire property must be kept locked at all times.
- 10.2 Door keys/PACO access tokens must be kept in a safe location. In the event of loss, the house manager must be notified immediately. The Tenant shall bear the cost of replacement.
- 10.3 If the key/PACO access token become(s) lost, the Landlord shall be entitled to replace the lock at the Tenant's expense. The Landlord shall not be held responsible if a key/PACO access token to the Landlord premises is used by unauthorized persons.
- 10.4 The lock installed by the Landlord may not be replaced.
- 10.5 Outside doors must always be maintained closed.

11. Landlords' right of access

- 11.1 The Landlord or his designated agent may enter the Landlord premises following prior arrangement or posted notice.
- 11.2 In the event of imminent danger, access is permitted at any time and must be granted

12. smoking is strictly prohibited in the entire building, i.e. the apartment and common areas