

## House Rules

Residents living together in THE FIZZ must have particular consideration for one another. Nuisances and disturbance of fellow residents are to be avoided. The Tenant undertakes to respect the peace of others. Mutual consideration, willingness to settle conflicts and tolerance are essential prerequisites for living together in THE FIZZ.

### 1. Living in THE FIZZ

- 1.1 Living in the building is only permitted on the basis of a valid tenancy agreement. The same applies to the use of all communal areas and the underground car park. Friends and acquaintances are welcome to visit. An overnight stay of a friend or acquaintance must be notified to the House Manager in advance.
- 1.2 To conclude a tenancy agreement for THE FIZZ Young Professional, a certificate from the employer (employment confirmation) and copies of the last three salary statements must be presented to the Landlord.
- 1.3 The Landlord or its representative may enter the rented rooms after prior notification or announcement on the notice board. Access shall be permitted and facilitated at any time in case of danger.

### 2. Use of the rented living space

The rented rooms entrusted to the Tenant for his use must be treated with care and protected from damage, with the following rules to be observed, among others:

- 2.1 Furnishings may not be removed from the rented rooms nor new ones added without the Landlord's consent. If the owner has allowed the Tenant to introduce his own furniture or other equipment, such items must be removed from the building no later than the end of the tenancy. If this obligation is not fulfilled, the owner will remove them at the Tenant's expense.
- 2.2 Necessary repairs, defects and damage to the room furnishings must be reported to the House Manager immediately.
- 2.3 Tenants shall keep the rooms in good order such that visitors can be received at any time.
- 2.4 Technical equipment in the rented room must be used in accordance with the operating instructions provided at the time of moving in.
- 2.5 Posters, stickers and the like must not be affixed to room doors.
- 2.6 Carpets may not be glued or nailed.
- 2.7 Posters, pictures, stickers, banners, placards, etc. must not be affixed to the walls or ceilings of the rented residential unit.
- 2.8 Floors, windows, doors and furnishings included in the rental may only be cleaned with commercially available and appropriate agents; natural woods must be treated regularly with suitable polishes. Care instructions must be observed.
- 2.9 Do not throw any objects or food leftovers into the WC or other drains that are liable to blockage. Drain traps must be kept in serviceable condition at the Tenant's expense.
- 2.10 The use of corrosive pipe cleaners is prohibited due to the resulting danger to the drainage pipes.
- 2.11 The washing or drying of laundry in the rooms is not permitted due to the risk of mould developing in the living spaces. The Tenant should use the specially equipped laundry and drying rooms provided.
- 2.12 Doors and windows must be kept properly closed in case of bad weather or absence.
- 2.13 The Tenant shall report any case of vermin infestation in the rented rooms to the House Manager immediately. Failure to report or culpable delay in reporting means that the Tenant will forfeit any claims against the Landlord.
- 2.14 In view of the communal nature of electricity costs as part of the operating costs, the installation and operation of additional household appliances, such as hotplates, washing machines, spin dryers, tumble dryers, refrigerators and heat sources of any kind, shall be prohibited without the prior written consent of the Landlord.

- 2.15 Clothes, suits, etc. may not be hung on or in front of the windows. Liquids, rubbish and the like must not be emptied or thrown from the windows or from the balcony into the courtyard, garden, roof or gutters.
- 2.16 The balcony may only be used in the usual manner. It must not be used for storing rubbish, junk etc. or for parking.
- 2.17 Barbecuing on the balcony is not allowed.
- 2.18 Carpets, beds, blankets, upholstered furniture and similar items may not be cleaned in the stairwell, out of the window or on balconies.
- 2.19 The Tenant is liable for ensuring that the room inventory is complete and intact.
- 2.20 It is not permitted to make building alterations – even minor ones – to the room, the building or the inventory.
- 2.21 Personal property and valuables shall be kept securely under lock and key.
- 2.22 Light bulbs or fluorescent tubes shall be replaced at the tenant's expense. When vacating the room, all light bulbs and fluorescent tubes of the same wattage must be handed over in serviceable condition.
- 2.23 Water, electricity and heating must be used sparingly. If the Tenant is going to be away for a prolonged period, the heating should be turned down and the windows kept closed.
- 2.24 The Tenant shall ensure adequate ventilation. During the heating season, several bursts of fresh air per day are sufficient to air the room. Keeping the window sash permanently tilted leads to considerable energy losses, which must be avoided.
- 2.25 The Tenant may not sublet the rented living space and/or hand it over to third parties without the Landlord's written permission.

### **3. Use of communal facilities in THE FIZZ**

When using communally available facilities of the building, these must also be treated with care and damage must be avoided. Tenants thus have the following obligations:

The Tenant shall avoid unnecessary use of water and electricity in the communal parts of the building. He shall also prevent unauthorised use of the building's facilities.

- 3.1 Communal rooms are to be cleaned immediately after use. This also applies to technical equipment provided in the communal facilities.  
Refrigerators must be cleaned regularly and de-iced at least once every four weeks. Cookers (including ovens), washing machines and dryers in the central laundry room must be cleaned immediately after use (spilled detergent to be removed).
- 3.2 Rubbish and waste may only be emptied into, not next to, the bins or refuse chutes provided for this purpose. Any official regulations on waste separation (organic waste, residual waste, waste paper bins, etc.) must be observed. Bulky or easily combustible waste is to be disposed of outside the building in accordance with regulations.
- 3.3 Posters, pictures, stickers, banners, placards, etc. must not be affixed to the walls or ceilings of any communal areas.
- 3.4 The Tenant is liable for all damage caused by him and his visitors in all publicly accessible areas of the building.
- 3.5 The building's mailbox facility is provided with corresponding room numbers by the House Manager. To maintain the uniform appearance of THE FIZZ, it is not permitted to affix names to mailboxes.
- 3.6 It is not permitted to erect outdoor aerials or satellite dishes. The drilling of holes in the walls, ceilings and balconies is strictly forbidden, as some of the pipes and cables are embedded in the concrete and their routing is unknown to the Tenant. They could easily be damaged. Costs incurred by the owner due to the prohibited drilling of holes, particularly in the plumbing and wiring, shall be reimbursed by the Tenant.
- 3.7 It is not permitted to carry out structural or technical modifications or interfere with safety and security facilities or utilities (e.g. locking systems, gas, water and sanitary areas, electrical system). All electrical equipment used by the Tenant must bear the CE conformity mark of the EU.
- 3.8 The communal areas and study rooms may only be used for parties or celebrations after prior consultation with House Managers.
- 3.9 Corridors and escape routes must not be used for parties or celebrations.

#### **4. Considerate use and night-time quiet hours**

- 4.1 In our THE FIZZ student residence, residents should be able to work and study undisturbed. Residents living together in THE FIZZ must have particular consideration for one another. Their fellow residents must not be disturbed. Noise such as loud music, slamming doors, etc. is to be avoided. Radio and television sets must be set to room volume. Residents should be very considerate when wearing noisy footwear such as clogs.
- 4.2 In the living area, night-time quiet must be observed from 10 pm to 7 am.
- 4.3 In the communal areas the night-time quiet period is from 10 pm to 7 am. In the period between 10 pm and midnight, certain communal areas may continue to be used whilst keeping noise at room volume, provided no other residents are disturbed. The Tenant can find out from the House Manager which communal areas this exception applies to.

#### **5. Fire prevention**

- 5.1 It is vital to ensure that fires are prevented in the building. After moving in, the Tenant must acquaint himself with the fire precautions, escape routes and alarm facilities and behave in such a way that fires are prevented.
- 5.2 Fire protection systems must not be damaged or have their operation restricted.
- 5.3 Misuse of fire extinguishers is prohibited.
- 5.4 It is not permitted to leave bicycles, prams, scooters, beer crates or other objects in the corridors, stairwells, balconies, living areas, the courtyard or on the forecourts of the residence. Bicycles should only be left in the areas / parking spaces provided for this purpose.

#### **6. Storage**

- 6.1 Personal items must not be stored in areas of the site and of the building intended for communal use. This applies in particular to corridors, stairwells, wash rooms, kitchens, TV rooms and balconies, and also to the open spaces of the residence.
- 6.2 Highly flammable, harmful, dangerous or foul-smelling materials or substances must not be stored on the site or in the building.

#### **7. Vehicles, cars, motorcycles, parking spaces**

- 7.1 The Tenant shall only be entitled to use the parking space assigned to him once he has concluded a tenancy agreement. In order to draw up the tenancy agreement and for safety reasons, the Tenant shall provide the Landlord with the vehicle's registration number.
- 7.2 Motorcycles, scooters, mopeds and cars must only be parked in rented parking spaces or in the garage.
- 7.3 The car park and fire brigade access roads must be kept clear for reasons of traffic and fire safety.
- 7.4 Road traffic regulations apply throughout the residential site. Signs must be obeyed. Every road user must behave on the site in such a way that others are not endangered or impeded.
- 7.5 If parking permits or stickers are issued to establish the right to park, these must be affixed to the vehicle.
- 7.6 The parking spaces may only be used for roadworthy vehicles that are registered with the authorities.
- 7.7 The parking of motor vehicles outside the marked parking spaces and unauthorised parking in the parking spaces are not permitted. Vehicles parked nevertheless will be removed at the expense of the keeper.
- 7.8 The Landlord does not guarantee vehicle safety.
- 7.9 The Tenant may not sublet the parking space and/or hand it over to third parties.

#### **8. Radio and television**

- 8.1 Standardised connection cables must be used for the radio and television sockets. The connection sockets must not be tampered with.
- 8.2 The Tenant is himself responsible for logging in television and radio sets.

#### **9. Notices, information, FIZZY FIZZ Facebook**

- 9.1 Public notices from THE FIZZ on the FIZZ Boards provided for this purpose are binding on tenants.

9.2 Information for tenants from THE FIZZ can also be found on the FIZZ Board. All items of information and news from THE FIZZ are additionally communicated to the community via the closed Facebook group "FizzyFizz".

9.3 Tenants can gain access to the closed Facebook community through the House Manager.

## **10. Security**

10.1 For security reasons, the door to the building, floor or residence and all points of access to the overall property must be kept locked at all times.

10.2 Door keys and PACO access control cards must be kept carefully. In case of loss, the House Manager must be notified immediately. The Tenant shall bear the costs of providing a replacement.

10.3 If the key or PACO access control card is lost, the Landlord may have the lock replaced at the Tenant's expense. The Landlord is not liable if a key or PACO control card giving access to the rented rooms falls into the wrong hands.

10.4 The lock fitted by the Landlord may not be replaced by a different lock.

10.5 Outer doors must always be kept closed.

## **11. Smoking**

11.1 Smoking is strictly prohibited throughout the entire building, i.e. in the apartment and the communal areas.

**12. Move in or out** for residents is only possible from Monday to Friday.