

House Rules

Living together in THE FIZZ requires special mutual consideration on the part of residents. Annoyance and disturbance by co-residents must be avoided. The tenant agrees to maintain peace and quiet in the building and to show mutual consideration for other residents. Mutual consideration, tolerance and a willingness to jointly manage conflicts are all essential prerequisites for living together in THE FIZZ.

1. Living in THE FIZZ

- 1.1 Persons may only live in the building on the basis of a valid lease agreement. This also applies to the use of all communal areas and the underground car park. Friends and acquaintances are welcome to visit. The tenant must notify the house manager in advance if a friend or acquaintance will be staying the night.
- 1.2 The landlord or its designated agent may enter the rented premises following prior arrangement or posted notice. In the event of imminent danger, access is permitted at any time and must be granted.

2. Use of the leased living area

- 2.1 The rented premises entrusted to the tenant for use must be treated with care and protected from damage.
- 2.2 The tenant must immediately notify the house manager of necessary repairs and defects.
- 2.3 Technical equipment in the leased premises must be used in accordance with the operating instructions issued during move-in.
- 2.4 The installation of lock cylinders not issued by the building is prohibited.
- 2.5 Tenants are prohibited from placing signs, photos and stickers, banners, labels, etc. on the walls/ceilings in the leased residential unit. Excluded from this are the walls of the rented property.
- 2.6 Floors, windows, doors and co-leased furnishings may only be cleaned using commercial cleaners suitable for this purpose. Natural woods must be regularly treated with the appropriate polishes. Care instructions must be observed.
- 2.7 No objects/food remains which could cause blockages may be thrown into the toilet or other drains.
- 2.8 The use of caustic pipe cleaners is prohibited due to resulting acute danger to drainage pipes.
- 2.9 During storms or when absent, doors and windows must be kept securely locked.
- 2.10 The tenant must immediately file a report with the house manager if vermin or pests are detected in the leased premises. Undue delay or failure to file a report shall result in the loss of the tenant's potential claims against the Landlord.
- 2.11 Barbecues are not permitted on the balcony.
- 2.12 The landlord is not liable for the loss of property and valuables of the tenant, unless they are due to a defect in the rented property.
- 2.13 The Tenant must take care to avoid unnecessary consumption of water and electricity in communal areas of the building.
- 2.14 Water, electricity, hot water and heating systems should be used economically.
- 2.15 The tenant must ensure adequate ventilation. During hot weather, this can be suitably accomplished by a full airing several times a day to change the air. Continuously tilting the window sash causes significant energy loss, which should be avoided.
- 2.16 Standard connection cable shall be used for radio and television sockets. Manipulation of connector sockets is prohibited.

3. Use of communal facilities in THE FIZZ

- 3.1 When using jointly accessible house facilities, these are also to be treated carefully and with care and damage is to be refrained from. This also applies to technical equipment provided in the shared facilities.
- 3.2 Sweepings and trash may only be emptied into the trash cans or trash chute provided for this purpose. Official regulations on trash separation (organic waste, residual waste, waste paper bins, etc.) must be obeyed. Bulky or highly flammable waste must be disposed of by other means.
- 3.3 Commonly used areas are to be kept free of private storage objects. This applies in particular to corridors, stairwells, sanitary rooms, kitchens, TV rooms, balconies.
- 3.4 Easily inflammable, harmful, dangerous or foul-smelling substances / materials may not be stored either on the property or in the building.

- 3.5 The tenant is liable for all damage 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 protection and to maintain the uniform appearance of THE FIZZ, the attachment of name plates is not permitted.
- 3.7 Outdoor antennas and satellite systems may only be installed with the written consent of the landlord.
- 3.8 Structural and technical modifications, as well as work which impacts on security and utility services (e.g. locking systems, gas, water and sanitary facilities, 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. Floor hallways and emergency exits may not be used for parties or celebrations.

4. Consideration & night-time quiet

- 4.1 Residents in our THE FIZZ student residence should have the opportunity to study and do their academic work undisturbed. Living together in THE FIZZ requires special consideration to be exercised. Disturbing other residents is prohibited. Noise such as loud music, slamming doors, etc. should be avoided. Televisions and radios should be set to moderate volume.
- 4.2 Silence must be observed in the living area from 10pm to 7am.
- 4.3 Night-time quiet is in effect from 10 pm to 7 am in communal rooms. Designated communal areas may still be used between 10pm and 12 midnight at moderate noise levels provided no other residents are disturbed. The house manager will inform the tenant which communal rooms fall under this exemption.

5. Fire prevention

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

6. Vehicles / cars / motorcycles / parking spaces

- 6.1 Bicycles may not be parked inside living areas, corridors or stairwells. Bicycles must be parked in the dedicated area/parking space.
- 6.2 Motorcycles, scooters, mopeds and cars must be parked in rented parking spaces or in a garage.
- 6.3 For reasons of traffic and fire safety, access to parking areas and accesses used by fire department vehicles must be kept clear.
- 6.4 The landlord is responsible for keeping parking spaces, access to buildings and sidewalks free of snow and ice.
- 6.5 The German Road Traffic Act (StVO) is in force across the whole residential site. Signs must be observed. Every road user must conduct himself or herself in a manner which avoids endangering or obstructing others.
- 6.6 If certificates or stickers are issued which authorize individuals to park, they must be affixed to the car.

7. Security

- 7.1 For security reasons, the main 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.
- 7.2 Door keys/PACO access tokens must be kept in a safe location. In the event of loss, the house manager must be notified immediately.

8. Smoking ban

- 8.1 Throughout the building, i.e. in the apartment and the communal areas, smoking is strictly forbidden.