



## **House rules**

Living together in The Urban Club requires that the tenants take special consideration for one another. Annoyances and disturbances of fellow residents are to be avoided. The tenant is obliged to ensure a peaceful atmosphere in the house and show mutual consideration. Mutual consideration, the willingness to settle conflicts and tolerance are essential prerequisites for living together in The Urban Club.

### **1. Living in The Urban Club**

1.1 Living in the building is only permitted on the basis of a valid rental agreement. The same applies for the use of all common rooms and the use of the bicycle parking spaces inside. Friends and acquaintances are welcome to come and visit.

1.2 The landlord or his representative may enter the rented rooms after prior personal or written request in the presence of the tenant. In the case of danger, access is permitted and to be made possible at any time.

### **2. Use of the rented living space**

2.1. Any rented rooms entrusted to the tenant for use must be treated with care and be protected from being damaged.

2.2. No furnishings may be removed from the rented rooms without the landlord's consent. If the placing of your own furniture or other furnishings has been approved by the landlord, these items must be removed from the building at the end of the rental period at the latest. If this obligation is not complied with, the landlord is permitted to pay to have them removed.

2.3. Any repairs necessary and defects must be reported immediately to the Residence Manager. This can be done at any time via the technician function in the house app.

2.4. The technical equipment in the rented property must be used in conformity with the instructions issued for moving in.

2.5. No door cylinders from other manufacturers are allowed to be installed.

2.6. It is not permitted to tape posters, attach stickers or the like to room doors.

2.7. Posters, pictures and stickers, banners, lettering, etc. may not be placed on the walls anywhere in the building.



- 2.8. Floors, windows, doors and the rented furniture may only be cleaned using commercially available and appropriate cleaning products, natural wood must be treated regularly with suitable polishes. Care instructions must be observed.
- 2.9. Do not throw any objects or food rests that could cause blockages into the toilets or other drains. Drainage siphons are to be kept in usable condition at the expense of the tenant.
- 2.10. The use of corrosive pipe cleaners is prohibited due to the danger posed to the drainage pipes.
- 2.11. No washing or drying of laundry in the rooms is permitted.
- 2.12. Doors and windows are to be kept closed properly during storms and absence.
- 2.13. Damage caused by negligence shall be at the expense of the tenant.
- 2.14. In the event of vermin infestation in the rented rooms, the tenant must notify the Residence Manager immediately. This can be done via the house app at any time. Omission or culpable delay of the complaint will result in the loss of any claims against the landlord.
- 2.15. No additional household appliances such as hotplates, refrigerators and electrical heat sources of any kind are allowed to be placed in and used in the rental units.
- 2.16. No clothing or similar objects may be hung in or in front of the windows. Liquids, rubbish and the like may not be thrown out of the windows, onto the roof or into the gutters.
- 2.17. The balcony, if available, may only be used in a normal way. No storage of rubbish, junk etc. or use as storage space is permitted.
- 2.18. Neither barbecuing nor open fires are permitted on the balcony/terrace.
- 2.19. Carpets, beds, blankets, upholstered furniture or other objects are not allowed to be cleaned in the stairwell, outside the window or on balconies.
- 2.20. The tenant is liable for the completeness and intact condition of the room inventory.
- 2.21. No structural changes to the room, the building or the inventory are permitted, not even if they are minor in nature.
- 2.22. Personal property and valuables must be kept under secure lock and key.
- 2.23. The replacement of light bulbs or fluorescent tubes is at the expense of the tenant. When moving out, all light bulbs and fluorescent tubes of the same wattage must be handed over in a usable condition.
- 2.24. Water, electricity, hot water and thermal energy must be used sparingly. In the case of longer absences, the tenant must turn down the heat and keep the windows closed.
- 2.25. The tenant must ensure sufficient ventilation. During the heating period, pulse ventilation several times a day is a good way of airing out the premises. Constant tilting of the window sash causes considerable energy loss and is therefore to be avoided.



2.26. Appropriately normed connection cables are to be used for all types of sockets. Manipulation of the connection socket is prohibited.

### **3. Use of the shared facilities at The Urban Club**

3.1. When using domestic facilities that are accessible to all tenants, these must also be treated with care and damage must be avoided.

3.2. The tenant must ensure that no unnecessary water and electricity is used in the commonly accessible sections of the building. He or she must also prevent the unauthorized use of the domestic facilities and equipment.

3.3. The rooms accessible to all tenants are to be cleaned immediately after use. This also applies to technical equipment left in the communal facilities. Washing machines and dryers in the central washing machine room are to be cleaned immediately after use (remove spilled detergent!). If used, the shared kitchen is to be left in clean condition (as it was found in) afterwards.

3.4. Rubbish and waste may only be emptied into, and not next to, the designated bins or waste chutes. The official guidelines on waste separation (organic waste, household waste, paper and recyclable waste) must be observed. Glass waste must be disposed of in the glass container located 500 meters away in Auguste-Viktoria-Allee 10. Bulky or easily combustible waste is to be disposed of elsewhere. It is prohibited to store garbage in front of the apartment and in the corridors.

3.5. Shared grounds and buildings are to be kept free of privately owned storage objects. This applies to corridors, stairwells, sanitary rooms, kitchens, TV rooms and balconies, in particular.

3.6. No highly inflammable, harmful, dangerous or foul-smelling substances may be stored on the grounds or in the building.

3.7. The tenant is liable for all damages caused by him in all publicly accessible areas of the building.

3.8. The Residence Manager will assign room numbers to the mailbox. For data protection reasons and to maintain the uniform appearance of The Student Club, it is not permitted to affix name badges.

3.9. The installation of outdoor antennas and satellite systems is not permitted. The drilling of holes in the walls, ceilings and balconies is strictly forbidden, as the supply lines are partially embedded in the concrete and their routing is unknown to the tenant. They could easily be damaged. Costs to the landlord that are incurred by drilling holes in violation of the prohibition, especially on the house installation, are to be reimbursed by the tenant.

3.10. Structural and constructional changes as well as interventions in safety and supply facilities (e.g. locking systems, gas, water and sanitary areas, electrical network) are not permitted. All electrical appliances to be used by the tenant must bear the CE conformity mark of the EU.



3.11. The communal areas may only be used for parties and celebrations after prior consultation with the Residence Manager. Floor corridors and escape routes may not be used for parties and celebrations.

#### **4. Consideration & night's rest at The Urban Club**

4.1. Residents are to be given the opportunity to live and work in our The Urban Club without being disturbed. Living together in The Urban Club requires taking special consideration. Fellow tenants are not to be disturbed. Noise, such as loud music, slamming doors etc. is to be avoided. Radio and television sets are to be set to room volume.

4.2. A night's rest in the living area is to be made possible between 10:00 p.m. and 7:00 a.m.

4.3. In the communal rooms, the night's rest is from 10:00 p.m. to 7:00 a.m. In the time between 10:00 p.m. and midnight, designated communal rooms may still be used for staying at room volume as long as no other resident is disturbed by this.

#### **5. Fire protection**

5.1. Fire protection in buildings is an important requirement. After moving in, the tenant is obliged to inform himself/herself about the fire protection precautions, escape routes and alarm possibilities and to act in a manner that prevents fires.

5.2. Fire protection systems may not be damaged or their function restricted.

5.3. The misuse of fire extinguishers is prohibited.

5.4. It is prohibited to park bicycles, baby carriages, scooters, leave beer crates and other objects in the corridors, staircases or on the forecourts of the apartment.

#### **6. Bicycle parking spaces**

6.1. Only a concluded rental agreement entitles the tenant to use the bicycle parking spaces located in the basement.

6.2. Bicycles may not be parked within the living areas, corridors and staircases. The parking spaces provided for this purpose shall be used for parking the bicycles.



6.4. Parking spaces and fire brigade access routes must be kept free for reasons of traffic and fire safety.

6.5. Keeping the parking spaces, access to the building and sidewalks clear of snow and black ice is the responsibility of the landlord.

6.6. The StVO (German Road Traffic Act) applies inside the entire residence area. Signs are to be observed. Every road user must act while on the premises in such a way that any danger or obstruction of others is avoided.

6.7. If parking permits have been issued for the purpose of establishing the parking authorization, these must be attached visibly inside the car.

6.8. No parking of motor vehicles outside the marked parking spaces or unauthorized parking in the parking spaces is permitted. Vehicles nevertheless parked there will be removed at the owner's expense.

6.9. The landlord does not guarantee the safety of the vehicle.

6.10. Subletting and/or transferring the use of the parking space by the tenant to third parties is not permitted.

6.11. Motor vehicles with a valid rental agreement for a vehicle parking space are to be parked exclusively in the parking areas provided for this purpose. Violations – especially if this results in obstructions to access for supply and disposal or rescue vehicles – will result in a fee-based towing of the vehicles. The respective costs are to be paid by the vehicle owner/tenant.

## **7. Security**

7.1. For security reasons, the front door or story door / apartment entrance door and all access possibilities to the entire property must always be kept locked.

7.2. Access chips must be stored carefully. The Residence Manager is to be informed immediately in case of loss. The tenant is responsible for the replacement costs.

7.3. In case of loss of the access chip, the landlord is not liable for the fact that an access chip to the rented rooms is in non-authorized hands.

## **8. No smoking in The Urban Club**

8.1. There is a strict smoking ban in the entire building, i.e. the apartment and the common areas.