

# House rules for residential complexes of Studierendenwerk Dortmund

Living together peacefully in our residential complexes means that the tenants' mutual respect is indispensable. If tenants behave in a responsible manner, the environment can be protected and dangers and health risks can be minimized. Therefore, the following house rules must be obeyed:

## 1 General behaviour, quiet periods

- 1.1 Tenants shall treat the rented property and the shared facilities of the residential complex with care.
- 1.2 Tenants shall contribute to a non-discriminating atmosphere. Sexist, racist or other discriminating acts are prohibited.
- 1.3 Quiet periods are from 10.00 pm to 8.00 am and from 1.00 pm to 3.00 pm. During these periods any noise exceeding a moderate volume is prohibited. Using washing machines or tumble driers is prohibited if they are placed directly above a living area. Any noise on balconies or in outdoor facilities is strongly prohibited during these periods.
- 1.4 Parties in the residential complex or in outside areas require the prior written approval by Studierendenwerk. Barbecuing is confined to the respective barbecuing areas.
- 1.5 The tenants' cost-conscious and environment-sparing behaviour contributes to the stability of our rents. Therefore, all power-consuming equipment should only be in operating / stand-by mode if needed. During the heating season heating with windows open is prohibited. Water should be used economically.

## 2 Visiting

Overnight stays are allowed for a consecutive period of up to three days.

## 3 Maintenance and cleaning

- 3.1 Maintenance and repairs involve significant costs. Using screws, hooks, nails, dowels, paint or glues for woodwork, doors or in sanitary areas is prohibited. Using hooks, nails or dowels for brickwork will only be allowed following a professional check for water lines or power lines. If not, this means considerable damage and health risks and a danger to life.
- 3.2 You are not allowed to remove existing furnishings from the rooms.
- 3.3 When using lifts, washing or drying rooms attention shall be paid to the relevant notes in these rooms and to the labels of the respective devices.
- 3.4 Rooms and shared rooms such as kitchen, shower and lavatory must be cleaned by tenants unless this is entrusted to third parties. Please note the following:
  - a. Each tenant shall clean and maintain his/her own room, the furniture and equipment and windows thereof in regular intervals. This also includes a regular and adequate rush / inrush airing of the rooms.
  - b. Students living in double apartments and living groups are jointly responsible for the cleaning of the entire apartment including kitchen, bathroom, hall, furniture and equipment and windows thereof and shall be jointly and severally liable for a proper cleaning.
  - c. If rooms or parts of the furniture and equipment to be cleaned by all students are very dirty and if they are not cleaned although being called upon to do so, Studierendenwerk may cause them to be cleaned professionally at the expense of the tenants responsible for that. In case of health risks this can be done without any request.

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## 4 Pets

You are not allowed to keep pets without the landlord's express approval.

## 5 Waste disposal

- 5.1 Tenants are responsible for a correct disposal of any waste (including joint kitchen). Corresponding waste disposal instructions must be paid attention to.
- 5.2 Disposal of waste in toilet bowls or sinks is strongly prohibited. Costs caused by removing congestions and vermin shall be borne by a tenant.

## 6 Parking spaces

Bicycles and passenger cars shall be parked using the respective areas (bicycle stands, bicycle boxes, parking spaces). Using these areas is at a tenant's risk. Taking bicycles to the residential complex or parking them on balconies is prohibited.

## 7 Fire protection, escape routes

Non-compliance with the following fire protection regulations constitutes a material breach of the house rules and a tenant's contractual obligations:

- 7.1 Staircases, halls, fire escapes, balconies and access routes (escape and rescue routes) must be free all the time! Objects preventing cleaning, blocking escape and rescue routes or that are flammable will be removed at the expense of a tenant without any prior notice. Otherwise they will be removed with costs following a failed warning (also by notice).
- 7.2 Smoking in your own room or in shared rooms is prohibited.
- 7.3 Fire doors (those provided with locking systems) as well as entrance doors, apartment doors and hall doors shall be closed all the time. Inflammable substances can be kept safe in the rented property only to the extent necessary.

7.4 Any installation of additional household appliances or heaters in shared kitchens and rooms is prohibited.

7.5 Any extension or addition to power lines or connections is prohibited.

7.6 Triggering the alarm system without any reason or the manipulation thereof (separation from power supply), the removal of smoke detectors or the wilful destruction of fire extinguishers is prohibited. Smoke detectors not working properly shall be reported to the facility manager without delay.

## 8 Advertising

Setting up posters, notices or putting flyers out on display in the residential complex and in the outdoor areas without the approval by Studierendenwerk is prohibited. Expenses incurred in the disposal will be charged to the sender's account and the right to take additional action remains reserved.

These house rules are part of the tenancy agreement. Serious or repeated disobedience of these house rules may result in a termination without notice.

Studierendenwerk can amend, modify or cancel these house rules at any time.