

General house rules

The general house rules are intended to promote the living environment and thus the living enjoyment of all residents (tenants). Compliance with these rules is therefore considered very important and violation of them may be a reason for the landlord to terminate the lease. The general house rules and the general rental conditions both apply and are inextricably linked to the rental contract.

Below we have set out these house rules for you and we trust that you will also comply with them. Briefly; As a tenant you must use the house and the common areas with due diligence.

General communal areas

- a. No paintings, posters, billboards, etc. may be displayed in the communal areas without the lessor's permission.
- b. It is not allowed to place (moped / electric) bicycles, scooters, motorcycles, shopping trolleys, walkers, benches, flower boxes or objects of any kind in the communal areas, wherever.
- c. It is forbidden to smoke in the common areas.
- d. The common areas should not be a playground for children.
- e. To prevent unwanted visitors from entering the building, the access doors must be closed after use.
- f. The residents and users must refrain from dirty common areas. In case of violation of this prohibition, the relevant tenant must clean it or have it cleaned at his own expense. If the relevant tenant does not comply with this, the lessor will, after written notice of the relevant tenant, instruct third parties to do so at the expense of the relevant tenant. Do not leave any advertising or brochure material after emptying your mailbox. Take it with you to your home or throw it in the appropriate waste paper bin.
- g. Everyone is obliged to refrain from noisiness in the common areas.
- h. Items stored in the general common areas will be removed by the landlord. Costs for this will be passed on to the relevant tenant or on the complex if the tenant cannot be traced.
- i. The cleaning and maintenance of the gallery and the gallery fences across the width of an apartment is the tenant's job.
- j. Combating slippery conditions on the gallery with salt is not permitted.
- k. Clearing the pavement from snow is no longer compulsory by the local government. We request that you as a tenant (whoever is able to do so) together ensure snow-free passageways at your complex.
- l. After using the communal areas, they must be left tidy and clean.

House

- a. Placing tiles is not allowed.

- b. The application of semi-hard floor coverings such as laminate, wooden floors, linoleum, marmoleum (tarpaulin) is not permitted unless it is laid in an expert manner and in compliance with the following rules;
 - 1. The floor is installed floating and separate from the walls so that the hard floor covering is not in direct contact with the structural floor or walls.
 - 2. The floor covering with insulation material and concrete floor must have a (sound) insulation value of 10 dB. This must be able to be demonstrated.
 - 3. A good sound-absorbing layer is applied between the floor and the floor covering.
 - 4. If, despite the above, there are nevertheless well-founded complaints with regard to noise nuisance, the tenant must still adjust or remove the floor at his own expense.
- c. When placing musical instruments, the part on which the instrument in question is placed, including the wall, floor and ceiling, must be provided with a sound-insulating layer.
- d. Disruptive activities in the home, such as drilling, sawing, carpentry, etc., may not be carried out before 8 a.m. and not after 8 p.m. and not on Sundays or similar generally recognized public holidays.
- e. The tenant has the duty to ensure peace and quiet and not to make annoying and / or disruptive use of sound equipment. In particular, between 8 p.m. and 8 a.m.
- f. It is prohibited to drill, nail, screw or chop the subfloors.
- g. You must provide proper window decoration. Newspapers, towels, blankets, sheets, plastic, etc. are not allowed.
- h. Balconies, conservatories and loggias may not be used as storage areas for bicycles, prams, walkers, garbage bags, etc.
- i. Balconies, conservatories and loggias may not be closed with tarpaulin, cloths and / or other materials without written permission from the lessor.
- j. You can only make changes / renovations in or to your home with the prior written consent of the landlord.
- k. Installing sun blinds is only permitted after written permission from the lessor.
- l. It is forbidden to put garbage bags on the balconies or galleries, keep food scraps outside or throw them over the balcony. Even if this serves to feed birds. Tapping
- m. mats / rugs, hanging up laundry, planters and / or other objects outside the balconies is not allowed.
- n. In houses / apartments with mechanical extraction, it is not permitted to connect extractor hoods with a motor to the duct.
- o. In houses / apartments with plastic and aluminum frames and doors, it is not allowed to drill and / or stick on it (eg name plates).

Pets

- a. The tenant is not allowed to have or keep pets in the rented property without written approval from the landlord.

Dishes / antennasdishes

- b. Satellite or other forms of reception systems may not be installed without the prior written permission of the lessor.
- c. Damage caused by the installation of dishes / antennas will be borne by the tenant.

Lift

- a. It is prohibited to occupy the lift with more than the indicated weight and / or number of people.
- b. The use of the lift for relocations may only take place if this does not impede normal use and if the renter using the lift for such purpose takes the necessary measures against damage. The relevant tenant is liable for any damage.

Refuse facility The

- a. tenant is obliged to present the household waste in accordance with the regulations set or to be made for this purpose by the municipality and / or only in the appropriate waste containers.
- b. The incorrect disposal of rubbish or other household products will be removed by a cleaning company on behalf of the lessor and will be charged to the polluter. If this cannot be found, the costs will be charged to the service costs.

sheds

- a. Storage or storage of hazardous and / or flammable substances is forbidden in the shed or garage.
- b. The tenant is only allowed to use the electricity supply in the storage room for lighting and parking the mobility scooter, electric bicycles and hobby jobs in the storage room.

Parking Parking

- a. spaces for cars and motorcycles must be rented separately. Cars and motorcycles may only be parked in the designated parking spaces. Not for entrances, halls and garages. Access to the building must remain free for the fire brigade and ambulance.
- b. (moped / electric) bicycles, scooters and other means of transport may only be stored in private storage areas or in the designated compartments or bicycle clamps.
- c. Bicycles in the bicycle room that are defective or never used will be removed by the lessor.
- d. The parking spaces may not be used as storage space for household goods or for cleaning the car.

Measures in case of non-compliance with the house rules

In the event of non-compliance with the General House Rules, the landlord will take the following actions.

- You will be written to by the landlord.
- Costs arising from non-compliance with the General House Rules will be charged to the relevant person (s) in accordance with the rental contract or in the manner specified.
- In case of repetition you will be invited for a meeting with the landlord.

- If the above does not lead to a result, the landlord can take legal action, which may lead to termination of the lease. These costs will also be charged to the person concerned.

These General House Rules are part of the Landlord's General Rental Conditions.

It is important, especially if you are going to live in or occupy a porch or gallery house, that you observe the rules stated in the House Rules and the General Rental Conditions. Consult with each other when these rules are violated and / or conflicts arise. Talking helps, consult with your neighbors.

As a tenant you are responsible for your guests and you must inform your guests of the general house rules that apply to your residential complex.

Tips for tenants!

Music is at the top of the top ten annoying noises. With the volume control fully open you make it impossible for others to listen to their own favorite music. Or do you encourage others to turn on the music too loudly to drown out yours. That's how you sometimes bother each other. Do not let the bass tones dominate because they thunder the most. It makes a big difference if you put the speaker boxes on a layer of rubber or felt and keep them clear of the wall separating the house.

Keep windows and doors closed when you have the music on. Especially in good weather. It is a nuisance if you want to enjoy the peace in your garden or on your balcony and suddenly radio 538 blares around your ears from the open door of your neighbors.

If you play a musical instrument yourself, you can discuss with your neighbors at what times it is most convenient.

You can easily avoid popping doors by holding the doorknob until the door is closed. A little effort. Plastic bumpers or draft strips in the door pillars also help dampen the sound. semi-hard floor coverings such as laminate, wooden floors, linoleum, marmoleum (tarpaulin) do not have to be a nuisance for the neighbors. Wear soft footwear and stick felt pads under the chair and table legs to reduce sliding noises. This also saves your floor.

Limit your DIY and hobby activities to reasonable times as much as possible. Take into account the sleeping times of children and any shifts of your neighbors. And notify the neighbors in advance if you start a big job.

When you leave late at night, ask your guests if they want to be quiet, so don't shout loudly and drive away with a loud horn.

If, despite everything, there is a disagreement with the neighbors, try to resolve this with a conversation as soon as possible.

