House rules...

...or how to live happily ever after

In the apartment:

1. **No Modifications**: Don't change anything (no painting, moving furniture, making holes, or using duct tape). Damage to the walls means you'll pay for repainting the entire wall.
2. **Cleaning**: Cleaning is included and is mandatory, but you should still keep your flat tidy.
3. **Quiet Hours**: Be respectful—no loud noise from **23:00 to 08:00.**
4. **No Smoking**: Smoking, including e-cigarettes and vaping, is not allowed inside the apartment.
5. **No Pets**: Pets are not allowed.
6. **Water & Electricity**: Be responsible with the utilities.
7. **Dishes**: Clean up after yourself—washing dishes is your responsibility therefore the cleaning staff won't wash dishes.
8. **Bathroom**: Clean the bathroom after use and don't clog toilets or drains. You should avoid throwing anything in the toilets and down the shower too.
9. **Trash**: Take out the trash when full.
10. **Parties**: Loud parties are not allowed; take it to the clubs instead.

Guests:

1. **Notify Us**: The apartment is for you only. If you have guests, notify the landlord/Student at Home via the **WhatsApp group**.
2. **Guest Fees & Limits**: Guests pay **10€/night** and can stay for **up to 5 nights**. **Max 2 guests in the house**.
3. **House rules**: Residents must make sure their guests are aware of, and follow these house rules.
4. Failure to inform us about any guests will result in a **fine of 100€** if it is discovered that unregistered guests were present. This rule is in place to ensure all residents' safety, security, and comfort

Arrival:

1. **Minimum Stay**: Minimum stay is **5 months.** Shorter stays are charged differently.
2. **Rent Payment**: Rent is due by the **7th of each month**.
3. **Check-in**: The apartment should be ready **from 17:00**. Other check-in times have to be previously agreed upon and are subject to availability.

Departure:

1. **Check-out**: The flat must be vacated **by 11:00** unless agreed otherwise.
2. **Before Leaving**: Donate or dispose of items you won't take with you. We are not responsible for

anything left in the house after the check-out.

3. **Room condition**: The flat must be left in its original condition, with all provided bedding and keys returned. Missing items will be deducted from your deposit.
4. **Final Cleaning**: A **50€/person final cleaning fee** applies. Security deposit refunds will be made by bank transfer (student covers transfer fees) after the final cleaning is made.
5. **Final Bills**: Send the meter readings on your check-out day.

Bills:

1. The bills are calculated based on meter readings which are accessible at any time to the apartment residents.

Breaking any of these rules can lead to the loss of the safety deposit, the last month's rent, and even the loss of your apartment.

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