



## House rules...

### ...or how to live happily ever after

#### In your room:

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 (except for personal items), but you should still keep your flat tidy. The laundry for the bedsheets and towels is your responsibility
3. **Quiet Hours:** Be respectful—no loud noise from **22:00 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 due to potential allergies.
6. **Water, Gas & Electricity:** Be responsible with the utilities.

#### Guests:

1. **Notify Us:** The room is for you only. If you have guests, notify the landlord and your flatmates via the **WhatsApp group**.
2. **Guest Fees & Limits:** Guests pay **€10/night** and can stay for up to **5 nights. Max 1 guest per room, 3 guests total in the apartment.**
3. **Guest Areas:** Guests sleep in your room, not in shared spaces.
4. **Timing:** Guests are not allowed during the first 2 weeks of your stay or until all tenants have moved in.
5. **House rules:** The guests have to be aware and follow all the house rules.
6. **Fines:** 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.

#### In the common areas:

1. **Dishes:** Clean up after yourself—washing dishes is your responsibility therefore the cleaning staff won't do the dishes.
2. **Trash:** Take out the trash when full.
3. **Bathrooms:** Clean shared bathrooms after use and don't clog toilets or drains. You should avoid throwing anything in the toilets and down the shower too.
4. **Parties:** Loud parties are not allowed; take it to the clubs instead.
5. **Hot Water:** Be mindful of hot water usage, as it's shared among all the people in the house.

6. **Appliances:** Coordinate with housemates to avoid conflicts with shared machines.

### 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 room 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 room 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 room 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 **40€/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:** To pay only your share of the final bills, send the meter readings on your check-out day. If not, the final bills will be divided equally among all residents. This applies if more than one person lives in the apartment.

### Bills:

1. The bills are calculated based on meter readings and invoiced by the landlord. Any resident can check the meters at any time.
2. **Bill Splitting:** The monthly bill amount should be split among residents, equally.

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



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