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, 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 due to potential allergies.
6. **Water & 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, 2 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.

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Arrival:

1. **Rent Payment**: Rent is due by the **7th of each month**.
2. **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 checkout 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. Any resident can check the meters at any time.
2. **Bill Splitting**: The monthly bill amount should be split among residents, as agreed. This also applies to the final bills.

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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