

House Rules...

...or how to live happily ever after

In the bedroom:

1. **No Modifications:** Do not change anything (paint the walls, move furniture, make holes or use adhesive tape). Any damage to the walls means you will have to pay to have the entire wall repainted.
2. **Cleaning:** Cleaning is included and mandatory, but you must always keep your room and the common areas tidy.
3. **Quiet Hours:** Please be respectful—do not make noise between 23:00 and 08:00.
4. **No Smoking:** Smoking, including electronic cigarettes and vaping, is not allowed inside the apartment.
5. **No Pets:** Pets are not allowed.
6. **Water and Electricity:** Use resources responsibly, even if they are included in the rent. If you exceed the €50/month limit, you will have to pay the excess.

Guests:

1. **Notify the Landlord:** The room is for your exclusive use. If you have guests, notify the landlord in advance.
2. **Guest Fee and Limits:** Guests pay €10/night and may stay for up to 5 nights. Maximum of 1 guest.
3. **Guest Areas:** Guests must sleep in your room, not in the common areas.
4. **Guest Period:** Guests are not allowed during the first 2 weeks of your stay.
5. **House Rules:** Residents must ensure that their guests are aware of and follow the house rules.

In the common areas:

1. **Dishes:** Clean up after yourself—washing the dishes is your responsibility; the cleaning staff does not wash them.
2. **Bathroom:** Clean your bathroom after use and avoid blocking toilets or drains. Also, do not put anything down the toilet or shower.
3. **Rubbish:** Take the rubbish out when the bin is full.
4. **Parties:** Parties are not allowed; go to bars or nightclubs to have fun.
5. **Hot Water:** Please be mindful of your hot water usage.

Arrival:

1. **Minimum Stay:** The minimum stay is 5 months. Shorter stays are subject to different rates.
2. **Rent Payment:** Rent must be paid by the 7th of each month.
3. **Check-in:** The room will be available from 17:00. Other check-in times must be agreed in advance and are subject to availability.

Departure:

1. **Check-out:** The room must be vacated by 11:00, unless otherwise agreed.
2. **Before Leaving:** Donate or dispose of anything you will not be taking with you. We are not responsible for anything left in the house after check-out.
3. **Room Condition:** The apartment must be left in the same condition in which it was found, with all bed linen and keys returned. Missing items will be deducted from the deposit.
4. **Final Cleaning:** A €50 fee applies for the final cleaning. The deposit will be refunded by bank transfer (bank transfer fees are paid by the student) after the final cleaning, within a maximum of 30 days after departure.

Failure to comply with any of these rules may result in the loss of your deposit, the last month's rent and even the loss of your room.

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