

House Regulations for Studierendenwerk Darmstadt residences

01.08.2015

No liability will be accepted for any errors in the courtesy translations of the original German wording. The translations do NOT constitute integral parts of the Tenancy Agreement.

I. Basic rules

Each resident should feel comfortable in our accommodation. Accordingly, all residents should ensure that they do not disturb other inhabitants or infringe their rights. This includes treating the rented room(s) and the residence complex with due care, and not exhibiting behaviour which could damage the reputation of the Studierendenwerk organisation or compromise its ability to fulfil its functions.

II. Rules of behaviour:

1. The tenancy agreement of anyone who repeatedly disturbs the peace can be terminated with immediate effect.
2. None of the furniture or any individual items belonging to Studierendenwerk may be removed from the room.
3. For fire safety reasons, all corridors, walkways and staircases must be kept clear of any combustible materials. It is also forbidden to leave any objects (such as clothes horses, bicycles, etc.) in these areas. These areas serve as escape routes and must be kept free of any obstructions.
4. In view of the large numbers of tenants in the residences, consideration should be shown at all times to other residents. Radio and TV sets should only be played at a moderate volume. Loud conversations should be avoided in the corridors and hallways. It is forbidden to create noise which could disturb others.
5. Satellite reception equipment may only be mounted and installed after obtaining written consent from the Accommodation Service of Studierendenwerk Darmstadt.
6. The radio and TV licence fee should be paid separately by the Tenant (where applicable); it is not included in the rent.
7. All doors to the building itself and to the individual rooms and apartments should be kept closed at all times.
8. All communal sanitary facilities including showers, wash basins and bathrooms should be cleaned after use.
9. Bath and shower facilities and also the communal kitchens may only be used by residents.
10. Only small electrical appliances which carry the CE marking may be used. It is prohibited to use electric heaters to heat rooms which do not have electricity meters. Use heating, electricity and water sparingly.
11. Cooking is only permitted in accommodation which includes kitchen facilities.
12. In communal kitchens, food and crockery should be stored in the cupboards. The cooker, sink, draining board, table tops and crockery should be cleaned after use. Tenants should keep the kitchen cupboard



and refrigerator inserts clean. Waste should only be disposed of in the designated containers. Tenants should separate their domestic waste. Bins are provided (where available) for recyclable ("Gelber Sack"), glass, paper and non-recyclable waste.

13. Fat, food scraps and objects which could block or damage drain pipes should not be disposed of in sinks, wash basins or toilets.
14. The communal laundry rooms, washing machines and driers should be used for laundry. Laundry should not be washed or dried in any other areas, rooms or corridors.
15. Compensation will be claimed for any damage to the building or its facilities caused wilfully or through negligence. Tenants should report any damage they notice immediately to the Accommodation Service.
16. It is forbidden to carry or keep weapons of any kind in the residences.
17. Approval must be obtained from Studierendenwerk for any events organised by residents. The Accommodation Service should be given at least one day's advance notice of any residence council meeting or corridor meeting if it is scheduled to be held in communal rooms. Any events which continue past 22:00 or which are attended by non-residents should first be approved by the Studierendenwerk Accommodation Service.
18. Bicycles may only be parked in the specially designated areas. Parking a bicycle in an apartment or corridor represents a serious infringement of the building regulations.
19. It is up to each tenant to take out personal liability insurance which covers any damage claims arising from infringements of tenancy agreement obligations.
20. Vehicles may only be parked in the marked spaces provided.
21. Tenants are expressly forbidden to keep animals, with the exception of appropriate numbers of small pets. This is only allowed assuming that no other parties are inconvenienced as a result. Other animals may only be kept with the prior consent of the Landlord or held on a temporary basis.

III. Visitors and guests in the residences

Tenants are personally responsible for their visitors. They also carry responsibility for ensuring that the House Regulations are complied with.

IV. No smoking

Smoking is prohibited in all the communally used rooms of the residences.

V. Other provisions

Any consent granted by the Studierendenwerk Accommodation Service which relates to these House Regulations only applies for specific cases and exclusively for the resident concerned.