

House Rules of the Studentenwerk Frankfurt am Main

Part of the lease according to § 5 lease / status: July 2018

Preamble

The cohabitation in the accommodation requires special consideration for each other, any harassment of the roommates is to be avoided.

Landlord and tenant undertake to respect the peace of the house for mutual consideration. It is expressly stated that gross violations of this obligation may justify a termination without notice by the parties.

To maintain the order in the house and for the use of community facilities, the following house rules apply. The tenant undertakes to take note of the house rules and to follow them. The house rules can be unilaterally changed by the landlord, if this requires urgent reasons of order or management. He will then inform the tenant of the new house rules.

I. Protection against noise

1. Avoidable noise unnecessarily annoys all residents. Therefore, during normal resting periods, music is prohibited from 1 p.m. to 3 p.m. and from 8p.m. to 7 a.m.
2. TV, radio and audio equipment must always be set to low volume. Outdoor use (on balconies, loggias and so on) must not disturb other residents.
3. With consideration of the other residents, bathing and showering should be avoided in the period between 10 p.m. to 6 a.m..
4. Special events, which extended duration beyond 10 pm, should take place in the designated common areas and be announced to the other residents in fair time. It is also advisable to inform the neighbors about the festivity in time.
Common areas are to be left clean.

II. Security

1. To protect the residents of the house, the front door and the cellar entrances are to be kept closed at all times.
2. House and courtyard entrances, stairs and corridors only fulfill their purpose as an escape route if they are kept free. Therefore, they must not be blocked or narrowed by motorbikes, pushchairs, furniture, bulky waste, cardboard boxes and so on.
For reasons of fire protection, no posters or garbage bags may be affixed or placed in the areas of traffic.
3. Fire doors must always be closed in order to create fire zones in case of fire. A wedging of the doors eliminates the preventive protection function and is essentially to be refrained from.
4. Storing or transferring flammable, highly flammable, explosive, corrosive or odor-causing substances in the home or on the premises is prohibited.
5. In the event of leaks or other defects of the gas and water pipes, the NRM network services and the caretaker must be informed immediately.
If a smell of gas is noticed in a room, it must not be entered with an open light (candle or lighter). Electric switches are not to be operated. The windows should be opened.
6. Barbecuing with solid or liquid fuels is prohibited on balconies, loggias and in areas directly adjacent to the building.

III. Cleaning / airing

1. The tenant is obliged to regularly clean his accommodation place him-/herself.
2. In apartments, shared apartments and isolated apartments, the tenant is still obliged to regularly clean the kitchen, sanitary facilities and the corridor him-/herself. In order to preserve the leased property, the use of devices that burden them with a lot of fat or starch (fryer, rice cooker and so on) is prohibited.
3. The common areas and traffic spaces of residential units without intern kitchens or sanitary facilities are regularly cleaned by agents of the landlord. In order for the cleaning companies to perform their work without hindrance, no objects, including shoes or floor mats, may be left in the hallways.
4. The housing unit or apartment is to be kept free of bugs; occurring infestation must be reported to the caretaker immediately.
5. Recyclables and waste may only be disposed of separately in the provided containers.
6. Household and kitchen waste, paper diapers or similar things must not be disposed of in toilets or sinks.
7. The leased premises are to be sufficiently aired and heated, also in the cold season. The airing is best done by widely opening the windows for short-term (rush airing). Permanently tilted windows do not result in better airing, but increase the energy requirements and thus the additional costs borne by all tenants.
8. If the outside temperature falls below freezing point, appropriate measures must be taken to prevent the freezing of sanitary and heating equipment.

IV. Smoking

1. To protect non-smokers, smoking is strictly prohibited throughout the building in all communal used areas.

V. Miscellaneous

1. The user regulations, operating instructions and / or information signs apply to the community facilities. Any scheduling plans must be noticed.
2. Passenger lifts may only be used by infants when accompanied by an adult. Heavy loads may only be carried in the lifts if the permissible cargo load is not exceeded and the elevators are not unduly blocked from passenger transport.
3. The landlord provides all mailboxes with a sticker "No advertising and free newspapers". Should a tenant expressively request the purchase of advertising and free newspapers, he is allowed to remove the sticker.
4. The use of the community areas, washing and drying areas is at your own risk. Replacement for damaged or tainted pieces is excluded, unless the landlord or his performing agents are at fault, whereby the fault is limited to intent and gross negligence. The property must be treated with care by the tenant. In the event of faults, discontinue operation immediately and notify the responsible caretaker.
5. The accommodation community may establish a statute to govern their communal living. For the statutes and subsequent changes to become effective, approval of the landlord is required.