

HOUSE RULES

In the interest of all tenants it is necessary that the house rules, which is part of the tenancy agreement, shall be observed.

Airing of the flat

The residential areas and all other rooms shall be aired regularly and sufficiently. Please note the information leaflet 'Heating and airing correctly'. Damages caused by incorrect heating or airing shall be charged to the tenant.

Cleaning the staircases and corridors (brief house rules)

Tenants shall clean the landing in front of the flat and the stairs leading towards it in turns with the neighbours on that level. Ground floor tenants shall also clean the corridor and the entrance.

The brief house rules shall include cleaning the walls, windows and banisters.

Cleaning shall be at least once a week and appropriate cleaning materials shall be used.

Cleaning of the jointly used rooms (long house rules)

Tenants shall be obliged to take it in turns – see schedule – to clean the rooms which are accessible to all tenants, in the basement, the basement corridor, the loft as well as the stairs leading to the basement and the loft.

The path in from the entrance to the public footpath, the area surrounding the building, the area where the waste bins are located and the path to them shall be kept clean and, during the winter, snow and ice shall be removed according to the Winter Service Regulations of the City of Kassel, and be made safe using the appropriate means.

Protection against water, frost and fire

Tenants shall take appropriate precautions to prevent any dangers or damage occurring to the flat. In the case of frost, they shall take precautions to prevent water pipes and heating facilities from freezing.

Tenants shall be careful to prevent water damage. Removal of blockages in pipes caused by tenants shall be at the tenant's cost.

Easily flammable and combustible objects and fabrics must not be kept in the basements or other common rooms.

Waste

For waste and other rubbish, only the bins intended for this purpose and allocated to the building shall be used. No objects of any kind shall be placed next to the bins. Any contamination caused by tenants, their visitors or suppliers shall be removed by the respective tenant immediately.

Drying of laundry

The drying of laundry shall only take place in/on designated rooms and areas. On Sundays and public holidays laundry shall not be dried outside the building.

Carpet-beating

Carpets, clothes and dust cloths or other items shall be neither beaten out nor brushed out in the staircases or corridors nor out of windows or on balconies.

Avoiding noise

Noise which causes disturbance to other tenants shall be avoided; radios, TV sets, sound reproducing equipment and musical instruments in particular shall be used at a room level. This shall apply for the night time from 10.00 P.M. to 6.00 A.M.

Lights

If the lights outdoors, in the staircases and the basements are out of order, the tenant shall notify the estate manager immediately and as far as possible provide sufficient lighting himself.

Driveways to the building and yard areas

Driveways to the building and the yard, as well as yard areas, shall be kept clear. Jointly used rooms such as, for example, staircases, lobbies, laundrettes and drying rooms shall not be used to store bikes, mopeds, furniture or other items, and in particular bulky waste. Storing unregistered vehicles on the car parks of the building company or other plot areas belonging to them shall not be permitted.

Outdoor facilities

Outdoor facilities and, in particular, green areas shall be treated with care; they shall not be used for walking pets. Driving on paved paths causes damage to the facilities, as well as disturbing other tenants and thus shall not be permitted.

Protection of the building

Entrance doors shall be kept closed and be locked after 10.00 P.M.

If a tenant is absent or prevented from fulfilling his or her duties, he or she shall ensure that a third person shall fulfil all these duties arising from the tenancy agreement, timely and properly.

**GEMEINNÜTZIGE WOHNUNGSBAUGESELLSCHAFT
DER STADT KASSEL M.B.H.**

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