

HOUSE RULES

of the Studentenwerk Halle, public-law institution

version of June 10, 2021



Studentenwerk Halle

... für Dich da ...

Our house rules are an essential part of the tenancy agreement. Harmonious coexistence in our halls of residence, as well as good cooperation between the Studentenwerk and the tenants, is very important to us. It requires mutual understanding and consideration and careful treatment of the common property. In order to create this prerequisite, basic rules are required:

1. Avoidance of disturbances

Disturbances of any kind are to be avoided in the interest of all tenants (e.g. loud door slamming, making music, playing music above room volume etc.).

This applies especially during the usual quiet hours on **weekdays from 12:00 am to 3:00 pm and from 10:00 pm to 6:00 am as well as on Sundays and public holidays**.

2. Due diligence and safety

Any damage or defects to facilities, parts of the building or installations must be reported immediately to the respective property management. Furthermore, these are to be kept clean and treated with care. The water pipes in the flats are to be shut off immediately by the residents in the event of damage. The tenants must inform themselves about the location of the shut-off taps.

In the event of actual danger or emergencies outside our office hours, please contact our on-call service at **+49 176 5999293**. Damage to, tampering with or theft of the fire protection equipment is prohibited and will be reported to the police. The perpetrators will be prosecuted under tenancy law, up to and including termination without notice.

All entrance doors to the hall of residence must remain closed (not locked) in the interest of your own safety. Any manipulation of locking mechanisms of all entrance doors of the residence centres is prohibited. The designated escape routes must be kept clear at all times. Each tenant must familiarise him/herself with the escape and rescue route plans posted in the residence centres

Please make sure that electronic devices and lamps are switched off when leaving the living area for a longer period of time. The installation and operation

of refrigerators and freezers without the permission of the building management is prohibited. In addition, only technically intact appliances approved according to European standards may be used.

In principle, cooking and preparing food is to be done in the communal kitchens. Cooking in the single rooms of the shared apartments is generally prohibited. This does not affect cooking in the individual flats.

Keeping the rented property clean is the duty of each tenant. Furthermore, the common areas are to be left in such a way that each tenant can use them properly.

Devices and furniture that are additionally brought into the communal areas by the tenants must be reported to the property management and verifiably recorded. The tenant is liable for any damage caused by these private items. These items must be removed when the tenant moves out.

3. Heating and Ventilation

Proper heating and ventilation prevents moisture damage. When the window is open, the radiator must always be turned off. When you are absent, close the windows in the living area and also in public areas of the residence.

Cross-ventilation several times a day with the window and door wide open is effective. The tenant will be charged for the removal of mould due to inadequate ventilation.

4. Waste disposal

Some residence centres have a waste collection area with various containers that serve to separate waste. Rubbish belongs exclusively in the rubbish bins.

No household or kitchen waste, hygiene articles, coffee grounds or the like belong in the toilet or drain. Pipe blockages caused by these objects will be removed at the expense of the tenant causing them.

The temporary storage of rubbish in public areas of the residence centre is strictly prohibited for reasons of hygiene and fire protection. The rubbish is to be disposed of regularly in the containers provided for this purpose.

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5. Smoking and barbecues

Smoking is prohibited by law in all common areas of the residence centres. Barbecuing in the rooms, on the balcony or roof terraces is not permitted. Barbecuing on the premises of the Studentenwerk Halle is permitted only in areas approved for this purpose. Other residents are not to be disturbed beyond a permissible extent.

6. Weapons ban

Bringing and carrying weapons and dangerous objects according to Section 1 of the Waffengesetz [German Weapons Act] (firearms, cutting and stabbing weapons, prohibited impact objects such as brass knuckles, telescopic batons etc.) in the building as well as the common rooms is strictly prohibited. Likewise, unlicensed weapons as well as weapon-like objects (irritant gas spray or comparable, dangerous objects, soft air weapons or similar) are not to be carried on person.

In the event of justified suspicion of a breach of this rule, the police may be called in to search your rented premises.

7. Notices/Posters

Each residence centre is equipped with showcases where tenants can find important information about the residence as well as their contact person. The display cases are reserved for the Studentenwerk. The pinboard in the entrance area is used for tenants' notices.

Posting outside this area is permitted only after consultation with the building management.

8. Miscellaneous

Legal provisions take precedence over these house rules. Should a tenant violate the house rules, this constitutes a breach of contract. In the event of serious or repeated violations, this may lead to termination without notice on the part of the Studentenwerk Halle.