

House Rules

The House Rules contain provisions to ensure the peaceful co-existence of all tenants of the house. They contain rights and duties and apply to all tenants.

A peaceful co-existence of several people under one roof requires a certain degree of order. Mutual consideration will ensure that all tenants feel at home.

Noise

- Every tenant is responsible for avoiding preventable noise in the flat, the house, the courtyard and on the premises. Please be particularly considerate during the hours of 1:00 p.m. to 3:00 p.m. and 10:00 p.m. to 6:00 a.m. Radios, TVs, CD players etc. must be turned down to a low volume.

In case of parties on special occasions, all tenants should be given sufficient notice.

- As a matter of principle, instruments must not be played between 1:00 p.m. and 3:00 p.m. as well as 7:00 p.m. and 8:00 a.m. During other times, instruments must not be played for more than two hours a day.

Children

- The needs of children to play must be allowed for in an appropriate manner. They may in particular play in the areas designated for that purpose. For reasons of safety, they must not play in the cellar, the underground car park or similar communal facilities.
- Children may play in the courtyard and on the grassland belonging to the house and erect tents and paddling pools, provided this does not present an unreasonable nuisance to the other tenants or result in damage to the facilities.
- Responsibility for keeping the playground and the sandpit plus the surrounding area clean rests with the parents whose children play there. The children themselves are also called upon to ensure their play area is clean. Parents of the children playing there must ensure that any toys used are cleared away when the children have finished playing.
- The playgrounds may also be used by friends of the children living in the house.

Safety

- For reasons of safety, front doors, entrances to the cellar and doors to the courtyard must be kept permanently closed between the hours of 10:00 p.m. and 6:00 a.m.
- Entrances to the house and courtyard, staircases and hallways must be kept clear as escape routes at all times. However, this does not apply to prams/pushchairs, walking frames and wheelchairs, which may be left there provided they do not block any escape routes and do not present an unreasonable obstruction to other tenants.
- The use of charcoal grills on balconies is strictly prohibited. A suitable area for barbecues has been provided near the building.
- It is prohibited to store combustible, highly inflammable and odorous substances in the cellar or the attic.
- In case of leakages or other defects of gas or water pipes, the responsible supplier and the landlord must be notified immediately. If you notice the smell of gas in a room, do not enter this room with a naked flame or press electric switches. Open the windows and close the main stopcock or shutoff valve immediately.
- Windows in cellars, attics and the stairwell must be kept closed during the cold season. Skylights must be closed and locked during rain and storms.

Cleaning

- The house and the grounds must be kept in a clean and tidy condition. Based on a cleaning rota drawn up by the landlord, the tenants are obliged to take turns in cleaning the hallways, stairs, windows, attics, access paths outside the house, the site of the dustbins and the pavement in front of the house.
- Household rubbish must only be disposed of in the dustbins and containers provided for that purpose. Waste must be separated at all times. Hazardous waste and bulky goods must not be disposed of in these bins or containers. They should be disposed of separately in compliance with the statutes of the city.
- Flower shelves and planters must be safely secured on the balcony or window sill. When watering plants, care must be taken to ensure that water does not run down the walls of the house and drip onto the windows and balconies of other tenants.

Airing of Rooms

- Care must be taken to ensure sufficient airing of the flat even so in the cold season. For this purpose, the windows should be opened for a short but adequate time. Air from the flat, and in particular the kitchen, must not be evacuated onto the stairwell.

Vehicles

- It is forbidden to park motorised vehicles in the courtyard or on the paths and green spaces, to wash cars and motorcycles on the premises or to carry out oil changes or repairs.
- When driving along the garage driveway and parking areas, walking speed must be adhered to.
- Bicycles must only be parked in the designated areas and in the bicycle storage room.

Pets

- When keeping pets, care must be taken to ensure that these are not left unsupervised in the grounds, the stairwell or other communal facilities. Any faeces must be removed immediately. Pets must be kept away from the playgrounds at all times.

In cases of doubt the contracting parties are advised to seek legal advice from their competent local organisation of house owners or tenants.

The address of the local tenants association can be found on www.mieterbund.de. You can also contact the umbrella organisation direct, Deutscher Mieterbund e.V., if you are looking for the address of the tenants association; Tel: 030 / 2 23 23 - 0, Fax: 030 / 2 23 23 – 100, [e-mail: info@mieterbund.de](mailto:info@mieterbund.de).

Also: Initial advice via phone on 0900 / 12 000 12 (2,- Euro/minute from German landlines; from the second minute billing per second) and online advice on www.mieterbund24.de.

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