

House rules

In accordance with point 1 of the general lease agreement provisions



These house rules serve to protect individual aspects, define tenant interests amongst one another and in dealings with the landlord, and regulate use of the building's common areas and facilities. They may be changed/amended at any time, and do not affect any general or local legal provisions or requirements.

A. General

1. All residents are expected to behave in a quiet, orderly manner, and help create a sense of pleasant community. This means that, in some cases, personal interests must take a backseat if they affect the justified interests of other residents.

The tenant must treat the leased property with care, clean it, and adequately ventilate and heat it.

2. Modifications to the leased property and its facilities may only be made with the landlord's written consent (see general contract conditions, point 6).

For post reasons, bells, letterboxes and apartments must bear name plates in the designated areas. Affixing additional signage requires the landlord's written consent.

3. Damage to the leased property or its facilities must be immediately reported to the landlord.

It is the tenant's responsibility to prevent/remove vermin at/from their leased premises at their own expense.

Heating must not be turned off during times of frost. The tenant shall be liable for any frost damage.

In the event of imminent risk to the building and/or its residents, the tenant is obliged to immediately take suitable measures to remedy this, and implement safeguards and warnings.

4. Any excessive noise (exceeding normal tolerable levels) likely to disturb fellow residents must be avoided at all times of day. There must be no loud noises during the rest periods 1pm-3pm and 10pm-7am. No noisy work must be performed on Sundays or public holidays.

It is particularly important to observe rest times when performing housework involving dishwashers, vacuum cleaners, washing machines, clothes dryers etc.

Activities causing noise disturbances are only permitted on weekdays between 7am and 1pm and between 3pm and 7pm.

Other residents must show particular consideration if a resident is seriously ill.

The other residents must be notified of parties being held for special occasions if they encroach on rest times.

5. Storing and working with flammable objects and liquids which generate foul odours and dust (pickling, petrol etc.) is prohibited in the building and anywhere on the grounds.
6. An extended tenant absence does not exempt the tenant from their duties.
7. No animals may be kept in the leased property without the landlord's written consent, which may be revoked at any time.
8. Water and electricity must be used sparingly in common areas.

B. Grounds and building

1. All building entrances, access routes and driveways must be kept clear for emergencies.
2. Bikes and mopeds must be pushed when on property grounds.
3. The property's parking bays are primarily provided for residential tenants. No one is automatically entitled to a parking bay.

Parking caravans, trailers and non-roadworthy vehicles in these bays is not permitted.

Vehicles must not be parked in courtyards, residential areas, roof areas, stairwells, corridors or basement areas.

Vehicles must not be washed on property grounds.

4. Tent constructions must not be erected in common areas.
5. Tenants are responsible for cleaning and removing weeds from property paths and courtyards on a weekly roster. This also includes all caissons, basement stairways and adjacent footpaths. Tenants are also responsible for removing snow and black ice from access routes, courtyards and footpaths as per the City of Wilhelmshaven's local government laws.

The weekly rosters change every Saturday at 12pm.

The tenants are entitled to have this work performed by third parties at their own expense.

The landlord reserves the right to create a cleaning plan.

6. Rubbish bins are available for waste removal.

It is the tenant's responsibility to familiarise themselves with the waste disposal process, and dispose of their own waste as per the City of Wilhelmshaven's waste removal regulations.

If multiple buildings have one common area for rubbish bins, all tenants are obliged to clean this area, based on a weekly roster.

The tenants are entitled to have this work performed by third parties at their own expense.

The landlord reserves the right to create a cleaning plan.

7. To protect all tenants from break-ins and theft, and particularly to comply with insurance, front doors in buildings, without a master locking system, must be kept locked between 10am and 5pm from April to September, and between 9pm and 6am the other months. Any tenant entering or leaving the building during these times is responsible for upholding this rule.

The tenants are responsible for locking the front door, based on a weekly roster.

Keeping doors leading into the house open for extended periods of time is prohibited.

The landlord reserves the right to create a locking plan.

8. If assigned a garden plot, the tenant commits to maintaining and tending to this. Changing the usage or removing existing plants requires the landlord's consent, which may be requested in common interests.

Erecting structures (sheds, fences, paving and cladding for seating areas, play equipment, sandpits etc.) requires the landlord's approval.

9. If a children's sandpit has been built on the grounds, the parents are responsible for keeping it and the surrounding area clean.

Pets must be kept away from the sandpit. If soiled, the owners are liable for replacing the sand.

10. Individual antennae may only be installed next to the receiver fitted by the landlord if approved by the landlord.

C. Stairwell, corridor and basement

1. All residents on a particular floor must clean the stairs, landings, railings and stairwell windows, and on the ground floor the corridor, main entrance and front door (including glass), based on a weekly roster. Tenants on the top floor must clean the attic staircase. If the building has an elevator, this must be cleaned by all tenants, on a rotating roster.

The basement corridors, basement stairs, laundry and drying room must be cleaned by the tenants on a weekly rotating roster.

Exceptional stains must be immediately removed by the tenants who caused them.

The landlord reserves the right to create a cleaning plan.

2. The windows in the basement, on the ground floor and in the stairwells may only be opened for brief airing during the winter months, particularly frost periods. Skylights must be closed during rain and storms.
3. The stairwells, floor, basement and other places intended for common use by all residents must not be obstructed by objects, and must be kept clear as escape routes.
4. Children must not play in the stairwells.
5. Bikes, mopeds and trolleys may only be brought through the external basement entrance (if available). They must be stored in the tenant basement or designated common area.
6. Sensitive items must not be stored on the basement floor, as there is the possibility of water seeping in as a result of the elements. The landlord cannot be held liable if such damage occurs.
7. By allowing tenants to use the common areas, the landlord accepts no liability for the objects kept there.

D. Laundry and drying room use

1. Laundry must be hung up in the courtyard or drying rooms using the equipment provided. Laundry cannot be dried in the courtyard on Sundays or public holidays. Each resident may only use it for their own household.

The residents must amicably arrange rules for using the drying rooms.

The landlord reserves the right to create a usage plan.

Laundry must not be hung up in visible areas on terraces or balconies. Bedding and similar must not be hung out of street-facing windows for airing.

2. The drying room must be swept/mopped after use; skylights must be shut, and cleaned if necessary.
3. If the leased property includes a landlord-owned washing machine, the rules of use hung up on the premises apply as amended.

E. In apartments

1. No household or kitchen waste, disposable nappies, kitty litter, environmental pollutants etc. must be thrown into the toilets or sinks. The tenant must have any resulting blockage immediately repaired at their own expense.
2. Gym equipment, swings, slides or similar must not be fitted or set up in the apartment.
No holes may be drilled in doors or windows.
3. Apartments must not be aired by opening the door onto the stairwell.
4. Barbeques on balconies are not permitted.
5. Highly combustible or explosive substances or flammable objects must not be stored in the apartment or adjoining areas.

By providing my/our signature, I/we confirm receipt of the house rules, together with the lease agreement.

.....
(Tenant)

.....
(Tenant)