

House Rules Effective: June 2020

The Studierendenwerk (Student Services) is committed to promoting fair, open, and equal coexistence in all its facilities, especially in the student dormitories. In places where interculturality is a daily reality and people from all around the world come together, living together requires a high degree of consideration and tolerance towards fellow residents and neighbors. Therefore, we place special emphasis on adhering to these house rules.

Tenants are obligated to treat the living spaces and common facilities entrusted to them with care and to report any damages immediately.

For environmental and cost reasons, electricity, water, and heating should be used sparingly. Responsible consumption behavior contributes to rent stability.

Personal Behavior:

1. Everyone must contribute to a discrimination-free coexistence. Racist, sexist, and any other form of discrimination is prohibited.
2. Unwanted incidents should be reported to the Studierendenwerk promptly.
3. Avoid disturbing roommates or neighbors through noise or harassment.

Behavior within the Community: 4. Silence must be observed between 10:00 PM and 7:00 AM. Audio and visual devices should only be set to room volume. Any disruptive noise, especially loud door slamming, noisy stair climbing, and activities that disturb other tenants with noise and disrupt household peace, should be avoided.

5. Rental and communal spaces, as well as outdoor areas and furnishings, should be treated with care. Rooms or apartments should be regularly cleaned. Tenants are responsible for waste disposal, separating and disposing of trash in designated containers.
6. The tenant is responsible for any damage to walls caused by hanging decorations. The use of screws, nails, thumbtacks, etc. on wood, doors, and in sanitary areas is not permitted, as well as drilling into wall panels of any kind.
7. To ensure safety, the entrance doors of the dormitories and housing complexes must be locked between 10:00 PM and 7:00 AM.
8. Anyone entering or leaving after the aforementioned time must relock the door properly.
9. Beds may only be used with bed linen. The bed linen must fully cover the mattress, duvet, and pillow. The bed linen must be changed regularly, at least every 3 weeks, with clean ones.
10. Pets are generally not allowed in the dormitory. 3
11. The use of electrical appliances - except for devices for which the broadcasting fee is paid, radio and television sets, computers and printers, musical instruments, DVD players, mobile phones, table and floor lamps, hairdryers, electric razors, toothbrushes, and usual small kitchen appliances (e.g. kettle, toaster, mixer) as well as vacuum cleaners in rooms – is prohibited. Exceptions require approval and may be granted with conditions. Refrigerators and hot plates, etc., are not allowed in the room if they are not part of the basic furnishings. The use of other fire-hazardous devices is also prohibited. In all cases, only devices with the GS mark are allowed. Each tenant is responsible for the operation of radio and television sets and setting up telephone connections and must pay the corresponding fees.

12. In case of suspicion of a notifiable disease, medical help must be sought and the Studierendenwerk informed immediately. In case of accidents, the caretaker or the responsible floor spokesperson, and in urgent cases, also the dormitory president, must be notified and, if necessary, medical help should be called immediately.
13. Bathrooms, showers, washing machines, and the like are exclusively for the use of tenants. It is not permitted to allow their use by others.
14. Smoking is prohibited in all hallways and rooms that are subject to communal use. Smoking is only allowed in dormitory bar areas after midnight if the responsible operators (dormitory tutors) do not object.
15. All actions that could pose a fire hazard are to be avoided. For the same reason, flammable materials should only be stored in the necessary and usual quantities in the rental property. Grilling on balconies is strictly prohibited.
16. When using elevators, drying rooms, and laundry rooms, the respective special usage regulations must be observed. Placing washing machines or dryers inside the rooms is not permitted.
17. Rooms and facilities provided for communal use (communal kitchens and bathrooms, bicycle storage rooms, laundry rooms, dormitory bars, etc.) are not included in the rental. Storing or placing items that do not correspond to their intended purpose is prohibited. Communal spaces must be kept clean.
18. Tenants are not authorized to install signs, inscriptions, or other devices, or to set up bulletin boards and vending machines.
19. Each tenant is legally obliged to register with the registration office within one week of moving in.
20. Each tenant is responsible for the behavior of their visitors.
21. Each tenant must comply with the applicable laws and regulations.
22. Upon termination of the lease, point 17 of the General Rental Terms and Conditions is particularly relevant.
23. These house rules come into effect at the time of their publication. The previous house rules are thus null and void. The validity of the contractually agreed General Rental Terms and Conditions remains unaffected