

House rules for StudyLiving by Zisler at Ludwigstraße 6, 93413 Cham

General

In order to enable the residents of the student residence to live together smoothly and relaxed and to work undisturbed, mutual respect and, above all, consideration are necessary.

As many people live in a confined space in the building, the house rules are binding for both residents and visitors and form an integral part of the tenancy agreement.

Repeated and significant violations of the house rules will result in the landlord terminating the tenancy agreement without notice.

As the house rules cannot cover every eventuality, the following generally applies:

Every resident is obliged to maintain peace in the building and to show mutual consideration.

Building/facilities

- Smoking and drugs are prohibited throughout the building.
- Keeping animals of any kind is not permitted.
- Tenants are not permitted to make structural changes.
- The furnishings in the apartments and common areas must be treated with care. They may not be exchanged with one another.
- Drilling holes in floors, walls and fixtures is not permitted.
- Sticking or painting on walls, doors and windows, as well as hammering nails, is not permitted.
- Damage to the building and furnishings must be reported to the property management immediately. If the damage is not reported before moving out, the tenant is liable for the damage and any consequential damage.
- In the event of non-compliance, repairs will be carried out at the expense of the person responsible.
- Letterboxes must be emptied regularly to prevent overfilling or damage from moisture.

Common areas

- Common areas include the lounge, laundry room, corridors, stairwells, balcony and garden.
- Any events in the common areas are prohibited.
- The inventory of the common areas may not be moved to other locations or borrowed.
- Nothing may be stored in the traffic areas. These must always be kept clear as escape and rescue routes. The tenant is liable for this. The landlord may have any items stored there removed without prior notice.
- Posters and notices may only be displayed in the common areas with the permission of the property management.
- Bicycles and scooters may only be parked in the bicycle shelter.
- Barbecuing on the terrace/balcony is not permitted.

Quiet hours

- Quiet hours must be observed in the apartments and common areas between 10 p.m. and 7 a.m.
- Anything that could cause disturbance or disruption must be avoided.
- Playback devices of any kind may only be operated at a moderate volume during the day.

Guests and visits

- Only residents, their visitors and persons working in property management are permitted to stay in the building.
- The tenant is responsible for the behaviour of their guests.
- Overnight stays by visitors are not permitted.
- The apartments may not be sublet independently.
- The apartments and building entrances must be kept locked.

Rules of conduct in the apartment

- The care instructions provided in the apartments must be observed and complied with.
- The tenant is obliged to take out personal liability insurance.
- Do not dispose of hygiene items such as condoms, sanitary towels and tampons in the toilet; dispose of them in the general waste bin.
- Cigarette butts must be completely extinguished and disposed of in the residual waste, not in the organic waste or on the floor.
- Regularly descale and clean sanitary facilities with suitable agents to prevent damage from limescale deposits or dirt.
- Do not pour cooking oil or fat down the drain; instead, collect it in suitable containers and dispose of it at collection points to prevent blockages.
- Do not pour cleaning water into the shower or sink, depending on the type of water and contamination, to avoid pipe blockages. Dispose of heavily contaminated water in the toilet.
- Do not cover, tamper with or remove smoke detectors. Defective detectors must be reported to the landlord.
- Never leave open flames (e.g. candles, tea lights) burning unattended to avoid the risk of fire.
- Do not block ventilation grilles or store objects in them to ensure air circulation.
- Do not use harsh cleaning agents on the floor. Avoid standing water.
- Do not hang heavy objects or door hooks on doors. These can damage fittings or hinges.
- Do not place furniture against walls to avoid damage.
- Changes to sockets, switches or lamps are only permitted in consultation with the landlord.
- Curtain rods or similar items may not be installed.
- Store open food in cupboards only in sealed containers to prevent pests such as moths.
- Do not use chemical drain cleaners. Instead, use household remedies such as bicarbonate of soda and vinegar or a plunger.
- Barbecuing on balconies is not permitted.
- Do not hang laundry in the flat for long periods without adequate ventilation to prevent mould.
- Only clean windows with suitable cleaning agents. Do not clean or put pressure on them with hard objects.
- Do not use extension cables or multiple sockets permanently in an overloaded state to prevent overheating.
- Inspection hatches must be accessible at all times.
- Regularly check silicone joints in the bathroom or kitchen for mould and clean them if necessary or have them replaced by the property management company.
- Only use additional electric heaters for short periods to avoid high electricity costs and overloading the wiring.

Kitchens / bathrooms / living area

- Each apartment is equipped with its own kitchenette. This must be treated with care and kept clean by the tenant.
- The refrigerator must be cleaned regularly and defrosted at the required intervals. Food leftovers must be disposed of in a timely manner.
- Opened food should only be stored in sealable containers if possible.
- If you are away for a longer period of time, the refrigerator must be emptied and switched off. The door must be left slightly open so that it can dry out and mould does not form.
- After several weeks of absence, turn on all taps for 1-2 minutes and flush the toilet. Bacteria can form in standing tap water, which can be harmful to health.
- Cleaning the shower – this must be cleaned regularly to prevent limescale stains and deposits.
- Carpets may be laid out in the flat, but gluing is not permitted.
- No furniture may be replaced. New furniture must be fitted with furniture glides to protect the floor. Office chairs must be fitted with a pressure-distributing pad.
- Drying or airing clothes or laundry in front of the windows is not permitted.

Cleanliness / waste

- Cleanliness and order must be maintained in the building and outdoor areas.
- A cleaning service is responsible for cleaning the common areas, corridors, stairwells, etc.
- The tenant is responsible for cleaning the apartment.
- Light switches and door handles must be cleaned regularly to prevent dirt from accumulating.
- Waste and separated recyclables must be disposed of regularly at short intervals as follows:
 - Residual waste and waste paper from the apartments can be disposed of separately in the containers and bins provided.
 - Glass and other recyclables must be disposed of independently at the designated recycling centres.
 - Organic waste must be disposed of in the bins provided for this purpose.
- Do not store rubbish temporarily in the hallway.

Vehicles / bicycles

- There are 4 car parking spaces and bicycle parking spaces. The "Auf der Schanze" car park (subject to a fee) and the Kulturhaus cha13 car park (currently free of charge) are located in the immediate vicinity.
- Washing and repairing motor vehicles is not permitted on the premises.
- A bicycle parking area is available for bicycles and e-scooters. The landlord accepts no liability for parked bicycles, e-scooters, etc.
- The storage of any means of transport in the apartments or in the building is prohibited.

Commercial activity

- The pursuit of commercial activities, in particular the sale of goods, is prohibited.

Ventilation

- To prevent mould growth, the flats must be adequately heated and ventilated.

- During storms and when absent, windows and doors must be kept closed.
- A ventilation system is installed in every apartment. This ensures minimum ventilation. In the event of intensive use (e.g. several people staying in the apartment, wet laundry, etc.), the tenant is obliged to provide additional ventilation by opening the windows. Heating with the windows open is not permitted (exception: brief bursts of ventilation).

Postal delivery

- Packages are not accepted by the administration and may not be left or stored in the entrance area.
- To ensure that parcels are delivered safely, we strongly advise tenants to register with a nearby Packstation.
- Before a prolonged absence and before moving out, a mail forwarding request must be submitted to the post office.

Measures against special hazards / energy saving

- In case of stormy weather or rain, windows must be closed, especially on the weather side.
- In case of frost and in winter, appropriate measures must be taken, such as closing windows, turning up the heating in the rooms, etc. This also applies if the apartment is temporarily not in use during the winter.
- Energy consumption (electricity, heating, water) should be kept to a minimum. The "standby mode" should not be used.
- Highly flammable and explosive substances such as petrol must not be stored anywhere on the StudyLiving premises.

Access / parking spaces

- Fire brigade access routes, entrances and exits must be kept clear at all times.
- Parking is only permitted within the marked parking spaces.
- The following is prohibited in all car parks:
 - Refuelling, oil changes, vehicle washing, battery charging, repair work
 - Parking vehicles with leaking fuel tanks, carburettors, oil pans, etc.
 - Parking trailers, unregistered vehicles, wrecked cars and other objects
 - Storing objects. Honking horns, leaving engines running
- Illegally parked vehicles will be towed away at the owner's expense. This applies in particular to vehicles that obstruct traffic, are parked in front of emergency exits, in no-stopping zones, in fire brigade access routes and in reserved spaces or on pavements.

Moving out

- Upon moving out, the apartment must be returned in the condition specified in the contract, usually swept clean and completely vacated.
- Any agreed renovations must be carried out in a timely manner.
- The tenant undertakes to arrange an appointment with the management for the handover at least 14 days before the end of the tenancy.

Laundry room / laundry

- The washing machines and dryers can be used via a digital payment and operating system.

- The landlord accepts no liability for the laundry.
- No washing machines or dryers may be installed in the apartments.
- In the event of damage or error messages on the appliances, please notify the property management immediately.

Internet / Broadcasting licence fee

- Internet is available to every tenant in their apartment.
- Either connect your laptop or PC directly to the LAN socket using a suitable cable, or bring your own suitable device (WLAN router) for your private WLAN network.
- The tenant is responsible for registering and paying the broadcasting licence fee.

Fire safety regulations

1. Fire prevention

The use of open flames and fire is prohibited throughout the building.
Smoking is also prohibited throughout the building.

Electrical appliances such as cooking appliances, heating appliances, coffee machines, etc. must not be left unattended while in use. The appliances must be placed on non-flammable surfaces and switched off immediately after use.

Cigarette ashes may only be disposed of in designated containers. Ashes and burnt matches must not be disposed of in the paper waste.

The apartments and common areas are automatically monitored by smoke detectors. Please take care to avoid false alarms.

Anyone who deactivates smoke detectors is complicit in any damage to property, life or limb resulting from the deactivation.

Candles must not be left burning without constant supervision.

2. Fire and smoke spread

Fire doors – Fire and smoke-resistant (F30) doors are installed in the floor corridors and stairwells to prevent all escape routes from filling with smoke in the event of a fire, leaving insufficient time for rescue measures.

They must not be kept open by wedging, tying or placing objects in front of them.

3. Escape and rescue routes

Escape and rescue routes are corridors, hallways and necessary staircases that are marked with signs.

Corridors, staircases and exits must not be blocked or obstructed with objects.

Access routes and staging areas for fire brigade vehicles must be kept clear at all times.

4. Alarm and extinguishing equipment

The fire brigade can be reached by telephone on 112.

The smoke detectors in the apartments or common rooms are not part of a fire alarm system. Therefore, any fire must be reported immediately to the fire brigade using the above telephone number.

Fire extinguishers are located in the stairwells. All residents are required to familiarise themselves with the operating instructions for the fire extinguishers.

5. What to do in case of fire

- Remain calm
- Warn people who are in danger
- Take helpless persons with you
- Close doors
- Follow the marked escape route
- Follow instructions

6. Report the fire

Every fire must be reported immediately to the fire brigade by calling 112.

The report should include the following information:

- **Who** is making the emergency call? (Name of the person reporting the fire)
- **Where** is the fire?
- **What** is on fire?
- **How** many people are in danger?

Do not hang up immediately, but wait for questions and instructions if necessary.

7. Alarm signals and instructions

When the sirens sound, leave the building immediately using the escape routes described. Use the designated escape routes.

Follow the instructions of the fire brigade.

8. Get to safety

- Leave the danger zone immediately via the marked escape routes.
- Take disabled and injured persons with you
- If it is not possible to leave the building, take people at risk to a safe part of the building
- Leave smoke-filled rooms crouched down or close to the floor
- If the escape route is blocked, make yourself visible at the nearest building opening

9. Attempt to extinguish the fire

Attempts to extinguish the fire should only be made at the source of the fire and without putting yourself at risk.

Use fire extinguishers. Extinguish from front to back and from bottom to top. Use several extinguishers at the same time. Only activate fire extinguishers at the scene of the fire.

Final notes

These house rules are part of the tenancy agreement. They were drawn up and issued by the property management company.

Failure to comply with the house rules will result in the termination of the rental agreement on the first day of the following month!

These house rules shall enter into force on November 2025.

We would like to thank all tenants for complying with the house rules and wish them a pleasant stay at StudyLiving.

For reasons of better and easier readability, the simultaneous use of masculine, feminine and diverse language forms is dispensed with in these house rules. All formulations apply equally to all genders.