

## House Rules

(which the tenant undertakes to comply with)

1. The regulations of these house rules apply to all tenants of the building, including family members living with them, as well as to any other persons they bring into the rented premises and to visitors and staff.
2. All official regulations (particularly those from local, building, or fire authorities, health authorities, etc.) must be adhered to by the tenants, even if there are no regulations regarding them in the rental agreement and house rules.
3. Any behavior that disturbs the other residents of the building or is unreasonable for them must be avoided, especially noise, singing, and playing music outside the rental units. Even within the rental units, tenants must ensure that other residents are not disturbed by noise. Radios, televisions, tape recorders, etc., must be set to a reasonable volume. Quiet hours must be observed from 10 PM to 6 AM and during the midday hours from 12 PM to 2 PM.
4. The placement and storage of items of any kind outside the rented premises, as well as parking vehicles and transport means like bicycles, motorcycles, cars, strollers, etc., is only permitted in designated areas and requires prior approval from the landlord.
5. Actions that endanger or disturb fellow residents, passersby, etc., through dust generation, spilling or spreading liquids, foul-smelling or harmful substances, etc., must be avoided. Cleaning shoes in the entrance and stairwell is prohibited, as is drying laundry at windows or in the hallway.
6. Waste must be disposed of in the designated bins (ashes only when cooled, cardboard only when flattened). Waste must not be disposed of in floor drains, toilets, or other drainage systems; they must be thrown into the designated waste containers. Bulky waste, clutter, oversized packaging materials, construction debris, etc., must not be left in the bins or anywhere else in the building or on the property. Legal regulations on waste disposal must be adhered to.
7. Smoking and the use of open flames are prohibited in the attic, (underground) garages, elevators, basements, and similar areas. Barbecuing with open flames is also prohibited, especially on balconies, terraces, and loggias.
8. Stoves and other heating devices must be installed by the tenant in accordance with regulations. The installation of a new fireplace may only occur based on a positive chimney inspection and with written approval from the landlord. Existing fireplaces must be maintained to avoid fire hazards. The chimney sweep must be granted access to the rented premises and any rented rooms at all times and must not be hindered in carrying out their work.
9. Solid fuels may only be stored in the rented cellar compartments and can only be cut there or in designated areas. Relevant regulations must be observed for heating oil and propane storage. The storage of easily flammable or health-hazardous materials such as fuels or explosives, both inside and outside the rental units, is strictly prohibited.
10. When using the lighting in the common areas of the building, the utmost economy must be observed.
11. To prevent weather-related damage, ensure that doors and windows—both within the rental unit and in the other areas of the building—remain properly closed during wind, rain, snow, and frost. The rental units must be ventilated and heated properly, and water pipes should be shut off in case of supply interruptions or prolonged absence of the occupants. Balconies and similar areas belonging to the rental unit should be kept clear of snow and other unusual weight loads.
12. If an elevator exists, it must be used according to the instructions. The elevator is approved for passenger use and is therefore only to be used for transporting people or designated loads. The transport of bulky items is prohibited. Care must be taken to ensure that the elevator doors are properly closed after use. The elevator's stop at each floor must be limited to what is absolutely necessary for its use.
13. If a central heating system exists, care must be taken to avoid malfunctions by ensuring that rooms are ventilated without causing undercooling.
14. If a laundry room or drying area exists, these must be left clean and tidy.
15. If a pressurization system exists, the tenant must ensure that the door closers are always fully functional and that their closing force is not adjusted. The windows in the stairwell must always be closed and can only be opened for cleaning purposes.