



# House rules

August 2019 edition

The legally binding German original text was handed over to the tenant at the time of signing the tenancy agreement.

## Dear Sir or Madam

These house rules have been drawn up in order to enable the neighbours in the flats to live in an orderly and peaceful manner alongside each other, and to maintain the property's appealing and clean appearance both inside and outside. In the case of non-compliance with the house rules, the landlord is authorised to terminate the tenancy agreement after an unsuccessful written reminder.

## Mutual respect and quiet time

In the interests of all tenants, noise disturbance must be avoided. **The general quiet times between 22:00 and 07:00 and between 12:00 and 14:00** must be observed. During these times no activities that disturb the peace are permitted. On Sundays and public holidays especially, the tenants' right to enjoy a peaceful environment must be respected. The quiet times also apply to gardens and children's playgrounds.

For the use of **vacuum cleaners, dishwashers and washing machines and tumble driers** installed within the flat the same **general quiet times must be respected**. These appliances must not be used **between 22:00 and 07:00**. The same applies to noisy manual or construction work, which must not be carried out after 18:00. In addition such works are prohibited at lunchtime between 12:00 and 14:00.

**Musical instruments may be played between 08:00 and 12:00 and between 14:00 and 20:00 with closed windows.**

## Cleaning

If no caretaker has been assigned to clean the common areas, each tenant must clean the stairs leading to his or her flat and the corresponding landing on a weekly basis. If several flats are situated on one floor, cleaning must be carried out alternately by the tenants. Furthermore, the tenants are responsible for cleaning the public basement and attic rooms, as well as for winter services, if no caretaking/cleaning company has been assigned with this task.

Excessive soiling caused by tenants or visitors must be removed immediately by the tenant responsible.

Tenants are obliged to thoroughly clean the basement and attic areas allocated to them once a year.

## Waste disposal

Waste must not be kept on the balcony or patio, in the basement or outside of the flat, neither open nor in rubbish bags.

If no containers are available rubbish bags must not be placed in front of the house until the evening before waste collection day. This is subject to cantonal regulations. Please see the applicable local waste collection schedule.

## Bicycles, trailers and pushchairs

These must be kept in the designated rooms in the tenant's own basement or in other designated areas. No equipment or other items may be left there.

Only roadworthy bicycles may be left in the designated areas.

## **Stairwell, basement and lift**

No private items may be stored outside of the rented flat, i.e. in the stairwell, the foyer and in the basement and attic corridors. It is prohibited to store highly combustible, explosive or malodorous materials in the basement rooms.

The toilets and showers installed for civil protection reasons are intended for the event of war and for disaster situations. They remain locked at all times and must not be used.

Children are not allowed to play in general areas like the stairwell, corridors and basement.

The consumption of cigarettes or cannabis is strictly prohibited in all general areas such as the stairwell, basement, laundry room, etc.

## **Laundry and drying room**

Kindly note the individual laundry room rules that apply in your building.

Operating instructions must be closely observed. The washing machines and the laundry and drying rooms must be cleaned after use.

## **Balconies, patios**

For safety reasons window boxes may only be attached to the inside of the parapet using strong mounts.

It is prohibited to put up cupboards, fittings and other furnishings that overtop the parapet. It is prohibited to extend awnings in the case of rain and strong wind.

## **Barbecue**

Only covered electric or gas barbecues may be used.

## **Private antenna systems**

It is prohibited to use or attach private antenna systems to the facade, balconies, patios or roof.

Mobile parabolic mirrors may be installed on balconies as long as they do not overtop the parapet.

## **Gardens, children's playgrounds and surroundings**

Access paths, lawns and borders must be kept clean.

Pushchairs, bicycles and toys must not be left standing or lying around paths, squares and drives. Toys for the garden must be put away in the evenings.

## **General**

- (1) It is prohibited to throw items out of the window or from the balcony. Refrain from shaking bedding, towels, brooms etc. out of the window or from the balcony.
- (2) When transporting furniture or other heavy objects the stairs, floors and lift cabins must be covered with a protective sheet.
- (3) Tenants must heat their rooms adequately in winter. The radiators must be left turned on year-round. The flat must be aired on a regular basis. Tenants can be held liable for any damage occurring due to non-compliance with these regulations.
- (4) Apart from the standard name plate and "no junk mail" labels, no other stickers are allowed on the letterbox.

**Thank you very much for respecting these house rules.**