

House rules of the Studentenwerk Frankfurt am Main

Part of the rental contract according to § 5 rental contract / status: February 2022

Basic rules:

All residents should feel comfortable. Each resident must behave in a way that other residents are neither disturbed nor affected by him/her.

Living together in residential halls requires special consideration for one another. Landlords and tenants are obliged to keep the peace in the house and to show mutual consideration. It should be noted that gross violations of this obligation can justify a termination without notice by the parties. In particular, any form of (sexual) harassment, threat or violence will not be tolerated and will result in termination without notice.

Tenants and their guests are prohibited from harassing other tenants with their opinions and attitudes towards life, especially from missionizing others on questions of religion or ideology. Discrimination against other tenants, in particular because of gender, skin colour, origin, language, religion or ideology, disability, age or sexual orientation, must be refrained from and may result in a warning letter.

To maintain order in the house and for the use of the communal facilities, the following house rules apply. The tenant is obliged to take note of the house rules and to follow them.

The house rules can be changed unilaterally by the landlord if this is required for urgent order or management reasons. He/she will then inform the tenant of the new house rules.

I. Noise protection

1. Avoidable noise unnecessarily affects all residents. Therefore, playing music is prohibited during the general rest periods from 1:00 p.m. to 3:00 p.m. and from 8:00 p.m. to 7:00 a.m.
2. Television, radio and audio devices must always be set to reasonable volume. Outdoor use (on balconies, loggias and so on) must not disturb the other residents.
3. Festivities for special occasions that extend 10:00 p.m. should take place in the communal rooms provided for this purpose and the other residents should be informed in advance. It is also recommended to inform your neighbours about the festivities in advance. Communal rooms are to be left clean.

II. Safety

1. To protect the residents, the front door and the cellar entrances must be kept locked at all times.
2. House and courtyard entrances, stairs and corridors only serve their purpose as escape routes if they are kept clear. Therefore, they must not be blocked by cars, bicycles or motorbikes, pushchairs, furniture, bulky waste, cardboard boxes and so on. For reasons of fire safety, posters must not be hung and rubbish bags must not be placed in the traffic areas.
3. Fire doors must always be closed in order to create fire compartments in the event of a fire. Wedging the doors withdraws the preventive function of protection and must be avoided at all costs.
4. The storage or decanting of flammable, easily ignitable, explosive, corrosive or odor-causing substances in the residential halls or on the hall premises is prohibited.
5. In the event of leaks or other defects of the gas and water lines, Mainova and the technical staff must be informed immediately. If you notice the smell of gas in a room, you must not enter it with an open flame (candle or lighter). Electrical switches are not to be used. The windows are to be opened.
6. Barbecuing with solid or liquid fuels is not permitted on balconies, loggias and areas directly adjacent to the building.

III. Cleaning / ventilation

1. The tenant is obliged to clean his/her residential unit regularly.
2. In apartments, shared flats and self-containing apartments, the tenant is still obliged to regularly clean the kitchen, sanitary rooms and the hallway him-/herself. In order to preserve the rented property, the use of devices that affect it with a lot of fat or starch (fryer, rice cooker and so on) is prohibited.
3. The communal rooms and traffic areas of the residential units without their own kitchen or sanitary rooms are cleaned regularly by commissioners of the landlord. So that the cleaning companies can carry out their work without hindrance, objects, including shoes and floor mats, must not be left in the corridors.
4. The residential unit or apartment must be kept free of vermin. Any infestation that occurs must be reported to the technical employee immediately.
5. Recyclable materials and waste must be disposed of separately according to the designated containers.
6. Washing and drying laundry should preferably be done in the shared washrooms and washing machines and dryers.
7. Household and kitchen waste, paper diapers, etc. must not be disposed of in toilets or sinks.
8. The rented rooms must also be adequately ventilated and heated during the cold season. The best way to ventilate the room is to open the windows wide for a short period of time (intermittent ventilation). Permanently tilted windows do not improve the ventilation result, but they increase the energy demand and thus the additional costs that must be paid by all tenants.
9. If the outside temperature falls below freezing, appropriate measures must be taken to prevent the freezing of sanitary and heating equipment.

IV. Smoking

1. To protect non-smokers, smoking is strictly forbidden in the entire building in all communal rooms.

V. Miscellaneous

1. The user regulations, operating instructions and/or information signs apply to the communal facilities. Scheduling plans must be noted.
2. Lifts may only be used by small children when accompanied by an adult. Heavy loads may only be transported in the lifts if the permissible load capacity is not exceeded and if the lifts are not prevented from transporting people for an unreasonably long time.
3. The landlord provides all mailboxes with a sticker, saying "No advertisements or free newspapers". If a tenant expressly wishes to receive advertisements and free newspapers, he/she is permitted to remove the sticker.
4. The use of the communal, washing and drying facilities is at your own risk. Replacement for damaged or spoiled items is excluded, unless the lessor or his commissioners are at fault, whereby the fault is limited to intent and gross negligence. The facility is to be treated with care by the tenant. In the event of malfunctions, the operation must be stopped immediately and the responsible technical employee informed.
5. The residential community can adopt a statute to regulate their communal life. The statute and subsequent changes require the approval of the landlord to be effective.