

The Munich Student Union wants to provide its residents the possibility to enjoy living in its halls without being disturbed in their studies. When many people live together in comparably close quarters, special consideration must be given to co-residents as well as to neighbours. It is therefore necessary to pay careful attention and strictly adhere to the following House Rules. Every tenant must ensure that also their guests comply with its rules and regulations.

1. Disturbance of the Peace

- 1.1. In the student hall of residence, in the house itself as well as in the rooms, disturbing noise is to be avoided. Notwithstanding statutory and official provisions, indoor work and other activities disturbing the peace are not permitted between 12 noon and 2 p.m. as well as between 6 p.m. and 8 a.m. This type of work and activities is never permitted on Sundays and on holidays.
- 1.2. Special care is to be taken to maintain the peace and quiet between 10 p.m. and 7 a.m.
- 1.3. TVs, radios and other sound systems are to be kept at a low volume. Playing musical instruments is only permitted if kept down and only between 8 a.m. and 10 p.m.

2. Keys

Only the Landlord can have new keys made to the apartment. The Tenant must not have any additional keys made unauthorised. Installing personal locks is not permitted.

3. Storing Objects

- 3.1. Hallways or access balconies and stairwells are to be kept clear of any objects (emergency escape routes). Putting down doormats or grids is also prohibited. Any objects which are nonetheless put down or left lying may be removed by the Munich Student Union without notice. The owner bears the costs for the removal and, as the case may be, storage, as well as the risk of damage, unless a vicarious agent is liable for damage caused intentionally or by gross negligence. The same applies to posters, pictures and other wall decoration that is put up outside the personal rooms without the Landlord's approval.
- 3.2. Motor vehicles, mopeds and bicycles are only to be parked in the spaces intended for them. On the premises of the student hall of residence, motor vehicles, mopeds and bicycles may only use the specified roads and paths. Non-operational or non-registered vehicles must not be parked on the premises of the student hall of residence. Vehicles parked other than on the designated parking spaces may be towed and stored at the registered keeper's expense. This applies to all vehicles belonging to tenants or guests.

4. Waste Disposal

Household waste may only be deposited into the waste containers provided for this purpose. Official regulations are to be observed when disposing of special waste, in particular bulky items. The Tenant must dispose of special waste or have it disposed of at their own expense.

5. Cleaning Duties

- 5.1. Any necessary cleaning of the shared kitchens and sanitary facilities is incumbent on the tenants on a rotational basis scheduled amongst themselves. This also includes preventing bringing in vermin and its spreading.
- 5.2. Freezers must be defrosted regularly in order to prevent damage as well as unnecessarily high energy consumption.
- 5.3. Balconies and terraces are to be kept free of snow and dirt. Balcony furniture may only be set up in areas which are not marked as emergency escape routes. Furniture belonging to the Landlord, other furniture and equipment as well as rubbish must not be stored on balconies and terraces.

6. Use of the Exclusively Rented Rooms

- 6.1. Without the property management's prior consent, the walls must not be wallpapered or painted. Consent to do so does not release the Tenant from the obligation to return the rented property in its original state, unless the Landlord explicitly states that this is not necessary.
- 6.2. It is not permitted to mount awnings and outside blinds or to set up flower boxes/pots in front of windows.
- 6.3. Hooks, screws, nails, adhesives and the like must not be attached to furniture or other equipment and, if attaching them to walls, this must be carried out in such a way that no permanent damage is caused.
- 6.4. The rented rooms are to be aired as often as necessary as well as in a way that saves energy by creating a short and intensive circulation of air. Windows and doors should be opened wide several times a day for 5 - 10 minutes. When airing the rooms, special attention needs to be paid to tightly sealed windows. Having the windows open permanently must be avoided

during the heating season. Open or tipped windows cause several times the amount of heat loss compared to opening the windows completely for a short period of time.

Large amounts of water vapour, which can arise in certain rooms, e.g. when cooking or having a shower, should be led outside immediately by efficiently airing the room. If possible, the doors should remain closed while doing so, so that the water vapour cannot spread into the entire flat.

The rooms are to be heated sufficiently and above all as continuously as possible during the heating season. The radiators' heat emission must not be blocked, e.g. by long curtains or setting up furniture in front of them. Doors leading into rooms which are heated less should always remain closed. Regulating the temperature in these rooms is the job of the radiator located inside the room.

Air circulation must not be prevented. That is especially important in the case of outside walls. For this reason, furniture should be put up in a distance of at least 5 -10 cm to the walls, especially in the case of furniture with no gap at the bottom.

The Tenant is responsible for frost damage caused by open windows as well as mould damage caused by incorrect airing and heating.

7. Use of Communal Rooms

- 7.1. Items left in the storage rooms are to be marked with the owner's name. The Landlord does not assume any liability for stored items. It is prohibited to introduce/store flammable, highly corrosive or perishable substances.
- 7.2. Bathrooms and kitchen units are to be regularly cleaned with a gentle non-abrasive cleanser, limescale is to be avoided by drying everything up immediately and stains in the toilets must be removed on a regular basis. The communal areas must always be left in a clean state. The Tenant must take all reasonable measures to prevent loss, destruction or damage with regard to the rented or communally used rooms and items. That includes, in particular,
 - locking the rooms,
 - no open flames or embers,
 - treating electric heat sources and candles with care,
 - protecting water pipes against frost, preventing windows and doors from being slammed.
- 7.3. Neither personal furniture nor household appliances (washing machines, dryers, refrigerators and freezers, etc.) are to be placed in the furnished communally used areas. Small appliances such as toasters, coffee machines (thermostatically controlled), etc. may be installed and used.
- 7.4. Notices hung up by the property management are to be observed.

8. Radio and Television Reception

A broadband cable connection is available in the student hall of residence. The connection is for private use only. It enables receiving German and international channels. Therefore, installing dish antennas is not permitted.

9. Barbecues

- 9.1. Having barbecues is generally not permitted.
- 9.2. In the student halls of residence (e.g. Stiftsbogen, Chiemgaustraße, Studentenstadt) that provide barbecue areas, having barbecues is permitted in the designated areas, to the extent customary, until 10 p.m.
- 9.3. Please also note Item 1 ("Disturbance of the Peace").

10. Safety and Security Measures

- 10.1. Tenants must not set foot on the rooftops and must not store any items on them.
- 10.2. Official regulations concerning the building and fire safety are to be observed.
- 10.3. Substances that are highly flammable and pose a fire hazard must not be stored or kept in the attic, the cellar or in the luggage storage rooms. In addition, no furniture, mattresses, textiles or similar items must be kept in the attic.
- 10.4. Windows and doors are to be thoroughly closed at night as well as during stormy or rainy weather. This also applies to windows in the cellar and attic units as well as to whoever is using the communal rooms. Shutters and blinds must not be closed in stormy weather.
- 10.5. Any parties and celebrations (also known as "Flurpartys") in hallways or corridors, on staircases etc. are strictly prohibited (emergency escape routes).