

House Rules

Living together at THE FIZZ requires a certain level of consideration for one another. Please do your best not to cause a nuisance for or disturb other residents. The tenant undertakes to help maintain the peace of the building out of mutual respect for other residents. Mutual respect, a readiness to settle conflicts among one another and tolerance are vital prerequisites for living together in THE FIZZ.

1. Living in THE FIZZ

1.1 Residence in the building is only permitted on the basis of a valid lease agreement. The same applies to the use of all communal rooms and the underground garage. Friends and acquaintances are welcome to visit. The house manager must be notified in advance if a friend/acquaintance will be staying overnight.

1.2 An enrollment certificate is required in order for a lease agreement to be concluded for living in THE FIZZ student dormitory.

1.3 The lessor or his/her representative may enter the rented rooms after prior notification or display on a notice board. Entry is permitted and is to be allowed at any time in the event of danger.

2. Use of Rented Rooms

The rented rooms provided for use by the tenant must be looked after with all due care and protected against damage, whereby the following rules apply among others:

2.1 Fixtures and fittings may not be removed from or added to the rented rooms without the lessor's consent. If the owner has approved the installation of your own furniture or other equipment, this must be removed from the building by the end of the rental period at the latest. If you do not comply with this obligation, the owner will remove them and any costs will be passed on to you.

2.2 Any necessary repairs, defects and damage to fixtures and fittings in the rooms are to be reported immediately to the house manager.

2.3 Tenants should keep rooms in sufficient good order so that visitors can be shown in at any time.

2.4 The use of technical devices/equipment in the rented rooms must comply with the operating instructions provided when the tenant moves in.

2.5 Do not attach posters, stickers, etc. to the apartment doors.

2.6 Do not nail or glue anything onto the carpet.

2.7 Do not attach posters, pictures, stickers, banners, labels, etc. to the walls/ceilings in the rented rooms.

2.8 Floors, windows, doors, and other rented fixtures and fittings should only be cleaned with standard suitable materials; natural wood should be treated regularly with suitable polishes. Please ensure that you follow any care advice.

2.9 Do not dispose of any objects/food residues down the toilet or other drains/plugholes that could cause a blockage. Discharge pipes are to be kept in a usable condition at the tenant's costs.

2.10 Do not use corrosive drain cleaners, as this poses a clear risk for drainpipes.

2.11 Do not wash or dry laundry in the rooms as this could cause a build-up of mold in the rooms. The tenant must use the specially equipped laundry and drying rooms provided.

2.12 Keep doors and windows properly closed during bad weather and absence.

2.13 If pests are found in the rented rooms, the tenant must report this immediately to the house manager. Failure to do so or undue delay in reporting may mean the loss of any rights to claims against the lessor as a result.

2.14 Additional household equipment, such as hotplates, washing machines, spin dryers, electric washing dryers, refrigerators, and electrical heat sources of any type, may not be installed and operated without the prior written consent of the lessor, given that electricity costs are shared as part of operating costs.

2.15 Do not hang clothes, suits, etc., on and in front of the windows. Do not empty or throw liquids, garbage, etc. out of the windows or from the balcony into the yard, garden, onto the roof or into the gutters.

2.16 The balcony should only be used for the usual purposes. Do not store garbage, junk, etc. on it or use it as a storage/parking area.

2.17 No barbecuing on the balcony.

2.18 Do not clean or shake out carpets, beds, covers, upholstered furniture or similar objects on the staircase, out of the window or on the balcony.

2.19 The lessee is liable for the room inventory remaining complete and the inventory items remaining in intact condition.

2.20 No structural changes – even minor changes – are permitted in the rooms, building or inventory.

2.21 Keep personal property and valuable items under lock and key.

2.22 The tenant is responsible and shall pay for replacement bulbs or fluorescent tubes. Upon moving out, all bulbs and fluorescent tubes must be returned in usable condition at the same wattage.

2.23 Please ensure that use of water, electricity, hot water, and thermal energy is as economical as possible. In the event of longer absences, the tenant should reduce the heat supply settings and leave the windows closed.

2.24 The tenant is responsible for ensuring sufficient ventilation. Brief airing periods several times a day will aid ventilation during the heating season. Avoid leaving the windows constantly open, as this causes significant energy losses.

2.25 The tenant may only sublet and/or transfer use of the rented rooms to a third party with the written permission of the lessor.

3. Use of Communal Facilities in THE FIZZ

Communal house facilities should be used in the same careful way, avoiding damage. Tenants must comply with the following rules:

The tenant should ensure that he/she does not use unnecessary water and electricity in the communal building areas. He/she must also prevent unauthorized use of house facilities.

3.1. Communal rooms should be cleaned immediately after use. This also applies to technical equipment in the communal facilities.

Refrigerators should be cleaned regularly and defrosted at least once every four weeks. Ovens (including cavities), washing machines and dryers in the central laundry room should be cleaned immediately after use (remove any spilled detergent!).

3.2. Garbage and waste must only be emptied into, not next to, the trash cans or garbage chutes provided. Please ensure compliance with any official regulations regarding the separation of waste (organic waste, residual waste, waste paper, etc.). Bulky or easily flammable waste should be properly disposed of elsewhere outside the house.

3.3. Do not attach posters, pictures, stickers, banners, labels, etc. to the walls/ceilings in any of the communal areas.

3.4. The tenant is liable for all damage in any publicly accessible areas of the building caused by him/her or his/her visitors.

3.5. The house manager will label the mailbox system with the corresponding room numbers. Do not attach name plates, in order to preserve the uniform look of THE FIZZ.

3.6. Do not attach external antennae and satellite equipment. The drilling of holes in the walls, ceilings and balconies is strictly prohibited, as supply lines are fixed into the concrete in some areas and the lessee will be unaware of where these run. It would be easy to damage them. The tenant shall reimburse any costs arising for the owner as the result of the drilling of holes contrary to this prohibition, particularly in house installation.

3.7. Structural changes and intervention in the security and supply facilities (e.g. locking systems, gas, water and sanitation systems, electrical network) are not permitted. All electrical devices used by the tenant must bear the EU CE conformity marking.

3.8. Communal areas and study rooms may only be used for parties after prior consultation with the house managers.

3.9. Do not use floor corridors and escape routes for parties.

4. Consideration & Quiet at Night

4.1 The residents of THE FIZZ student dormitory should be able to study without being disturbed. Living together at THE FIZZ requires a certain level of consideration. Please do your best not to disturb other residents. Avoid noise such as loud music, slamming doors, etc. Keep radios and TVs at a low volume that can only be heard in your room. Please be particularly considerate if wearing noisy shoes such as clogs.

4.2 Please ensure quiet at night in the residential area between 22:00 and 7:00.

4.3 The quiet at night rules also apply in the communal rooms between 22:00 and 7:00. Certain communal facilities can still be used between 22:00 and 24:00 as long as you keep the volume down and do not disturb other residents. Tenants can find out more about which communal facilities can be used in this way from the house manager.

5. Fire Safety

5.1 Fire safety in the building is a vital requirement. When he/she moves in, the tenant is obliged to familiarize him/herself with fire safety precautions, escape routes and alarm options and to act in a way that prevents fires.

5.2 Fire protection systems/equipment must not be damaged or restricted in their function.

5.3 Improper use of fire extinguishers is prohibited.

5.4 Do not leave bicycles, strollers, scooters, beer cases, and other items in the corridors, staircases, balconies, residential areas, yard or forecourt. Use the area/parking space provided for bicycles.

6. Storage

6.1 Do not store private items in communal areas. This applies in particular to corridors, staircases, washrooms, kitchens, TV rooms, and balconies; it also applies to open spaces in the dormitory.

6.2. Do not store easily flammable, harmful, hazardous or bad-smelling materials/substances in the building or on the site.

7. Vehicles/Motor Vehicles/Motorbikes/Parking Spaces

7.1 Only a valid lease agreement entitles the lessee to use his/her assigned parking space. In order for a lease agreement to be drawn up and for technical safety reasons, the tenant must notify the lessor of the vehicle's official license plate number.

7.2 Motorbikes, scooters, mopeds and cars may only be parked in the rented parking spaces or in the garage.

7.3 The parking lot and fire department access routes must be kept clear for traffic and fire safety reasons.

7.4 The official road traffic regulations [StVO] apply throughout the entire site. Please obey all signs. All road users must conduct themselves on the site in a way that does not pose a danger or obstruction to others.

7.5 If authorization passes or badges are issued to indicate that you are allowed to park at the site, please attach these to the vehicle.

7.6 Parking spaces should only be used for motor vehicles that are ready for use and registered with the police.

7.7 Do not park motor vehicles outside the marked parking spaces; unauthorized parking is prohibited. Vehicles parked without authorization will be towed at the costs of the owner.

7.8 The lessor offers no assurances for vehicle safety.

7.9 The tenant is not permitted to sublet and/or transfer use of the parking space to a third party.

8. Radio & TV

8.1 Appropriately standardized connection cables should be used for radio and TV power outlets. Do not tamper with the power outlets.

8.2 The tenant him/herself is responsible for registering TV and radio devices.

9. Notices/Information/FIZZY FIZZ Facebook

9.1 Public THE FIZZ notices posted on the FIZZ board provided for this purpose are binding for tenants.

9.2 Information from THE FIZZ for tenants is also posted on the FIZZ board. All information and news from THE FIZZ is also posted for the community on the closed Facebook group "FizzyFizz".

9.3 Tenants will be granted access to the closed Facebook group by the house manager.

10. Security

10.1 For security reasons, the main door, individual floor doors/apartment entrance doors, and all access points in the entire property are to be kept locked.

10.2 Please look after door keys/PACO access chips carefully. Notify the house manager immediately if you lose them. The tenant shall bear the costs for new keys/chips.

10.3 In the event of the loss of a key/PACO access chip, the lessor may have the locks changed at the tenant's costs. The lessor is not liable if a key/PACO access chip for rented rooms finds its way into unauthorized hands.

10.4 The lock installed by the lessor must not be replaced with a different one.

10.5 External doors must be kept closed

11. Smoking is prohibited throughout the entire building, i.e. there is a strict smoking ban in place in the apartment and communal areas