

# Lease Agreement

(Tenancy-ID / Invoicenumber: DMI%Tenancy.tenancyId%)

as the landlord

**DMI%Tenancy.property.building.landlord.name%**

and the tenant

**DMI%Tenancy.tenant.knownAs%, DMI%Tenancy.tenant.dateOfBirth%**

Current residential address

**DMI%Tenancy.tenant.address.line1%**

**DMI%Tenancy.tenant.address.postcode%**

**DMI%Tenancy.tenant.address.line3%**

**DMI%Tenancy.tenant.address.country%**

concluded as follows, subject to any previous tenant moving out:

Student Tenancy Agreement

Non-Student Tenancy Agreement

## § 1 Rental Property and Fixtures/Fittings

1. The rental property is the apartment interior of apartment no. DMI%Tenancy.property.name% at 1200 Vienna, Dresdner Straße 107 (hereinafter also referred to as "THE FIZZ"). The apartment has a usable area of approx. DMI%Property.squareMetres% m<sup>2</sup>.
2. The apartment is made available to the tenant fully furnished and equipped.
3. The lease agreement does not include any part of the basement or a car parking space. Property areas not listed here can only be part of the lease agreement upon express separate agreement. It is expressly agreed that the tenant is entitled to use the communal facilities in the building.

## § 2 Use of Rental Property

1. The rental property is intended to be a Young-Professional / Student apartment in a privately-run Student / Young-Professional dormitory. Use of the property – as well as the application of the present agreement in general (e.g., in terms of the rent amount due) – is, in the case of a Student tenancy agreement, dependent on the tenant being a student at any university, academy or comparable educational institution, whereas in the case of a Young-Professional tenancy agreement, dependent on the tenant being an employee ("Non-Student").
2. The rental property must only be used in a way that complies with or is compatible with the intended residential purpose. Any change in the purpose of use requires the express prior consent of the landlord and is prohibited if no such consent is given.

## § 3 Term of Agreement

1. **The lease relationship starts on DMI%Tenancy.start% and ends on DMI%Tenancy.end% without the need for notice of termination.**
2. It can be terminated by either party in compliance with the respective statutory provisions, particularly the termination grounds specified in § 30 of the Act on Tenancy Law [MRG] for the landlord. In addition to the termination grounds specified for the landlord in § 30 MRG, the parties expressly agree as part of the lease agreement that the landlord may also terminate the existing property relationship if, in the case of a Student tenancy agreement, the tenant does not submit an enrollment certificate or similar document from any university, academy or comparable education institution by February 28 / September 30 each year, whereas in the case of a Non-Student tenancy agreement, the tenant is no longer in regular (self-) employment or does not provide supporting verification upon request by the landlord.
3. To legally terminate the agreement, the landlord must inform the tenant of same and observe a three-month notice period as of the last day of the month. The tenant may terminate via legal acknowledgement or in writing and by observing a four week notice period as of the end of the month. The tenant must address his/her letter of termination to IC Service GmbH, Blumenstraße 28, 80331 Munich, which is authorized by the landlord to receive notice of termination.
4. The right of either party to extraordinary termination of the agreement pursuant to §§ 1117 and 1118 of the Austrian Civil Code [ABGB] and § 29, para. 1 Z 4 and 5 MRG remains unaffected by the notice periods and dates specified in para. 3.

## § 4 Rent and Value Retention

1. The contractual parties mutually agree as follows:

- Net monthly rent, including charges for rented fixtures/fittings EUR DMILOOP% DMICOLL%  
 Tenancy.order.line DMIITEM% orderLine DMIF% (orderLine.productCategory.code == RENTWIENYP) ||  
 (orderLine.productCategory.code == RENTWIENSTU) DMITRUE%{{orderLine.itemPrice}} net + 10% tax = EUR  
 {{orderLine.grossLineTotal}} gross DMILOOPBREAK%%DMIF%DMILOOP

- Plus monthly flat rate for current operating costs,

ongoing public charges and costs for communal facilities EUR DMILOOP% DMICOLL%  
 Tenancy.order.line DMIITEM% orderLine DMIF% (orderLine.productCategory.code == OPCOSTWIENYP) ||  
 (orderLine.productCategory.code == OPCOSTWIENSTU) DMITRUE%{{orderLine.itemPrice}} net + 10% tax = EUR  
 {{orderLine.grossLineTotal}} gross DMILOOPBREAK%%DMIF%DMILOOP

- Plus monthly flat rate for Media use EUR DMILOOP% DMICOLL%  
 Tenancy.order.line DMIITEM% orderLine DMIF% (orderLine.productCategory.code == INTERNETWIENYP) ||  
 (orderLine.productCategory.code == INTERNETWIENSTU) DMITRUE%{{orderLine.itemPrice}} net + 20% tax = EUR  
 {{orderLine.grossLineTotal}} gross DMILOOPBREAK%%DMIF%DMILOOP

- Plus monthly flat rate for Heating EUR DMILOOP% DMICOLL%  
 Tenancy.order.line DMIITEM% orderLine DMIF% (orderLine.productCategory.code == HEATINGWIENYP) ||  
 (orderLine.productCategory.code == HEATINGWIENSTU) DMITRUE%{{orderLine.itemPrice}} net + 20% tax = EUR  
 {{orderLine.grossLineTotal}} gross DMILOOPBREAK%%DMIF%DMILOOP

thereby currently a total of

EUR DMI%Tenancy.monthlyRecurringTotalFee%

2. If, in the case of a student tenancy agreement, the tenant does not submit an enrollment certificate pursuant to Section 3, para. 2 of this agreement or terminate the lease relationship, the monthly rent including charges for rented fixtures and fittings will increase by EUR **90.00** plus statutory sales tax (currently 10%).

3. The monthly rent specified in 1. and - where applicable 2. - is a graduated rent. It is agreed that this will increase by 3% at the end of each year after the start of the rental period. The increase will be based on the rent applicable for the previous year. The increased amount will be rounded up or down to the nearest whole Euro.

4. Contrary to §§ 1096 and 1099 ABGB, it is agreed that the tenant shall reimburse the landlord for all costs – operating costs including heating and hot water costs, ongoing public charges and costs for communal facilities, as well as all necessary maintenance and repair expenses – relating to the operation and use of the rental property and its facilities. The tenant's reimbursement obligation is not limited to the items specified in §§ 21 et seq. MRG in its respective applicable version, nevertheless these constitute the minimum list of reimbursable items and also include costs for security services, terrorism insurance, maintenance of outside facilities, fire extinguisher maintenance, maintenance of general electrical and gas supply lines, gutter cleaning, roof maintenance, refrigeration unit costs and any concierge service. To clarify, it is agreed that the other provisions of §§ 21 et seq. MRG such as compulsory settlement and preclusion do not apply for the present contractual relationship.

5. The operating costs specified in 4. are payable in the form of a monthly flat rate based on the size of the rental property (single or double studio). There is no separate billing for operating costs.

6. The landlord is entitled to pass on increases in operating costs proportionally to the tenant, as long as it sends written notice of this, specifying the reason for the increase and the new monthly operating costs flat rate amount. The increase in operating costs will take effect as of the start of the first day of the second calendar month following the said written notice. The landlord is also entitled to apply the increases in operating costs with retroactive effect, nevertheless not earlier than as of the start of the calendar year which precedes the written notice.

7. Given that electricity costs are also included in the flat rate for operating costs, the tenant is only entitled to use refrigerators, ovens, air-conditioning units or electrical heating equipment of any type in the apartment with the written consent of the landlord.

8. Refraining from use of communal facilities, particularly communal heating and water supply systems or parts thereof, requires the consent of the landlord, unless otherwise specified in the respective statutory regulations.

9. The agreed rent, including the flat rate for operating costs, ongoing public charges and costs for communal facilities, plus any due sales tax, is due in the form of a SEPA direct debit in advance on the first day of each calendar month, with the date on which the transfer order is honored being definitive in terms of payment being on time. The tenant is liable to the landlord – to the extent of his/her fault in the matter – for all appropriate costs and outlay arising as the result of late rent payment. In the event of arrears, arrears interest of 4% is payable pursuant to §§ 1000 and 1333 ABGB.

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10. In terms of payment arrangements, irrespective of any allocation of payments by the tenant, the contractual parties agree on statutory repayment pursuant to § 1416 ABGB in the event of non-allocation of payment, whereby this agreement may not be unilaterally abandoned.

11. By mutual agreement, the parties therefore exclude the option of offsetting any counter-claims by the tenant against any receivables due to the landlord in relation to the present agreement, in particular for rent, usage fees, value retention and damages, as well as unjust enrichment claims.

12. Multiple tenants shall be held jointly liable for the entire rent amount due.

13. In the event of late payment of charges, the tenant is liable to the landlord for any necessary costs for out-of-court recovery and collection measures, to the extent that these are reasonable in relation to the outstanding claim.

## § 5 Upkeep, Maintenance and Repair Obligations

1. The landlord is only obliged to maintain the rental property and general areas of the house in a condition that facilitates basic usability in the sense of § 1096, para. 1 ABGB for the intended contractual use to the best possible extent where affordable and feasible (so-called "core upkeep area"). Accordingly, the landlord is only obliged to eliminate any faults that impair the usability of the rental property for basic residential purposes. This upkeep obligation on the part of the landlord lapses entirely if basic usability is rendered impossible through the fault of the tenant or people for whom he/she is held liable.
2. If work is required as part of the core upkeep obligation on the part of the landlord – particularly the elimination of significant damage to the house – the tenant is obliged to notify the landlord immediately in the event of any other claims for damages.
3. The tenant is responsible for carrying out any upkeep work that goes beyond the core upkeep area defined in 1. and to maintain the rental property in a proper condition. It is therefore expressly agreed that the upkeep obligation in the sense of § 1096, para. 1 ABGB applies to the tenant for the inside of the rental property as a whole, with the exception of the core upkeep area. The tenant is therefore obliged to maintain the rental property itself and all lines, systems and equipment within the rental property, to carry out regular proper servicing and maintenance work and to hire authorized tradespeople to rectify all damages arising within the property. In general, the tenant is obliged to treat the rental property, including rented fixtures and fittings, with all due care and to return it in the identical good condition at the end of the lease relationship, with all due consideration of normal wear and tear.
4. If the tenant fails to comply with his/her maintenance and upkeep obligations as defined in para. 3, the landlord may arrange or seek a court order for the execution of any necessary work in the rental property at the costs of the tenant after previous requests for compliance have failed and an appropriate deadline has been set and missed. Furthermore, the tenant is liable for all damage to general areas of the house caused for the landlord by improper use of the rental property or use contravening the provisions of the agreement and/or failure to comply with maintenance and upkeep requirements for the rental property pursuant to para. 3., where this is attributable to the tenant, family members living with him/her or people he/she has allowed into the rented premises, including service personnel etc.
5. The tenant is obliged to replace any inventory items that become unusable with new items of the same type and standard. Once the agreement ends, the landlord can decide whether the replacement items are to remain in the rental property without this giving rise to any claims for cost reimbursement on the part of the tenant or whether they are to be removed by the tenant at his/her own costs. The tenant is responsible for replacing lights. When he/she moves out, all lights must be returned fully functional and be of the same type and wattage.
6. If the rental property has a balcony or terrace, this must be kept free from weeds and any drains are to be kept free of leaves and dirt. If there is an outside water connection, the tenant must ensure that this is turned off and drained at the start of the cold weather season, otherwise he/she will be held liable for any resultant damage. When the lease relationship ends, the tenant must also return the balcony or terrace in a proper condition, having removed any movable items.

## § 6 Other Rights and Obligations of the Contractual Partners

1. Structural changes, particularly improvements and conversions, installations or similar, by the tenant may only be carried out with the consent of the landlord. When the lease relationship ends, it is up to the landlord to decide if the changes are to be dismantled or if they are to be left in the rental property without any reimbursement of costs. In all cases, for safety reasons the tenant is prohibited from installing his/her own locks or lock cylinders in the apartment door. External antennas may not be attached outside the rental property. Any unauthorized external antennas must be removed by the tenant at his/her own costs and the site must be returned to its former condition.
2. The tenant shall permit the temporary use and modification of his/her rental property if this is necessary or advisable for the execution of maintenance or improvement work (conversion or installation work) on general areas of the house or to eliminate significant damage to the house in his/her or other residential or business premises, as well as if and insofar as such intervention is necessary, advisable and feasible when fairly weighing up the interests of all parties in terms of tenancy law in order to eliminate any health risk arising in his/her own or another rental property or to carry out changes (improvements) in another rental property or within the framework of the expansion/development of the house. Components, equipment or devices that must be accessible for the purposes of inspection, cleaning, maintenance, or repair such as chimney doors, water shut-off valves, gas or electricity meters, heat measuring equipment, radiators, supply and exhaust lines, etc. are to be kept accessible by the tenant or will be made accessible at his/her costs if necessary.
3. The tenant shall allow the landlord or persons hired by the landlord to enter the rental property on significant grounds and shall make the rented rooms accessible for this purpose after prior notice at times considered reasonable for the tenant. If the tenant prevents entry to the rental property and this results in damage to the rental property, other rental properties or general areas of the house, the tenant shall be held liable for the resultant costs and damages to the extent of his/her fault in the matter. In the event of termination and the re-letting or intended sale of the apartment, the tenant shall allow visits to take place at reasonable times. If the tenant is absent for several days in a row, the keys should be left somewhere easily accessible with the landlord having been notified in writing of this absence and key location, otherwise the landlord may have the rental property opened in urgent cases at the costs of the tenant.

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4. The contractual parties mutually state and the tenant confirms that the landlord has submitted and handed over to the tenant a suitable energy certificate regarding the overall energy efficiency of the building, in compliance with its legal obligation pursuant to § 4 of the Act on the Presentation of Energy Performance Certificates [EAVG]. The tenant expressly acknowledges that the values specified in the energy certificate are only considered to be information about the energy efficiency of the entire building and are not transferable to the individual units within the property, i.e. individual apartments. The overall energy efficiency of an individual usage object within a building may deviate significantly from the overall energy efficiency of the entire building. Furthermore, the tenant expressly acknowledges that no actual energy consumption figures can be derived from the energy certificate either for the property as a whole or the individual units.

5. The keeping of animals is strictly prohibited, with all due consideration of the residents as a whole, the responsibility of the landlord and in the interests of the proper management of the house and the residents' apartments. This also takes into consideration the close proximity of the apartments within the house and the rooms and areas intended for communal use, plus their facilities, as well as the various different cultures and religious beliefs of the residents.
6. The placement and storage of movable items of any type and the parking of vehicles and means of transport such as bicycles, motor bikes, cars, strollers, etc. outside of the rental property requires the consent of the landlord.
7. The rental property is to be returned to the landlord by the tenant in a swept condition, with freshly sealed floors and freshly painted white by an authorized tradesperson.
8. It is recommended that the tenant take out and maintain appropriate household insurance for the property.

### **§ 7 House Rules**

1. The tenant acknowledges the house rules in their current valid version. They form an integral part of the agreement and the tenant undertakes expressly to follow and comply with all regulations therein.
2. The landlord may unilaterally modify the house rules if necessary for reasons relating to the management of the house. In such cases, the tenant is obliged to comply with the changes to the house rules as of the date of notification of such changes.

### **§ 8 Prohibition of Transfer and Subletting**

The rental property may not be transferred in any form (even in part), sublet entirely or in part or passed on in any other way to a third party without the express consent of the landlord.

### **§ 9 Deposit**

The tenant undertakes to provide a deposit of €  $\text{DMILOOP\% DMICOLL\% Tenancy.order.line DMIITEM\% orderLine DMIIF\% (orderLine.productCategory.code == DEPOSIT) DMITRUE\%{\{orderLine.itemPrice\}} DMILOOBPBREAK\%\%DMIIF\%DMILOOP}$  upon conclusion of this agreement. Once the rental property has been returned, the landlord shall repay the deposit to the tenant as soon as possible, along with any interest accrued during its investment on the basis of the daily due base rate, as long as it has not been used to repay any authorized claims of the landlord arising from the lease relationship. The tenant is not entitled to request that the transferred deposit be used to cover current rent payments due.

### **§ 10 Final Provisions**

1. There are no additional verbal agreements relating to this agreement. Any written or verbal agreements made before this agreement was concluded lose validity upon the conclusion of this agreement. Any changes and additions to this agreement must be made in writing in order to be legally valid. This also applies to a request to discontinue the written form requirement.
2. In the event that a contractual provision becomes void, the contractual parties agree that the relevant contractual provision will be replaced with another legally valid provision that comes as close as possible to the economic intent of the invalid provision or what would have been agreed by the contractual parties if they had been aware of the invalid nature of the relevant provision at the time the agreement was concluded. The remaining provisions remain unaffected.
3. This agreement is subject to the law of the Federal Republic of Austria, excluding its conflict-of-law rules.
4. The place of jurisdiction for all disputes arising from this agreement is always the location of the rental property.

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## 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.

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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

**SEPA-Basis-Lastschriftmandat / SEPA Direct Debit Mandate  
für SEPA-Basis-Lastschriftverfahren / SEPA Core Direct Debit Scheme**

Creditor's Name & address

Name und Anschrift des Zahlungsempfängers (Gläubiger)

Wiederkehrende Zahlungen/Recurrent Payments

**International Campus Austria GmbH**  
Muthgasse 109  
A-1190 Wien

[Gläubiger-Identifikationsnummer (CI/Creditor Identifier)] <b>AT97ZZZ00000059688</b>	[Mandatsreferenz/Mandate reference] <b>DMI%Tenancy.tenancyId%</b>
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Mieter laut Mietvertrag/Tenant as per Tenancy Agreement  
**Tenant name: DMI%Tenancy.tenant.knownAs% , Apartment: DMI%Tenancy.property.name% , Location: Dresdner Straße 107, Wien**

(die erste Abbuchung erfolgt am/date of first direct debit) <b>DMI%Tenancy.start%</b>	<b>Amount as stated on the Tenancy Agreement and in the fee list.</b>
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By signing this mandate form, you authorise

[Name des Zahlungsempfängers/Creditor's name]  
**International Campus Austria GmbH**

to send instructions to your bank to debit your account and your bank to debit your account in accordance with the instructions from

[Name des Zahlungsempfängers/Creditor's name]  
**International Campus Austria GmbH**

As part of your rights, you are entitled to a refund from your bank under the terms and conditions of your agreement with your bank. A refund must be claimed within 8 weeks starting from the date on which your account was debited.

Kontoinhaber /Zahlungspflichtiger (Vorname, Name) / Name of debtor <b>X</b>
Straße, Hausnummer, PLZ, Ort / Street name and number, Postal code and city <b>X</b>
Land/Country <b>X</b>

Kreditinstitut/Bank name <b>X</b>
--------------------------------------

BIC/Swift BIC <b>X</b>	IBAN/Account number-IBAN <b>X</b>
---------------------------	--------------------------------------

Ort, Datum/Location, date <b>X</b>	Unterschrift(en) (Zahlungspflichtiger) / Signature(s) (Payor) <b>X</b>
---------------------------------------	---