



House Rules

Last revised: June 2020

At the Studentenwerk (Saarland Student Services) we aim to encourage a culture of fairness, openness and equality at all of the facilities that we manage, particularly in our student halls of residence. Our halls of residence are places where intercultural interaction is an integral part of day-to-day living, where young people from around the world meet and communicate. This demands that students show consideration and tolerance towards their neighbours and the other tenants in the hall. We therefore expect our tenants to read, understand and comply with these House Rules.

Tenants are required to treat their accommodation and the communal facilities with care and to report all damage or defects immediately.

For environmental reasons and to reduce costs, tenants should use electricity, water and heating sparingly. By not wasting these utilities, tenants can help to keep rents stable.

Personal conduct:

1. Every one of us must contribute to creating a **living environment that is free from discrimination**. Racist, sexist or any other type of discriminatory language or behaviour is strictly prohibited.
2. Any incidents of unwanted conduct must be reported immediately to the Studentenwerk.
3. Any disorderly conduct or actions that disturb or harass others are to be strictly avoided.

Conduct within the residential community:

4. **Quiet hours are from 10.00 p.m. to 7.00 a.m..** Please keep the volume of your computer, television, stereo or audio system low enough so that you do not disturb your neighbours. Avoid being a noise nuisance to others. Do not bang doors, run noisily on stairways or engage in other loud activities that will disturb the other tenants.
5. Your room or apartment, the communal rooms, the furniture and fixtures and the outdoor facilities must all be treated with care and respect. You must clean your room or apartment regularly. Waste disposal is the responsibility of the tenants. Waste materials must be separated and placed into the appropriate waste containers.
6. You are responsible for any damage to the walls caused by installing wall decorations. You are not permitted to affix screws, nails, drawing pins or other fastenings to any wooden fixtures or furnishings or to doors or in the bathroom area. Drilling into or through wall tiles is also prohibited.
7. For security reasons, the main access doors to halls of residence and residential properties must be kept locked between **10.00 p.m. and 7.00 a.m..**

8. Anyone entering or leaving the hall or property during this period must ensure that the door is properly locked afterwards.
9. Bed linen (sheets, pillow cases, duvet cover) must be used on beds. The bed linen must completely cover the mattress, duvet and pillow. Bed linen must be changed regularly. Clean bedding is required at least every three weeks.
10. You are not permitted to keep animals in a student hall of residence.
11. The electrical equipment that tenants are permitted to use in their rooms is restricted to the following devices: equipment for which the public-service broadcast licence fee has been paid, radio and television sets, computers and printers, stereo systems and other audio playback devices, DVD players, mobile phones, desk and floor lamps, hair dryers, electric shavers, electric toothbrushes, typical small kitchen appliances (e.g. kettle, toaster, mixer) and vacuum cleaners. Any exceptions to this rule must have been officially approved and usage restrictions may apply. Fridges, hot plates, etc. are not permitted unless they were already installed as fixtures in the apartment. The use of any equipment that represents a fire hazard is also prohibited. Only safety-tested devices or equipment (e.g. those bearing the GS mark) may be used. If you wish to operate radio or television equipment in your room or you want to set up a telephone landline connection, you must make the appropriate arrangements yourself and pay the relevant licence fees or other charges.
12. Any tenant who thinks they may be suffering from a reportable disease must seek medical attention and inform the Studentenwerk without delay. In the event of an accident, the hall caretaker, floor representative or, in urgent cases, the hall warden must be informed and any necessary medical assistance called as soon as possible.
13. Bathrooms, showers, washing machines, etc. are provided for the sole use of hall tenants. Tenants are not permitted to allow other persons to use these facilities.
14. **Smoking is strictly prohibited in all corridors, hallways and communal rooms.** The only exception to this rule is that smoking may be permitted in the hall bar ('*Heimbar*') after midnight, provided that the responsible student representative ('*Heimbartutor/in*' or '*Heimtutor/in*') does not object.
15. Any activity that could pose a fire hazard is prohibited. Readily combustible or flammable materials may therefore only be stored in the rented accommodation in quantities that are necessary for normal use. Barbecues on balconies are strictly prohibited.
16. Special regulations apply to the use of the lifts, drying room or laundry room and these rules must be complied with. You are not permitted to install a washing machine or tumble dryer in your room.
17. Please note that as a tenant you have not rented the equipment and facilities provided for communal use (communal kitchens and bathroom facilities, bike lockup, laundry room, hall bar, etc.). You are not permitted to leave or store inappropriate items in the hallways and other communal areas. Communal facilities and shared equipment must be kept clean.
18. Tenants are not permitted to display or put up signs, banners or other fixtures, nor to install display cases or vending machines.
19. Every tenant is required to register at the Residents' Registration Office (*Einwohnermeldeamt*) within one week after moving in.
20. Tenants are personally responsible for the conduct of their guests.
21. Every tenant must comply with the applicable laws and regulations.

22. When the tenancy agreement is terminated, the provisions of Section 17 of the General Terms and Conditions of Tenancy (*Allgemeine Mietbedingungen*) shall apply.
23. These House Rules shall come into force on the date of their publication and shall supersede and replace the earlier House Rules on that date. These House Rules do not affect the contractually agreed General Terms and Conditions of Tenancy.