

**Studentenwerk im Saarland e.V.**  
(Student Services of the Saarland, registered association)

**House rules**

Effective: November 2012

For reasons of readability the terms “renter”, “roommate” and “resident” denote male as well as female inhabitants of the housing complexes.

The cohabitation in the halls of residence (dormitories) requires mutual consideration in many ways. Therefore, a disturbance of the peace, injuries to health and the harassment / annoyance of fellow residents are to be avoided.

The renters are obliged to treat the housing and community facilities ceded for use with care and to immediately report any kind of damage.

The renters have to specifically consider:

1. Any kind of disturbance of peace is to be avoided.
2. **Between 10 p.m. and 7 a.m.** peace and quiet are to be kept. Display and audio appliances are to be kept on room volume level. Every single disturbing noise, especially loud slamming of doors, noisy stair runs and such activities that inconvenience fellow residents with noise and interfere with the domestic peace and quiet, is to be avoided.
3. The housing, community and outdoor facilities as well as the furnishings are to be treated with care. Rooms and apartments are to be cleaned regularly. Waste is to be separated and to be disposed of in the respective containers.
4. The renter has to vouch for any case of wall damaging originating from the installation of wall decoration. The usage of screws, nails, pins and similar things on woodwork, doors and in sanitary areas is not allowed, just as the drilling out and into wall panels of any kind.
5. For security reasons the entrance doors of the dormitories and the housing complexes are to be locked up between **10 p.m. and 7 a.m.**
6. Every renter who walks in or out after the aforementioned times has to lock the doors again according to the rules.
7. Please report any disagreeable events to the Studentenwerk (student services) immediately.
8. Beds are only to be made use of when bedclothes are used. The bedclothes must completely cover the mattress, the duvet and the pillow. The bedclothes have to regularly be exchanged for clean ones, at least every 3 weeks.
9. The keeping of pets or other animals is strictly forbidden in the halls of residence.

10. The usage of electrical appliances – except appliances for which radio and television licence fees are being paid, radios, TVs, computers, printers, audio equipment, DVD players, mobile phones, table and floor lamps, hairdryers, electrical razors, toothbrushes and regularly used small kitchen appliances (e.g. water boiler, toaster, hand mixer) as well as vacuum cleaners in the rooms – is prohibited. Exceptions need to be authorized. They can be granted under certain conditions. Refrigerators and stove tops etc. are non-permissible in the rooms unless they are part of the basic equipment. At the same time the usage of any other flammable appliance is prohibited. In every case only appliances with a GS tested safety mark is to be used. Every renter is self-responsible for the installation and operation of TVs and other broadcasting devices as well as for the installation of a telephone connection and the payment of the respective (service) fees.
11. In case of the suspicion of an infectious disease a medical doctor is to be consulted and the Studentenwerk (student services) is immediately to be informed. In cases of illness and accidents the janitor of the house or the responsible hall speaker, in cases of emergencies even the president of the dormitory is to be informed, so that medical aid can immediately be called if necessary.
12. Bathrooms, showers, washing machines and similar equipment are exclusively for the usage of the residents. It is prohibited to allow other people to use these facilities.
13. **Smoking is prohibited in every hall and every room that is subject to joint usage.** Only after midnight is smoking allowed in the house bar and only if the responsible operator (the house bar tutor or hall of residence tutor) has no objections – in order to not disturb the sleep of the other residents.
14. Every action that could result in a fire risk is to be refrained from. For the same reason highly combustible substances are only allowed to be kept inside the rental property in common volumes.
15. If the elevator, drying room and laundry room are used, please consider the applicable specific terms of usage. The placement of washing machines or dryers inside the rooms is non-permissible.
16. The renter is not permitted to install signposts, inscriptions and other fixtures or to set up display cabinets and vending machines.
17. Every renter is legally bound to announce his/her moving in or moving out at the local residents' registration office within a week.
18. Every renter is responsible for the behaviour of his/her visitors.
19. Every renter has to contribute to a discrimination-free atmosphere. Sexual, racial and any other kind of discrimination are prohibited.
20. When terminating the contract of tenancy, especially article 17 of the general terms of lease applies.

These house rules become effective at the time of their publication. Doing so, the former house rules become invalid. However, the validity of the general terms of lease remain unaffected.