

Cubus 130 House Rules

Safety

- All doors must be closed between **10 p.m. and 6 a.m.**
- **All entrances** to the buildings, stairwells, and building and basement corridors **must be kept clear** as they are escape routes.
- The **storage of flammable materials** in quantities exceeding normal household amounts is **prohibited for fire prevention reasons**. Warnings will be issued in the case of any breaches, and any further breaches may result in the tenancy being terminated without notice. **Open flames are not permitted** on balconies and terraces. Barbecues are prohibited.
- Barbecues using **solid or liquid fuel are not permitted** on balconies or terraces or in areas in direct proximity to the building.

Quiet

- Tenants must **refrain from making any avoidable noise**.
- On working days, the periods **between 1 p.m. and 3 p.m.** (midday quiet hours) and **between 10 p.m. and 7 a.m.** (night-time quiet hours) are designated as **quiet hours**.
- TVs, radios and audio equipment must always be kept at a low volume. The use of such devices outside (on balconies, terraces etc.) must **not disturb the other residents and neighbours**.
- **Sundays and public holidays are designated as quiet days**.
- Mechanical and electronic musical **instruments and other audio playback** devices must generally be **used at a low volume**.

Cleanliness

- **Nothing is permitted to be shaken, poured or thrown** from the windows or the balcony.
- **Household waste must be separated using the bins provided**. To make optimal use of the bin capacity, any larger items must be broken up prior to disposal. If the stairwell, building entrance or rubbish bin area becomes soiled when rubbish is disposed of, the area concerned must be cleaned immediately.
- **Bulky items must only be put out on the evening before the collection day** as specified by local regulations or as announced. For further information about the disposal and collection of household waste, please contact the waste disposal service for the city of Frankfurt.

General rules

- To protect non-smokers, **smoking is strictly prohibited everywhere in the building and in the flats.** However, smoking is permitted on the balcony. Please close the balcony door while smoking and dispose of the cigarette stubs properly with the rubbish.
- The **fixtures and fittings in the flat** are the property of Nassauische Heimstätte | Wohnstadt and **must not be disposed of or changed.**
- **Lifts may be used by young children only if accompanied by an adult.** Heavy loads may only be transported using the lifts if the **permitted load capacity is not exceeded** and if the lifts are not then rendered unavailable for the transportation of passengers for an unreasonably long time.
- If you wish to receive post, **please provide your flat number when giving your address** so that your post can be sorted into the appropriate letter box.
- Out of consideration for your neighbours, we kindly ask that you **refrain from cooking strong-smelling food.**
- **Bicycles may not be taken into the flat.**

Cleaning/ventilation

- Tenants are **required to clean their flat or have their flat cleaned by a third party on a regular basis.** This does not apply to the final cleaning. In this case, the provision in the tenancy agreement applies.
- The flat must be **ventilated on a regular basis.** During the heating period, inrush airing only is permitted – continuous ventilation must be avoided.
- **Balcony doors and windows must be closed when leaving the flat.**
- The corridors and stairwell are regularly cleaned by cleaners contracted by the landlord. To ensure that the cleaning companies are able to perform their work unhindered, **corridors must be kept clear of all items.** This includes shoes and doormats.
- **The accommodation unit/flat must be kept free of pests.** If an infestation is found in the accommodation unit/flat, the landlord must be notified immediately.