

House Rules

Ch. du Sonnenberg 5, 1700 Fribourg

1. **Agreement of the tenant:** By signing a rental contract for a furnished room, the tenant undertakes to respect these House Rules throughout the rental period.
2. **Agreement of the lessor:** The written agreement of Apartis is compulsory in the following cases:
 - Extended visits to the tenant (lasting more than 3 days);
 - Subletting;
 - Painting of the walls and any modification to the rented object.
3. **It is the duty of the tenant to:**
 - 3.1 Strictly respect the official quiet hours, **between 10 P.M. and 7 A.M.**, in the rooms, in the common rooms, inside the building in general and outside the building;
Respect the need for calm of those living in the building and the neighbourhood;
In the case of excessive noise, you should personally speak to the tenants who do not respect the rules, or, if appropriate, call the police and/or the warden.
 - 3.2 Respect the existing regulations for waste management: the tenants buy the dustbin black bags and refer to the instructions placed in the kitchen; the deposit of voluminous waste (furniture, etc.) is not allowed; Rubbish bags, paper and compost containers are not allowed on the window-sill or balcony. Any non-respect leads to the payment of costs for the person in infringement.
 - 3.3 Respect the warden's work and comply with any remarks he may make; the warden is responsible for generally taking care of the building and ensuring the respect of these rules.
 - 3.4 Rent a fee-paying parking if you have the use of a car or motorbike/scooter (ask the landlord for a place to rent); any non-respect of no parking areas may lead to a fine and the removal of the vehicle, the owner paying the costs; park bikes in the places reserved for this, not on the pavement, on the front of the building, in front of the main entry or in the building/room.
 - 3.5 Look after and maintain the facilities placed at disposal (sanitary installations, fridge, ovens-cookers, ventilation hoods); clean the filters of washing machines and tumble driers; immediately remove dry clothes, towels, etc. from the laundry room; do not dry anything in the room; respect the instructions given by the warden to charge the washing card.
 - 3.6 Kitchen: after each use, clean and tidy immediately your crockery, clean the household appliances and the table and tidy up food; buy necessary products for doing the dishes (kitchen's towels are provided and cleaned every week); the tenant has to keep the kitchen in a good state for the next users;
Sanitary: after each use, clean the WC's bowl and the shower/bath and remove hair; the tenant provides his own towel;
Room: each tenant cleans his room regularly and keeps the premises in a good state.
 - 3.7 Respect the ban on smoking and the instructions given on notices by Apartis and the warden.
 - 3.8 In the case of damage or breakdown, immediately inform the warden or Apartis by sending a breakdown notification via www.apartis.ch, section "Breakdown Notification";
 - 3.9 Comply with the instructions and information given by the warden and Apartis concerning the use of the rooms and common rooms.
4. **It is expressly prohibited to:**
 - Lodge third parties in the room;
 - Have animal/s in the rented room;
 - Smoke in the rooms and common rooms;
 - Organise parties and gatherings of any type whatsoever in the rooms;
 - Throw objects and waste through the windows or to place them in the stair wells, etc.
 - Place objects outside the rooms (shoes, furniture, etc.).
5. **Punishment: in the case of repeated infringement** of these House Rules, the tenant runs the risk, after written warning,
of early termination of his/her rental contract.