

HOUSE RULES

(essential component of the rental agreement)

November 2024

Living in a multi-family house requires mutual consideration and tolerance. Therefore, the house rules must be followed. For concerns or complaints, please contact Wohnbau Gießen.

I. PROTECTION AGAINST NOISE



1. Quiet times: Night rest applies from 10.00 pm to 7.00 am. During this time, noise should be avoided. On Sundays and public holidays, this rule applies during the day as well. TVs, radios, and sound systems should be at room volume.

2. Parties in the apartment: Quiet times must be respected. Please inform your neighbors if you plan to have a party, to avoid trouble.

3. Playing music inside the apartment is limited to one to two hours a day. Very loud instruments, like drums, trumpets, and similar brass instruments, are not allowed.

4. Playing children: Children playing can cause noise, but tenants must accept this. Parents should make sure the noise is reasonable and does not become unbearable. Playing in hallways and common areas is not allowed.

II. SAFETY

1. House entrances, stairs, hallways, basements, and attic hallways are escape and rescue routes. Therefore, they must always be kept clear. They should not be blocked by vehicles or other objects. Baby carriages can be placed in the entrance area or under the basement stairs, as long as the escape route is kept clear. Basement outside doors must always be locked.

2. Common areas like drying rooms and bike cellar may not be used for other purposes. Storing personal belongings is not allowed.

3. Gas or water pipes: If there are any leaks or other problems, immediately inform the Stadtwerke of the city Gießen and Wohnbau Gießen GmbH (emergency services if needed). If you smell gas in a room, open the windows, do not use any electrical switches or open lights, and turn off the main gas valve.

4. Barbecuing on balconies, terraces, or loggias with fuels that produce smoke (e.g., charcoal) is forbidden.

5. Household appliances like washing machines, ovens, and dryers must be professionally installed and connected. The use of vented dryers is not allowed.

6. Flower decorations: Flowers are for the house and apartment. Balcony boxes must be professionally installed and may only hang inside. Make sure that water does not run down the house wall when watering and does not run onto the windows and balconies of other apartments.

7. Liability: Tenants are responsible for any damage caused. It is recommended to have private liability and household insurance.

III. CLEANING



[1. The house and property](#) must be kept clean. Dirt and trash should be removed by the respective tenants, especially those with dogs or cats.

[2. Staircase cleaning:](#) Each tenant on a floor is responsible for cleaning the staircase in turn, including the handrail, down to the next lower floor. Tenants on the ground floor must clean the entrance door too. Tenants on upper floors must clean the staircase windows too.

[3. Cleaning of common areas:](#) The cleaning week corresponds to a calendar week (Monday to Sunday). During this week, the responsible tenants must ensure cleanliness. If someone is sick or away, a replacement must be arranged. The tasks include:

- Cleaning of common areas (e.g., bike cellar), basement and attic hallways, and elevator (if there is one). This also applies to tenants who do not use these rooms.
- Cleaning of house entrances, external basement exits, paths around the house, garbage areas, and outdoor spaces.
- Trash bins must be placed at the designated locations on the scheduled days and taken back after emptying.

Wohnbau Gießen GmbH provides a cleaning schedule for these tasks that must be followed.

[4. Trash](#) must be thrown in the designated bins. Waste must be separated! No household or kitchen waste, paper diapers, or cat litter should be thrown into toilets or drains.

[5. Carpets, runners, textiles, and shoes](#) must not be cleaned or shaken out of the windows, over the balcony railings, or in the stairwell.

IV. COMMON FACILITIES

[1. The elevator](#) may only be used by young children if accompanied by an adult. Please follow the instructions and signs.

[2. The laundry and drying rooms](#) must be cleaned and kept tidy after use.

[3. Basement, attic, and staircase windows](#) must remain closed during the cold season. Short-term ventilation is allowed. In case of rain or storms, attic windows must be closed and locked.

[4. Parking motorcycles and mopeds](#) in the buildings is forbidden.

[5. Outdoor areas](#) are for recreational use, but there are restrictions. Playing soccer is not allowed for people over nine years. Bat games (e.g., baseball, softball and similar) are generally forbidden. The outdoor areas are not for walking dogs.