

REGULATIONS / HOUSE RULES

§ 1,1) Rubbish

Always use official approved rubbish disposal bags. Ensure that bin lids are kept closed at all times. Do not fill rubbish disposal bags beyond the line marked on the bag. For reasons of hygiene, all rubbish must be bagged. Do not dispose of bottles, broken glass, newspapers, cardboard boxes or large items in rubbish disposal bags or rubbish chutes. Such waste should be disposed of in designated recycling areas or, where none such are available, in recycling boxes supplied by the waste disposal company.

In order to avoid rodent infestations etc. no household waste is allowed in containers, nor should it be left around in the areas surrounding the building.

§ 1,2) Balconies

Balconies must be kept clean to prevent drains from blocking and causing water damage to other residents' property.

Do not dry clothes above the height of the balcony's protective rail.

§ 1,3) Satellite dishes

The erection of satellite dishes is only permitted with the prior written approval Lifa.

§ 1,4) Shower and toilet

To avoid blocked drains never dispose of nappies, cotton wool, newspaper etc. in toilets.

The use of drain cleaners is strictly prohibited. Always contact Lifa in the event that your drain is blocked.

Never block or close ventilation/extraction openings.

§ 1,5) Fire hazards

Residents must exercise caution in the use of naked flames. Do not use stairwells as storage space as this is contrary to fire regulations. You can use your cellar room to store your property.

§ 1,6) Prams/pushchairs, play equipment etc.

These items may not be stored or placed in stairwells, cellars or other areas where they can cause a nuisance to others. Please use designated areas/storage rooms to store them.

§ 1,7) Cycling and riding mopeds

The use of mopeds on paths and pavements belonging to the property is strictly forbidden. Please use designated outdoor areas or cycle storage rooms to park your bicycle or moped.

§ 1,8) Frost and water damage

In the event of rain, snow or frost; staircase, cellar, loft and apartment windows must be kept closed in order to avoid damage to water pipes or heating pipes.

Never turn off the heating during cold periods.

§ 1,9) Damp

See ventilation.

§ 1,10 Common areas

All tenants have the right to utilise common areas.

Bicycles must be locked and placed in the designated store for bicycles.

Loose wires in cellar passageways and loft rooms are strictly forbidden and will be removed at the tenant's expense.

Always clean the washroom and drying room after using it.

§ 1,11 Green areas

You are kindly asked to respect plants and trees in green areas.

§ 1,12 Pets

No pets are allowed, with the exception of fish and canaries.

§ 1,13 Play and ball games

Children are not allowed to play or hang out in staircases, cellars or entrances where this can be dangerous or cause a nuisance to others. Damaging plants or play areas is strictly forbidden, and it is parents' duty to supervise their children's play and activity. In the event of vandalism committed by your child you will be met with a demand for compensation.

No noisy play is allowed in outdoor areas after nightfall.

§1,14 Noise

Respect other residents when using radios, television and stereos. In the evening, show consideration for your neighbours by turning down the volume.

In the exceptional event that it is necessary to do so, please inform your neighbours in advance of excessive levels of noise after 22:00.

§1,15 Parking

No parking of motor vehicles or motorbikes is allowed outside designated areas.

Lorries and caravans are not permitted. For reasons of safety you are asked to exercise caution when driving in residential areas.

§1,16 Storerooms

Even if you are not using your storeroom it should be kept locked at all times and any windows should be kept closed.

We recommend storing property in cellar rooms in raised areas, for example by using pallets.

§1,17 Stairs, entrances and stair cleaning

No bottles, rubbish, shoes or play equipment are permitted in staircases.

Main entrances must be kept closed at all times.

It is the tenants' responsibility (in properties where no cleaning company is employed) to take it in turns to ensure that stairs, stairwell and windows are kept clean.

Stairs are washed once a fortnight in accordance with regulations or by agreement with Lifa.

Wooden staircases are maintained responsibly.

In the event that these conditions are not met, Lifa may employ a cleaning company to perform the cleaning in question at the tenant's expense, on provision of fourteen days' notice,

§1.18 Ventilation

To avoid damp and subsequent damage to woodwork, wallpaper or paint, residents are obliged to ensure that their apartment is kept well-ventilated by using windows and doors to this effect – preferably several times a day - e.g. 5-10 minutes at a time.

§1.19 Laundry, clothes drying, carpet beating etc.

Only dry your clothes or furniture covers, beat your carpets or air your bed linen in designated areas and ensure that in so doing you are not inconveniencing others. Do not beat carpets out of your window or on your balcony.

The use of washing machines is not allowed in flats after 21:00.

§1.20 Act no. 512 concerning smoke-free environments

According to the provisions of the above act, smoking in public places is prohibited. Smoking is strictly prohibited in Lifa’s common areas such as staircases, back passages, laundry rooms etc.

§1.21 Consideration for others

All residents must observe due consideration for others and are asked to remember and respect the fact that they are residents of the same town. In all ways residents should treat the property as if it was their own.

Exercise restraint and make efforts to establish good relations with your neighbours, in the knowledge that not doing so will have unfortunate consequences for the area generally.

Show consideration for your neighbours during the evenings and do not disturb them. In the exceptional event that it is necessary to do so, please inform your neighbours in advance of excessive levels of noise after 22:00.

In the event that a resident fails to observe his or her obligation to show consideration for their fellow residents, or his or her behaviour remains, despite the administrator’s warnings, to the detriment of the property or its residents, the administrator reserves the right to cancel the tenancy in accordance with the stipulations of Rental Act §93.

§ 1.22 Failure to abide by the provisions of the contract, agreement or regulations can result in the cancelation of your tenancy agreement.

Date.:

Date.:

Signed by the landlord

Signed by the tenant