

House Rules

General:

- Car parking on the property is for approved tenants exclusively.
- Tenants are not to leave any food unattended in the kitchen when cooking.
- The house is non-smoking house at all time.
- There are to be no pets allowed at the property.
- Tenants are not permitted to act aggressively or intimidate other tenants; all tenants have equal rights within the house and need to treat each other respectfully.

Cleaning:

- Tenants must keep the house clean, both their room, kitchen and the general areas.
- Tenants are required to follow a bin roster, which means for each week as per the roster a different tenant will be responsible to ensure that the main house bins are taken and returned from the street weekly. Tenants need to dispose of rubbish correctly, only placing recycling in yellow recycling bins, food and green waste in the green bin and all other rubbish in the general rubbish bins.
- Tenants should regularly clean the kitchen cupboards that are allocated to them, of all excess food stuffs.
- Upon any one tenant leaving an inspection will be made of the tenant's bedroom and the areas they specifically use in the kitchen i.e. cupboards. All rubbish must be removed from the room and cupboard and taken off the property. All excess rubbish found in the cleaning must be removed from the property at the expense of the tenant.
- Tenants are responsible to keep their rooms clean to meet the Public Health and Well Being Act requirements and its regulations. For instance, bathroom toilets, showers and floors must be kept clean.

Noise:

- Music, movies, and general noise must be of such level as to not disturb other tenants at any time. Tenants should be particularly conscious of making any noise after 9:00pm at night in the common areas or their rooms. They should respect the right of other tenants to determine what is considered loud noise after this time whether in the common area or their bedroom. In the first instance tenants should try and negotiate with each other. Tenants will be responsible for their guests following the same rules.
- There are no parties allowed at any time or under any conditions.

Terms and Conditions:

- Any tenant who becomes aware of damage to the property will notify the landlord of this damage straight away.

- Car parking on the property is for tenants exclusively. Friends of tenants are allowed to park on property if visiting the tenant in the instance where tenants of the property are not inconvenienced, and the visited tenant is present. Tenant's friends are NOT allowed to park on the rented property where they are using this as an opportunity to obtain free parking close to a train station etc. In general tenants should use their common sense in parking and not park in such a way that they would block other tenant's cars in or stop other tenants from entering the property. Tenant must inform the landlord before parking a car on the property to ensure that a parking spot is available. It is at the operator's discretion as to whether a car can be parked on the property.
- Tenants agree not to leave any food unattended in the kitchen when cooking.
- Tenants are aware that they will only store their private property in their bedroom or within the space allocated specifically to them within the kitchen ie cupboard. The tenant acknowledges that items left in general areas without the consent of the landlord will be removed from the general area.
- Tenants will not leave their belongings on the property outside of the house without the landlord's consent (Not including Landlord sanctioned cars or bikes). Tenants agree that the landlord has the right to immediately remove such items from the property.
- Tenants should provide to the landlord any update to their contact details if they change. This includes changes to email, phone number or address.
- The house is always a non-smoking house.
- Tenants are not permitted to act aggressively or intimidate other tenants; all tenants have equal rights within the house and need to treat each other respectfully.
- Tenants are not allowed weapons on the property.
- Tenants should not share with anyone the door code to enter the house.
- No items from the house can be removed from rooms without the landlord's permission.
- Anyone visiting the house is doing so at the full responsibility of the person he /she is visiting and is obliged to follow all rules set down for tenants.
- Individual tenants agree to act responsibly when using the internet and to consider others internet experience.

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- Tenants are responsible to keep their rooms clean to meet the Public Health and Well Being Act requirements and its regulations. For instance, bathroom toilets, showers and floors must be kept clean. Failure to do so will mean that a cleaner will be engaged to clean the non-compliant areas at the tenant's expense.

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Smoke Alarms:

- If smoke alarms are activated in a house, due to a nuisance or smoke related event, the landlord may need to enter a tenant's room to determine the cause of the activated smoke alarm. In some instances this may mean that no notice will be given to the tenant to enter the room. This will only be done in the case of an emergency and in all instances an effort will be made to contact the tenant in advance.