

## House Rules

### Article 1 Scope

1. To maintain the proper procedure within All-Inn we have defined those house rules. The house rules apply to students, staff and other persons moving within the buildings and grounds of All-Inn.
2. To implement the house rules, instructions may be given by the caretakers and other designated persons.
3. Directions and instructions from the Caretaker or Manager should always be followed.

### Article 2 General rules of conduct

1. The rented room or studio is part of a complex, so both Landlord and tenant always need to take into account the interests of the other tenants who live in the complex.
2. For All-Inn the Netherlands etiquette will be observed.
3. Anyone who is on the site or in one of the buildings of All-Inn must:
  - a. not harm the students, employees and third parties present on All-Inn, directly or indirectly;
  - b. not infringe on the rights of the persons mentioned in the previous paragraph;
  - c. not act in conflict with any legal obligation;
  - d. not act contrary to what is under common law generally accepted.
4. An explicit written instructions could be given to everyone by the Caretaker or on behalf of the property manager concerning his behavior. Before a written instruction is given, the person concerned is given the opportunity to express his views.
5. The tenant is not allowed to use the leased property for other purposes than for housing use.
6. Undesirable behaviors such as bullying, harassment and physical violence will not be tolerated.
7. Care for a positive relationship with the immediate neighbors and local residents.

### Article 3 Identification

1. Students, employees and third parties have to show their student card or ID on the request of an authorized person.
2. Anyone who cannot show his student card or ID can be removed from All-Inn by the Caretaker for that reason.

### Article 4 Within All-Inn and within your own room

1. The room is intended as main residence for the tenant. You may not share your room with one or more people.
2. Third parties may only, if more than 1 night, stay after notifying the caretaker of their stay overnight.
3. Make sure the main entrance door is always closed after leaving or after entering All-Inn.
4. Look who's at the door when the doorbell rings before you unlock the door for others.
5. There should be no noise made that causes inconvenience to local residents.
6. Each tenant has to take care of the cleaning of his own room in such a way that danger to the health and welfare of the other tenants is avoided.
7. You should respect the privacy of your fellow residents.
8. Pets are not allowed on the premises.
9. Smoking is not permitted in any space. Smoking is allowed only in the courtyard of All-Inn from 8.00h to 22.00h. In case of violation of the smoking ban, the caretaker is entitled to remove offenders from the building.
10. Use of drugs and other, not generally accepted stimulants, are entirely prohibited.
11. You have to resolve problems with your roommates first mutually prior to contact the caretaker or the property manager.
12. Events and parties can only be held in consultation and written consent of the caretaker. Neighbours will be informed in advance if required and the party should not disturb any neighbours.
13. Tenant are not permitted to perform any repairs by themselves.
14. The tenant is not allowed to carry out transactions or carry out activities which may cause damage to the accommodation, including shared facilities and equipment.
15. The tenant bears responsibility for the key. In case of loss or theft the tenant shall promptly notify the Caretaker. The landlord cannot be held liable for damage and / or theft of the rented property and personal property of the tenant.

### Article 5 Joint spaces

1. The shared living room and kitchen cannot be used between 23:00 and 6:00 during the week. In the weekend after 24:00 it is not allowed to use those shared spaces. The Laundry can only be used till 22:00u and as from 08:00. The tenant is also not allowed in relation to the rest of inmates and residents to initiate activities that may result in noise. It is not allowed to undertake any activities from the rented building that might lead to inconvenience to the other tenants or neighbours without the explicit

permission of the Caretaker or manager.

2. Kitchen, bathroom, toilet and living room should be kept clean and tidy after use.
3. The common areas will be cleaned twice a month, organized by the property manager.
4. Waste should only be kept sealed and deposited in designated facilities: waste bins (inside) and containers (outside).
5. You should not leave junk mail behind.
6. You should not cause noise.
7. Tenant shall not place any objects in the common areas. The caretaker or property manager reserves the right to remove these without prior warning.
8. Only with the prior consent of the manager it is possible to place advertising posters etc. on the general bulletin boards and / or within the buildings. Posters that are hung without permission will be deleted.
9. Lost property should be handed in to the caretaker. Surrendered objects will be kept for one month. Within this period object could be retrieved.
10. You should not make any noise that gives nuisance to the neighbours on the patio and in front of the house.
11. It is only allowed to make use of the washing machine and dryer between 08:00 hrs and 09:00 hrs.

#### **Article 6 Safety and security**

1. It is the responsibility of the Caretakers and the manager to ensure that safety is guaranteed within All-Inn.
2. Damage to property, vandalism, theft or dangerous situations within the building/complex shall be immediately reported to the Caretaker. Declarant and other involved persons must then cooperate fully in order to reclaim the damages.
3. When an evacuation signal sounds, all the attendees in All-Inn shall immediately exit via the nearest emergency exit (see map at the fire escape reels). Instructions from authorized persons should be well and quickly followed.
4. In order to exit quickly and safely during emergencies, the emergency exits must at all times remain free.

#### **Article 7 Bicycles and cars**

1. Storage of bicycles is permitted only in the bicycle storage of All-Inn. Bicycles outside the bicycle storage can be removed.
2. The parking of mopeds and motorcycles is permitted only in designated places.
3. The parking of vehicles is permitted only in designated parking spaces. Cars can be parked on the designated parking spaces only with the permission of the caretaker and only after a parking card is provided. If cars are parked without a parking card they might be wheel clamped or the vehicle may be towed.

#### **Article 8 ICT facilities**

1. The Wifi at All-Inn can only be used by the tenants. The Caretaker will provide an access code on arrival.

#### **Article 9 Liability for damage**

1. When someone causes damage to the inventory or to the building of All-Inn, he shall report it personally to the Caretaker. For damage caused by negligence or improper or unauthorized use, the person who caused the damage will be held liable. Therefore a WA liability insurance is mandatory.

#### **Article 10 Measures**

1. In case of violation of the house rules or a written designation, the Caretaker or manager will take measures. Before the property manager decides to take measures, he shall give the person concerned the opportunity to be heard.
2. The Property manager can, with immediate effect, for a period of 14 days, temporarily deny access to All-Inn.
3. The measures for students and others can be:
  - a. a written warning;
  - b. denial of use of facilities;
  - c. denial of access to the premises of All-Inn by termination of the lease.
4. In case of theft or fraud the Caretaker or property manager can decide to report to the police.