



House Rules

Welcome! With our accommodation, we aim to provide you with the basis for a carefree and relaxing stay. However, since several people live in this property at the same time, considerate and respectful coexistence is essential.

To ensure this always succeeds as much as possible, it is necessary that our guests know and observe the house rules. By booking, you accept these house rules as binding and ensure that you and all fellow travelers or employees comply with them. These house rules are displayed in the property and are also available online on our website (www.monteurzimmer-bei-jena.de) in German, English, and possibly other languages.

Pleading ignorance of these house rules is excluded. We thank you in advance for your cooperation! Should you have any questions regarding these house rules, you can reach us at any time at the following phone number: +49 171 7720722 (between 10:00 PM and 6:00 AM, we kindly ask that you only call in urgent emergencies).

§ 1 Arrival, Check-in, and Access for Third Parties

- **Check-in times:** Check-in takes place on the first day of the rental period from 12:00 PM (noon). Deviating check-in times are only possible by prior arrangement and mutual confirmation in text form.
- **Access code:** Access is granted via a code lock. The access code will only be transmitted after receipt of full payment (or receipt of the agreed partial payment) and, for business clients, after confirmation of the General Terms and Conditions (GTC) (according to § 2 of the GTC). The transmitted access code applies to the front door and the rented room. Passing the code on to third parties is strictly prohibited.
- **Access for unauthorized third parties:** According to the GTC, the tenant is strictly forbidden to grant access to the accommodation or allow overnight stays to third parties who are not specified in the rental agreement and have not paid rent. In the event of non-compliance, the main tenant will be subsequently billed for every unauthorized overnight stay at the full regular price.
- **Visual inspection:** The tenant is obliged to carry out a visual inspection for defects immediately upon moving into the room.
- **Damages** must be reported to the landlord immediately (on the day of arrival), if necessary by photo. Damages reported at a later time will be charged according to § 7 of the GTC.

§ 2 Communal Living, Neighborhood, Alcohol, and Parties

- **Quiet hours:** The statutory night-time quiet hours from 10:00 PM to 6:00 AM apply. During this time, noise must be kept to room volume (radio/TV at a low volume, no loud conversations in the communal hallways or outdoors).



- **Events and parties:** Larger events and parties are strictly prohibited in the rented rooms. Any gathering of several people in the accommodation must take place in strict compliance with these house rules.
- **Neighborhood:** Harassing the neighbors will not be tolerated. In the event of complaints, the landlord expects an immediate apology. If the situation escalates (e.g., through threats, insults, or police intervention), immediate eviction is imminent according to § 8 of the GTC.
- **Alcohol consumption:** The consumption of alcohol is generally permitted on the premises. However, if this leads to uncontrolled behavior (e.g., aggressiveness, severe noise disturbance, gross contamination of the premises), the landlord will exercise their domiciliary rights, prohibit the affected person from further consumption on the property for the rest of the rental period, and, in the worst case, may issue an immediate ban from the premises for the individual person.

§ 3 Kitchen Use, Cleanliness, and Self-Catering

- **Cleaning obligation:** The tenant is responsible for the ongoing cleaning of their rented room during their stay. The final cleaning fee does not release the tenant from maintaining an appropriate basic level of cleanliness during the rental period.
- **Handling of cleaning utensils:** The landlord provides various utensils for cleaning (e.g., cordless vacuum cleaner, mop, bucket, broom, and dustpan). These items have permanently assigned places in the house, to which they must be neatly returned after each use. The utensils must be cleaned by the tenant themselves after use (e.g., emptying the vacuum cleaner). Mop covers and cleaning cloths are exchanged by the landlord on a monthly basis but must mandatorily be hung up to dry after each use (e.g., over the bucket) to prevent odors and mold.
- **Dishwasher and hand washing:** A dishwasher is available in each of the kitchens (upper floor and ground floor). Everyday hand washing is permitted. However, at the latest before departure, all used dishes must be cleaned in the dishwasher on a full wash cycle to ensure the highest hygiene standards for subsequent guests. Dirty dishes must not be hoarded in the room or left dirty in the kitchen. Spilled liquids (coffee, grease) must be wiped up immediately by the person who caused the spill.
- **Communal refrigerators:** There are two communal refrigerators in the house (on the ground floor, including freezer compartments). When occupied by different tenant parties, the space must be divided fairly according to the number of rooms or people booked. Taking or eating food belonging to other guests is strictly prohibited! The appliances must be handled with care.
- **Self-catering:** We point out that our accommodation is a self-catering facility. The continuous provision of consumer goods such as toilet paper, kitchen roll, dish soap, coffee, spices, etc., is not included in the service. The tenant is responsible for procuring these goods themselves, especially during longer stays.
- **Organizing system and labeling:** For better orientation, cabinets and drawers, especially in the kitchen areas, are provided with multilingual or symbolic stickers (e.g., for dishes, cutlery, pots). It is strictly forbidden for the tenant to remove, damage, or cover over these labels. The inventory must be returned to its designated and marked place after use and cleaning. Unauthorized rearrangement of the cabinet and drawer systems is not permitted.



§ 4 Bathrooms, Showers, Macerator Toilets, and Dryers

- All bathrooms must be left clean and tidy after each use.
- **IMPORTANT: Macerator Toilets (Saniflo/Sanibroy):** Toilets with sensitive electrical macerator systems are installed in certain areas of the house. **Only human feces (urine, feces) and standard toilet paper in small, flushable quantities** per toilet use may be disposed of in these toilets. Disposing of wet wipes, tampons, sanitary pads, food scraps, dirt, debris, or other foreign objects is absolutely prohibited, as this will immediately destroy the system. In the event of a blockage or malfunction, the landlord must be informed immediately. Repair and cleaning costs caused by improper use (especially if they occur repeatedly in long-term rentals) will be billed in full to the person responsible or the booking company.
- **Shower room and coordination (Ground Floor):** There are several regular toilets and a separate shower room with two showers on the ground floor. Since the house is used by different parties and craft businesses, fair and cooperative coordination of shower and bath times among guests is mandatory.
- **Privacy and consideration:** We attach great importance to respectful coexistence. If female guests are accommodated in the house, special consideration must be given. It is explicitly permitted and must be respected by all co-tenants that women may claim the shower room for themselves alone and lock the door during use, even if there are two showers in the room.
- **DRYER RULE:** The water collection container and the lint filter must be emptied after every drying cycle! Damage to the appliance caused by non-compliance will be billed to the person responsible.

§ 5 Rooms, Bed Linen, Heating, Ventilation, and Security

- **Bed linen:** Bed linen is provided free of charge by the landlord. Upon moving in, the beds are generally freshly made (unless explicitly agreed otherwise in advance). For long-term rentals (stays of 1 month or more), the linen is changed once a month. The exact day of cleaning and linen change will be communicated in good time (e.g., by a notice in the hallway). On this day, the tenant is strictly obliged to strip the old bed linen themselves and leave it ready for the cleaning staff. In return, fresh bed linen will be provided.
- **Ventilation:** In the interest of infection control and to effectively prevent mold growth, the accommodation must be adequately ventilated. For this purpose, the rooms must be shock-ventilated (windows fully open) for 5–10 minutes several times a day. Leaving windows permanently tilted open should be avoided.
- **Heating:** When leaving the room, the heating must be turned down to level 2 or frost protection. However, the heating must never be turned off completely.
- **Security and fire protection:** For security reasons, all entrance doors to the accommodation must generally be kept closed. When leaving the house, the front doors must be locked using the lock code. Likewise, every tenant is encouraged to always lock their own room door when leaving. Windows must be kept closed when leaving the accommodation. In the interest of fire safety, care must be taken to ensure that escape routes are not blocked. Tampering with, covering, or removing



smoke detectors is life-threatening, strictly prohibited, and will lead to immediate termination without notice.

- **Privacy and entering other people's rooms:** The rented rooms (Rooms 1 to 6) are clearly marked with room numbers. Entering other people's rooms for which the tenant has not paid rent themselves is strictly prohibited. This applies without restriction even if a co-tenant has accidentally left their room door unlocked. The privacy of the other guests must be respected under all circumstances.
- **Handling inventory:** To avoid damage to the building or inventory, it is generally prohibited to move furniture or cabinets. The inventory must remain in its original place.
- **Light, electrical appliances (TV, etc.),** and other fixtures must be switched off when not in use and when leaving the accommodation.

§ 6 Departure, Check-out, and Room Handover

- **Check-out times:** Check-out must take place by 10:00 AM at the latest on the last day of the rental. Deviating check-out times absolutely require prior mutual confirmation in text form.
- **Condition upon departure:** On the day of departure, the rented property must be left in a proper, swept-clean condition (i.e., floors swept or vacuumed, garbage disposed of in the bins, no gross soiling). This strictly includes the following tasks:
 - Empty the refrigerator and wipe it dry
 - Mandatorily clean all used dishes in the dishwasher (washing by hand as a final step is not sufficient) and put them back in their place
 - Dispose of all remaining food
 - Dispose of household garbage in the designated bins outdoors
 - Clean used appliances and facilities if necessary
 - Leave used furniture neatly in its original place
 - Turn off all electrical appliances (except the refrigerator)
 - Securely lock all doors (room and front doors) when leaving
- **Binding handover and documentation:** For rentals lasting one month or more, or when renting several rooms up to the entire house, a joint, personal inspection of the rooms with the landlord must take place on the day of departure.
 - The time must be coordinated at least one week before departure (otherwise 10:00 AM applies).
 - During the handover, all rented rooms and the communal areas will be inspected, and a legally binding handover protocol regarding the condition and any defects will be drawn up.
 - **Important for companies:** The inspection must mandatorily take place together with the main contact person designated in advance by the company (or their proactively designated substitute according to § 3 of the GTC). Their signature on the protocol is legally binding for the booking company.
- Personal property must be completely removed from the rooms prior to the handover.

§ 7 Waste Separation, Waste Glass, and Smoking Ban



- **Smoking ban:** There is an absolute smoking ban throughout the house. In case of violation, a penalty of 250 € (according to § 7 of the GTC) is due! Smoking is only permitted outdoors.
- **Waste separation:** Garbage must be separated into plastic/packaging, paper, and residual waste.
- **Waste glass:** Glass must not be placed in the residual waste or stored in the house. Companies and long-term tenants must independently dispose of their waste glass at public recycling points (a glass disposal fee applies in case of non-compliance according to § 7 of the GTC).

§ 8 Pets and Small Animals

- **The house cats:** Three cats live on the property. Petting them is allowed. Under no circumstances may the cats be let into the house. They may only be fed cat food/treats (no food scraps, bones, or chocolate).
- **Own pets:** Bringing and keeping your own pets (only small animals) is only permitted by prior arrangement and explicit confirmation from the landlord.
 - Own pets must absolutely be kept off furniture (especially beds and sofas). The tenant is obliged to immediately clean up any mess caused by their animal.
 - In certain appropriately marked areas of the house and its surroundings, there is a strict leash requirement.

§ 9 Parking

- Appropriately marked parking spaces are available for the tenant during their stay.
- When parking, strict attention must be paid to ensure that no other vehicles, neighbors, or sidewalks are blocked.
- **Parking ban:** Parking in front of the marked courtyard and barn doors is strictly prohibited.
- The landlord assumes no liability for vehicles parked in the parking lot and their contents.

§ 10 Outdoor Area, Grilling, and Fire Protection

- **Outdoor area:** Movable items in the outdoor area (such as parasols) must always be closed and safely stowed away in strong winds and overnight to prevent damage and ensure safety.
- **Grilling and open fire:** The use of facilities with open fires (e.g., grill, fireplace) is strictly restricted to adults. For fire safety reasons, grilling with fire accelerants is strictly prohibited. After cooling down completely, ashes and other grill residues must be safely disposed of in the residual waste.

§ 11 Internet and Wi-Fi Use

- The landlord provides the tenant with free Internet access (Wi-Fi) for the duration of their stay.



- Use must be proper and within the framework of legal regulations. It is strictly forbidden to abuse the Internet connection for illegal purposes (e.g., illegal streaming, file sharing, downloading copyrighted material) or to harass or disturb other tenants.
- Any manipulation of the network infrastructure and attempts at data theft over the network are prohibited.
- The landlord reserves the right to block certain websites, services, or IP addresses on the network for data protection and youth protection reasons.
- The respective tenant is fully liable for all illegal activities carried out via the provided Internet access. The tenant indemnifies the landlord against all claims by third parties (e.g., warning costs by lawyers or copyright holders) that are based on illegal use of the Wi-Fi connection by the tenant or their companions.

§ 12 Supply Failures (Electricity, Water, Heating)

- Failures must be reported to the landlord immediately so they can be rectified as quickly as possible. The landlord assumes no liability for outages caused by external providers.

Emergency Contacts:

- **Police:** 110
- **Fire Brigade / Ambulance:** 112
- **Nearest Hospital:** University Hospital Jena (Universitätsklinikum Jena, Am Klinikum 1, 07747 Jena)

Contact for regular questions and damage reports: T&T Zimmervermietung Oßmaritz GbR Address (Administration): Talweg 14, 07639 Bad Klosterlausnitz, Germany
Phone/WhatsApp: +49 171 7720722 (At night from 10:00 PM to 6:00 AM, please only in urgent emergencies) Email: info@monteurzimmer-bei-jena.de Website: www.monteurzimmer-bei-jena.de