

Kudu's General rules for comfort



In properties with a lot of residents, we all need to show consideration and respect for each other's differences. In order to make our co-existence easier and to ensure that everyone can enjoy living here, we've compiled some comfort rules that apply to all our properties. It's particularly important to the landlord that tenants follow these – breaking them can, in the worst case, result in the rental contract being terminated.

OUR GENERAL COMFORT RULES

As a tenant here, you agree to:

- ◆ Not play loud music or behave in any other way that upsets your neighbours.
- ◆ Not hammer, drill or move furniture around between 9pm and 7am.
- ◆ Not smoke in the stairways of the building or other communal areas.
- ◆ Not leave objects such as furniture, pushchairs, bicycles, sledges, or other objects which can reduce accessibility or make it difficult to clean the stairs in the communal spaces.
- ◆ Not put up awnings, shelters, satellite dishes or signs without the landlord's written consent on the property or private balcony.
- ◆ Keep the balcony or patio free of snow, ice or icicles.
- ◆ Not place flower boxes on the outside of the balcony fence or shake rugs or bedclothes from windows or balconies.
- ◆ Not feed birds from balconies or windows.
- ◆ Not barbecue on the balcony or right next to the property.
- ◆ Keep a close watch on pets so that they don't foul the playgrounds, outdoor spaces or communal areas within the property. Pets are not permitted to run free in the property or cause any disturbing noise.
- ◆ Immediately report any problems or anything missing (also vermin or infestations) inside the apartment or building. If any damage gets worse because someone didn't bother to report it, they may be liable to cover the costs for repair.
- ◆ Not install a washing machine or dishwasher or a fan without the landlord's written consent, and after installation of a washing machine or dishwasher, to keep it inspected and checked and, after every use of the machine, turn off the water supply.
- ◆ Not change the fixed furnishings or equipment in the apartment without the landlord's written consent, or to interfere with or make changes to the apartment's electricity, water, or heating systems.
- ◆ Not flush objects or liquids (such as cooking oil) down the toilet, sink or drainer that can block the building's drains.
- ◆ Not drive a car or other motor vehicle on the property's land area causing danger, disturbance or any other inconvenience for people living nearby, as well as to only park vehicles on the (rented) parking spaces as instructed.
- ◆ For those tenants with old contracts, and thus the right to smoke in their homes, we would like to ask for respect and thought for your neighbours, and as far as possible, for you to try to avoid smoking in the apartment.
- ◆ It's important to be aware that you as a tenant may be liable to pay compensation for excessive wear and tear when you move out, if the landlord can demonstrate that smoking has caused damage to the apartment, forcing earlier maintenance than planned, in order that the apartment can be rented to someone else.
- ◆ Have and continue to have home insurance.

We recommend all our tenants to sign up for home insurance. If you are a victim of a burglary – or lose your keys and need to buy new keys and locks, you have effective protection and can get help through your home insurance.

With kind regards

The team at Kudu