

Rental Regulations – Eichhof Residential Area

For the sake of simplicity only the masculine form will be used in these Regulations; the feminine form is of course also meant.

1. Entitlement

- 1.1 The Student Mentor Foundation Lucerne only offers rental properties to young persons in training or students at recognised educational institutions, such as the University of Lucerne, HSLU, PHZ.
- 1.2 Proof of education or studies must be submitted by the tenants to the administration of Student Mentor Foundation Lucerne at the beginning of each semester, at the latest by the 15. October and 15. March.
- 1.3 The right to rent ends two months after exmatriculation and at the latest on reaching the age of 30.
- 1.4 Tenants are obliged to register with the residents' registration office of the city of Lucerne or the residents' registration office of the City of Kriens within eight days of the start of the tenancy.

2. Handing Over of Rental Object

- 2.1 The rental object shall be handed over to the Tenant on the day of the commencement of the rental in a useable and clean condition. There exists no right to a good as new rental object.
- 2.2 Inasmuch as the surrender of the rental falls on a Saturday, Sunday or local holiday, entry shall be on the following working day.
- 2.3 The Tenant will be allocated a time frame for the Check-in. Check-ins are possible during normal office hours, but not on Wednesdays, weekends, public holidays, or company holidays.
- 2.4 Upon commencement of the rental, the keys and badges belonging to the rental object shall be handed over to the Tenant.
- 2.5 A protocol regarding the condition of the rental object, incl. inventory list, shall be countersigned and deposited with the Lessor. The Tenant shall receive a copy.

3. Use of Rental Object

- 3.1 The rental object serves exclusively as living and learning area with the education aimed at in mind.
- 3.2 The Tenant is obligated to use the rental object with all care necessary.
- 3.3 In the interest of an undisturbed use of the rental object, the Tenant is obligated to observe mutual consideration.
- 3.4 The Tenant is forbidden to sublease the rental object, assign the Rental Agreement, accommodate guests or grant third parties usage rights to the rental object or parts thereof.

4. Cleaning of Rental Object

- 4.1 The Tenant is obligated during the rental period to maintain the rental object including the common areas in a condition suitable to the contractual use.
- 4.2 The Tenant is obligated to regularly clean the room used by him (including the inner sides of the windows).
- 4.3 The Tenant is obligated to so clear up and clean the common fixtures (e.g. kitchen, bathrooms, laundry room, etc.) after use so that the equal use by co-residents is also ensured.
- 4.4 The coordinated semester-cleaning twice a year is mandatory for all tenants. The management will inspect the cleanliness of all apartments. If necessary the management reserves the right to clean the premises at the charge of the tenant

5. Consumables, Maintenance and Repairs

- 5.1 Consumable material such as lamps and bulbs, rubber seals, fuses, etc. must be replaced by the Tenant at his own costs.
- 5.2 Repairs and maintenance work is the responsibility of the Lessor who must be timely notified.

6. Liability of Tenant

- 6.1 In the event that the Tenant refrains from or neglects his cleaning and maintenance duties, he is liable for any damages and/or increases in damages.
- 6.2 The Tenant must immediately inform the Lessor of defects or damages that arise whose removal is the responsibility of the Lessor. In the event of neglecting to do this, the Tenant is liable for any increases in damages.
- 6.3 The Tenant must prove to the Lessor upon request the existence of a private third party liability insurance which must be maintained during the entire duration of the rental period.

7. House Rules

- 7.1 The house rules have the purpose to make possible that all residents can live pleasantly together. The highest principle for the relationship between Tenants is mutual consideration and tolerance.
- 7.2 Disturbances of the peace of all kinds are prohibited, in particular from 10 p.m. – 7 a.m.
- 7.3 All windows must remain closed after 10 p.m.
- 7.4 The playing and exercising of music instruments in the rental premises is not allowed.
- 7.5 House pets of any kind (including small animals such as hamsters, mice, fish and the like) are prohibited.
- 7.6 The installation of private washing machines, dishwashers, tumblers, refrigerators and freezers as well as connecting them to the electricity and water is prohibited.

- 7.7 Smoking in the buildings is strictly prohibited. Eight smoking areas, each with an ashtray, are available outside.
- 7.8 Nothing is allowed to be placed on the window ledge in front of the room windows and the glass doors. Likewise it is forbidden to fix flowerpots or any other objects to the balustrades of the windows.
- 7.9 Bicycles must be parked in the bicycle garage. Each bicycle is to be marked with a specific sticker containing the room number that can be received at the reception. Bicycles that are not marked and are therefore not attributable will be removed.
- 7.10 Exclusively household garbage, paper to be recycled and cardboard can be disposed of in the container room. Disposal of other materials such as glass, PET bottles, etc. must be taken care of by the Tenant.
- 7.11 Entry on and use of the roof is strictly prohibited. Violation of this provision shall result in the immediate termination of the Rental Agreement without additional warning.

8. Use of Surroundings

- 8.1 There is a general driving and parking ban for vehicles on the paths and parking spaces on the area. The use of the parking spaces is reserved for the administration, short-term visitors as well as workmen and deliveries. Use of the parking spaces is prohibited for the residents.
- 8.2 All residents of the housing estate are equally entitled to use the meadows and paths of the area as resting places and quiet spaces. After use these places must be always left flawless and cleaned up. Any garbage is to be disposed of by the user with his personal garbage.
- 8.3 The seating and grill area is available equally for all residents of the housing estate. Each user is obligated to leave the seating and grill area clear and cleaned up. Any garbage is to be disposed of by the user with his personal garbage.

9. Right of Inspection

- 9.1 The Lessor has the right to inspect the rented premises in justified cases. The date will be agreed upon with the Tenant.
- 9.2 In the event the rental relationship has been terminated, the Tenant shall allow inspection of the rental object by those interested in renting with or without the Lessor's presence.

10. Surrender of the Rental Object

- 10.1 The rental object must be surrendered by the Tenant personally to the Lessor cleared and perfectly cleaned on the last day of the rental relationship with all inventory items, keys and badges.
- 10.2 The Tenant will be allocated a time frame for the Check-out. Check-outs are possible during normal office hours, but not on Wednesdays, weekends, public holidays, or company holidays.
- 10.3 At the surrender a protocol regarding the condition is to be made that is to be countersigned by the parties.
- 10.4 The Tenant is liable for damages to the rented room. For damages in the common premises, all Tenants of the apartment involved are jointly and severally liable to the extent that the person causing the damage cannot be determined.

11. Sanctions

- 11.1 In the event of breaches against the Rental Agreement, the ICT guidelines or the Rental Regulations, the Lessor can remind the Tenant of his observation duty with the threat of termination.
- 11.2 Should the situation be repeated, the Lessor may give immediate notice of termination.

12. Modifications of the House Rules

- 12.1 The Lessor is allowed to change the house rules at any time and in particular to adjust them to new situations.
- 12.2 The modified house rules shall be electronically and/or in hard copy sent to the Tenants and shall become effective as per the beginning of the following month.

Student Mentor Foundation Lucerne
Administration

The Tenant

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