

House rules

1. To ensure the night rest of the other residents, the silence in the corridors and communal areas should be kept between 10 pm and 8 am. The repeated violation of this rule gives the landlord the right to cancel the rental contract.
2. The access door must always be well closed for safety reasons. Tenants are not allowed to lend their keys to others to give them access to the building. No one can stay overnight in the common areas.
3. You treat the facilities and furniture with respect. You leave the communal kitchen, showers or toilets clean behind after use. Rinse the shower after use and clean the grids.
4. No pets are allowed.
5. It is strictly forbidden to enter flat roofs (if present) or to throw garbage on them.
6. You respect the rules regarding the waste in your building.
 - If you do not use a container, sort the waste and use the right bin bags. Brown dirt bags for the residual waste and blue dirt bags for PMD.
 - If only one container is present, you must not sort and deposit your waste in this container.
7. The use of fire hoses, fire escapes and fire extinguishers is only permitted in emergencies. Abuse of this will be sanctioned with a fine of 250 euros + compensation of the damage caused.
8. Students who deliberately cause a false fire alarm will have to reimburse all resulting costs to the lessor.
9. The removal or masking of smoke detectors is strictly forbidden. You do not only endanger yourself but the entire student house with its residents.
10. Intercoms are not toys and should therefore be used in a normal way.
11. Posters and the likes off are not allowed to be placed on doors and / or windows, the landlord can remove these without any notice.
12. Ventilate regularly to avoid condensation problems. In the case of handwashes, drying takes place exclusively in the room.
13. During longer absence, we ask you to switch off the heating, turn off the lighting and not leave any waste.
14. Do not place bicycles in the building, please use the bicycle parking facilities in Leuven
15. Do not leave bicycles on the footpath in front of the building. The police regularly checks that no bicycles are parked on the facades and thus obstruct the pedestrians.
16. Care should be taken to ensure that no objects that could cause blockages enter the toilets. No toilet blocks may be hung in the toilets as they often cause blockages

17. You must clean up immediately after cooking or the likes off. Immediately put your dishes back in your cupboard, if it remains lying around it will be removed without notice
18. You can report technical defects via our website www.studentenkamers-leuven.be> report
19. In the event of heavy storms, it is advisable to unplug your electrical appliances from the sockets. The landlords can never be held liable for damage to electrical and electronic equipment owned by the tenant. The personal belongings of the tenant are not covered by the fire insurance of the landlord
20. If there are common areas in the building you make good use of this. Smoking and the use of illegal drugs are strictly prohibited throughout the building. Infringement of this rule is reported immediately and then referred to the Police of Leuven. Vape machines and E-cigarettes are also regarded as smoking articles.
21. The use of deepfat fryers, candles, tea lights, oil lamps or heating elements with fuels is prohibited.
22. It is strictly forbidden to disconnect the Wi-Fi boxes. If you have a problem with the internet, you must first consult the FAQ on the student internet website. If the problem is not resolved, you can contact the student Internet on 09/395 6000 or support@studenteninternet.be.
23. You must add our mail address info@studentenkamers-leuven.be to your address file (so that our mail is not seen as spam). After all, our communication to you usually happens via email.
24. If your email address changes, please let us know.
25. Parties, in whatever form, may only take place after the express permission of the landlord and only for the tenants, not for third parties. In that case, someone from the tenants acts as responsible who also reports this to the landlord. If demolitions happen, the cost price will be passed on to the person who caused the damage. If one does not announce oneself or is not found, the cost price will be divided among the tenants present.
26. This addendum is an integral part of the current lease.