

General house rules

- Pay attention to the sound level starting at 10 pm.
- Do not shake crumbs and dirt from (table) cloths or blankets from the balcony.
- Do not throw cigarette butts from the balcony.
- Always fixate the blinds. Otherwise, the wind will cause damages to the house wall, which the responsible tenant will have to pay for.
- Do not attach any stickers to the letterboxes (apart from the one provided by Stuwo). Otherwise, the color will chip off.
- The washing machine and the drying room can only be used on the agreed days according to the laundry plan.
- The sun blinds should only be opened if the weather is nice. They should never be rolled up and closed when they are wet, due to possible mold production.
- Only the trash in the bags from the municipality and marked with the trash tax will be picked up. The bags should be tied well and put in the respective bin.
- Throw the organic waste (such as from fruits, vegetables, and eggshells) in the green composting bin in front of the house. Do not throw any meat or sauces in the compost, because of the insects.
- The cardboard waste (without plastic!) will be picked up only on specific days. Please view the information from the respective municipality.
- The wastepaper will be picked up on various days according to the plan of the municipality. Please stack the paper nicely on each other and tie it well and securely.

Room and apartment rules

- Stuwo manages the apartments and is in charge of staying in contact with the owners. Any questions should always be directed towards Stuwo, as well as any complaints about the neighbors.
- Smoking is strictly prohibited in the whole apartment.
- There needs to be a chores plan, where each tenant must clean once a week. The chores include: vacuuming, mopping the kitchen floor, cleaning the bathroom (incl. the floor), and dispose of the waste-paper, cardboard and glass waste as well as the trash bags.
- The apartment must be cleaned regularly. Stuwo can visit the common areas of the apartments (incl. kitchen and bathroom) without notice to check the cleanliness. However, in general there will be a notice before visiting.
- Once a year, in between the months of summer (e. g. May to September) Stuwo will do the summer cleaning control, which will be a thorough cleaning control.
- In no instance, can a room be sublet without any agreement with Stuwo. All requests must be sent to Stuwo by letter.
- Other free rooms (e. g. when a roommate moves out), which have not been covenanted, cannot be used.
- Visitors, friends, or partners cannot stay overnight for more than 10 nights per month, due to the overload of the bathroom and kitchen capacity. Requests for exceptions must be sent to Stuwo by letter.
- Stuwo has to be notified immediately in case of any damages and repair needs in rooms, kitchens, or bathrooms. If the responsible tenant is unknown, all tenants will be responsible out of solidarity.
- Stuwo does not provide liability insurance (for damages of the room or the apartment). Each tenant must pay for the repair costs of the damages that they caused on the rental unit themselves. This is why we recommend to take out a liability insurance (the insurance company AXA Winterthur has one for 100.- CHF per year). This should not only cover the damages on the rental unit but also all other personal and property damages.
- Pets are not allowed. Exceptions can only be made if Stuwo and the apartment complex agrees.
- In Summer a fly screen is recommended, to prevent insects flying into the apartment. In general windows should not be opened too long because of this problem.
- If the windows are open and if the room is unused for some time (e.g. a whole weekend or longer), the heating has to be turned off.