

Rental Regulation

1. Key-Exchange

- 1.1. The deposit as well as the first rent must be paid before the key handover.
- 1.2. The handover protocol including a list of the inventory and signed by the new tenant must be sent to Stuwo within the first two weeks after the start of rent.

2. Usage of the rental property

- 2.1. The rental property serves only for the agreed purpose.
- 2.2. The tenant is obligated to handle the rental property with all due care, to keep it clean and to prevent damages.
- 2.3. In the interest of a good relationship among all tenants, all are obligated to mutual consideration.
- 2.4. It is not allowed to sublet the rental property.
- 2.5. The tenant is obligated to take out a private liability insurance, which covers damages of rental properties.
- 2.6. The tenant is obligated to take part of the cleaning of the common living spaces.

3. Maintenance and repair

- 3.1. The tenants are in charge of all small and ordinary, but necessary cleaning and reparations of the rental property.
- 3.2. The duty to repair applies to all the small damages, which are caused during the rental duration.
- 3.3. The duty to repair includes especially the following:
 - Cleaning the windows, the window shutters and blinds.
 - Replace broken window glass
 - Reparations on locks, window, and door closures
 - Simple reparations on sanitary facilities
 - Reparations on electronic switches and power outlets
- 3.4. The necessary repair work needs to be executed appropriately during the rental period.
- 3.5. If the tenant does not fulfill his / her duty to repair, he / she is responsible for a possible increase of the damage.
- 3.6. Stuwo has to be notified immediately about repairs, which do not fall under the tenant's duty to repair, but under the renter (Stuwo's) duty, otherwise the tenant is responsible for a possible increase of the damage.
- 3.7. Structural alterations can only be executed with the renter's (Stuwo's) agreement.

4. House rules

- 4.1.** The purpose of the house rules is to create a comfortable living space for all tenants. Therefore, mutual consideration and tolerance is the highest principle.
- 4.2.** Part of this principle is, that the doors (of the bedrooms) should not be locked.
- 4.3.** Sound disturbances, especially in between 10 pm – 7 am should be avoided.
- 4.4.** Pets are not allowed.
- 4.5.** Additionally, the house rules of the building have to be followed.
- 4.6.** The renter (Stuwo) can dun the tenant to his / her compliance with a threat of terminating the rental contract, in case of violation of the rental or house regulations. Should this stated case occur repeatedly after the warning, the renter can declare the termination of the rental contract without prior notice.

5. Rent, additional costs and security deposit

- 5.1.** The rent includes the administration costs of Stuwo.
- 5.2.** The rent must be paid before the prior month ends.
- 5.3.** In case of late payment, the tenant will receive a payment deadline with a threat of terminating the rental contract and a dunning fee of 20.00 CHF. Additionally, the renter can demand, that the tenant henceforth must pay the rent 3 months in advance.
- 5.4.** The additional costs are calculated sweepingly and can be adjusted if the additional costs are not covered by the lump sum.
- 5.5.** The renter (Stuwo) is entitled to demand a safety deposit from the tenant.
- 5.6.** Payment by deposit slip will include a fee of 5.00 CHF per deposit slip. The fee will be billed by the end of the rental duration.

6. Contract Termination

- 6.1.** Indefinite tenancies can be terminated by both parties according to the legal requirements and the 3 months cancellation period on the due date of termination. The period of notice for cancellation is 3 month. A Cancellation by email is not valid, it must be hand signed and send by post with the Adress signed-for delivery "Signature" or "Einschreiben" or " Assurance". To end the contract on 31.08. send the cancellation letter minimum 10 days before the end of may. To end the contract on 31.01. send the cancellation letter minimim 10 days before the end of october. The letter must be in our possession before the end of the may / october by time-limite-law. Without a termination on time your tenancy will be extended automatically to the next possible official cancellation date, or you must organize a new tenant.
- 6.2.** Collective cancellations are not possible. Only one tenant per apartment can terminate the contract per the end of one month. The cancellation which arrives Stuwo the earliest will be processed. Requests for exceptions must be sent to Stuwo by letter.

7. New tenant application:

The new tenant must fulfill all the stuwo criterias: Age 18- 30 years, a student or Alumni. Stuwo can make exceptions but is not obliged to for young employees.

The nominee has to send to the old tenant + stuwo the following documents for a valid room application by email: + signed application form + copy of ID/Passport, + copy of Immatriculation or work-contract. The candidate has to visit the website www.stuwo.ch and register and send his datas. Email stuwo after done so.

8. Return of the rental property

8.1. The rental property as to be cleared fully and cleaned properly and has to be given back with all the keys and all of the inventory to the renter (Stuwo).

8.2. The handover and the condition of the rental property must be documented with a protocol, which must be signed by the tenant.

8.3. The tenant is responsible him- / herself for damages in his / her room. For damages in the common living areal all tenant will be responsible out of solidary, if the responsible tenant cannot be determined and is unknown.

9. Place of jurisdiction

9.1. The place of jurisdiction is in the canton of the respective property.