

House Rules Muesmattstrasse 39, 41, 43

The house rules regulate communal living in the building. The principle of mutual consideration applies.

1 | Safety The front door must be locked from 8:00 PM to 7:00 AM. During the day, the front door remains open; otherwise, the mail carrier cannot access the mailboxes.

2 | House Quiet Hours Nighttime quiet hours are from 10:00 PM to 7:00 AM, and lunchtime quiet hours are from 12:00 PM to 1:00 PM. Noise and disturbances inside the house and in the surrounding area should be avoided during these times. The building is very sound-sensitive, particularly in terms of footstep noise. Tenants should be considerate of their neighbors and avoid wearing hard-soled shoes in the living areas.

3 | Orderliness Tenants are responsible for maintaining order in shared building areas and around the building, even if a caretaker performs the cleaning. Storing any materials (e.g., garbage bags, old paper, vehicles, equipment, furniture, shoes) in common areas inside and outside the building is generally not allowed. Exceptions: Bicycles and strollers may be parked in the designated area in front of house No. 43. The proper use of garden furniture is permitted by the landlord in the garden, provided the tenant or subtenant removes the furniture upon request (due to disorder, gardening, etc.) or at the latest upon moving out of the garden.

- Dumping and shaking out containers, carpets, etc., out of windows, terraces, and balconies is prohibited.
- When grilling on balconies and garden seating areas, tenants must consider the other residents. Only gas or electric grills may be used. Fire pits and charcoal grills are only allowed with written permission from the landlord.
- Garbage should only be disposed of at the locations designated by the landlord, at specified times, and in an appropriate manner (e.g., using paid bags).
- Regulations set by authorities must be followed. Smoking is prohibited in common areas (stairwell, basement, garage, etc.). When smoking outside, tenants must be considerate of other residents.

4 | Maintenance Care must be taken with the rental property and its fixtures; floors should be treated gently with standard cleaning and oil care products. The parquet floors are oiled, not sealed.

- Ventilation: It is necessary to ventilate by fully opening windows for 5-8 minutes 3-4 times a day to prevent moisture damage. Generous ventilation is particularly required after cooking and bathing. Close the windows completely afterward. Do not ventilate continuously at cool temperatures, as it cools down the building structure, causing condensation and mold. Mold often appears near windows and window frames as a result. Windows should only remain open continuously in warm weather.
- Set heating valves to at least level 1. The heating valves may become blocked if turned off completely for a long time. Keep the bathroom radiators warm on cold days, as this additionally dries the air and prevents mold.
- Bern has very hard water. Be cautious with regular descaling in the bathroom: Always moisten the joints before applying the cleaning agent, or the joints will become brittle.
- Awnings and shutters should not remain extended in windy and rainy weather. Additionally, they should not be left extended continuously for long periods.
- No waste of any kind should be thrown into sinks or toilets. Caution: Oil hardens in pipes and clogs them. Cooking oil residues should always be collected in a container

and disposed of at a collection point or the ÖkoInfoMobil in the Länggass district. Small oil residues can be disposed of in the household trash.

- Use detergent sparingly in dishwashers and washing machines. Too much detergent harms the machine.
- Refill salt immediately when the dishwasher indicates it; without salt, the machines calcify and break quickly. Do not pre-rinse dishes, only remove food residues. The dirt on the dishes is necessary for the optimal function of the dishwasher.

5 | Cleaning If a caretaker is not responsible for cleaning, tenants share the tasks. Specific messes should be cleaned immediately by the responsible tenant.

6 | Laundry Room Tenants must respect agreed-upon laundry times. Laundry should only be hung to dry in designated areas (drying room, drying area). After washing, the laundry room, drying room, drying area, and all appliances and fixtures must be cleaned and maintained as per regulations.

7 | Final Provisions The house rules are an integral part of the rental agreement. The landlord or management reserves the right to supplement them or, in individual cases, to allow deviations from these house rules, provided that no tenant is disadvantaged. The house rules apply to all residents of the property.