



RULES AND REGULATIONS:

These guidelines have been designed to create a harmonious environment for student living.

HOUSE RULES:

1. ALCOHOL/SMOKING: No alcohol or any smoking is allowed on the premises.

2. QUIET TIMES: - There will be quiet times between 22:00 and 08:00.

- Consideration should be given to your fellow students and the surrounding neighbourhood.

3. VEHICLES: - Tenants vehicles are allowed to park on the premises.

- No visitors should park on the premises to ensure easy and safe parking on the premises for the tenants.

4. VISITORS: - All visitors are to adhere to the student guidelines.

- The tenant is always responsible for their visitors and their behaviour.
- Visitors must always be accompanied.
- No visitor is allowed to sleep over unless special arrangements have been made with the house manager.
- Unfortunately, due to certain events last year, no male visitors will be allowed on the premises.

5. REFUSE DISPOSAL: - The Black Municipal Bin in the kitchen should be emptied for disposal on Thursday mornings.

- Tenants are responsible to place the filled black bags outside the premises every Thursday morning for collection.
- Tenants are also responsible for providing the black bags as required.

6. EMERGENCY EQUIPMENT: - The fire extinguisher is available on the property in the lounge area.

- The fire extinguisher should only be used in an emergency. If the fire extinguisher is used for any other purpose, the tenant will be liable for the full replacement cost and any callout fees.

7. SECURITY: - Ensure that the entrance/exit motor gate is closed before you enter or leave premises.

Initial: _____



- Ensure that the entrance door and burglar gate of the building is closed and locked before walk away. No gate/door should be opened to any unknown person at any time.
- Only use panic buttons when there is an emergency.

8. COMMUNAL AREA: - Always keep the communal areas clean having respect for fellow tenants (bathroom, lounge area, kitchen).

- If something has spilled/messed, clean up after yourself.
- Please do not leave dirty dishes in the sink for days on end without washing them.

☒ Please do not flush sanitary products down the toilet. Dispose in the bin provided.

9. NOT ALLOWED:

- No stoves/gas and electric heaters/gas stoves are allowed in the rooms.
- No loud parties/noise made for fellow tenants
- No alcohol/cigarettes/illegal substance consumption on premises
- No male visitors on the premises

10. MAINTENANCE/REPAIRS: - Any damage to the premises, which are not reported within 72 hours after breakage, will automatically for the tenants expense.
- When damage is reported, intention of damage/breakage will be evaluated, all wear and tear damage will be charged to the landlord.

11. NON COMPLIANCE AND PENALTIES:

- Tenants can report any fault/ non-compliance of the Student Guidelines to the Manager on the premises/Landlord.

On receipt of any complaints, the complaint will be investigated thoroughly.

Should the complaint be valid the following procedure will be followed:

1. First transgression: Impose a fine of R500
2. Second transgression: Impose a fine of R1000
3. Third transgression: Impose a fine of R1500
4. Fourth transgression: the contract will be terminated according to clause 23 of the Agreement.

The fine should be paid directly to the Landlord – cash/EFT within 7 working days.

If any transgression of the Student Guidelines is of such a serious nature that it breeches the contract signed, without any previous complaints being lodged against the student, the contract will be terminated and/or legal steps will be taken as deemed fit by the Landlord.

Initial: _____



SIGNED IN BLOEMFONTEIN ON THIS DAY OF _____ 20____

STUDENT

PARENT/LEGAL GUARDIAN

WITNESS

SIGNED IN BLOEMFONTEIN ON THIS DAY OF _____ 20____

PREMISES MANAGER

LANDLORD

WITNESS

Initial: _____