

House Rules

Block Apartments for Rent in Downtown Budapest

- The Proprietor, the Lessor reserves the right to unilaterally amend the following House Rules and inform the Lessee about it electronically, via e-mail or published on its website or hung on the notice board for at least 15 days. If the Lessee cannot accept the House Rules, he/she has the right to notify the Lessor of it within 15 days of publication in writing. Failing to do this, the Lessee is obliged to exercise their rights and liabilities in accordance with the amended house rules. If the amendment of the house rules is unacceptable to the Lessee, the Lessor has the right to terminate the Residential Lease Contract.
- In this case the Lessor has the right to terminate the Residential Lease Contract.

Every tenant has the right to the following:

- The right to a noiseless environment
- The right to privacy
- The right to a comfortable and safe residential environment
- The right to free acting as long as it violates no other tenants' rights.

The following rules aim to grant the tenants' rights specified above. Breaching any of these rights shall result in warning, compensation of potential damages, or in due cases immediate termination of the residential lease contract.

- **Conduct**

- Tenants and visitors have to show respect and tolerance towards each other. They must avoid any noisy activities, especially between 10:00 pm and 07:00 am. They have to avoid using bad words.

- **Any aggressive, rude and frightening behaviour shall result in immediate termination of contract.**
- **According to our experience, you can invite only one guest at the same time to avoid unpleasant situations.**
- It is forbidden to make a fire alarm with no due reason. It is strictly forbidden and dangerous to cover the fire and smoke detectors as well as the security cameras. It is forbidden to leave any electrical appliances, especially the hotplate or iron in a switched on mode without supervision.
- The sound of musical instruments, audio devices, television sets, computers, etc. shall always be kept at a level it cannot be heard outside the apartment. In apartments having more than one tenant these devices may only be used with ear plugs. It is forbidden to place speakers in the window or on the corridor.
- Speakers and loudspeakers can only be used in the community areas on public events.
- It is forbidden to play ball games or do martial arts and similar sports activities in the territory of the Block Apartments. Any person violating this rule is obliged to compensate the damage.
- The tenants may place advertisements only on the notice board designated for this purpose or post advertisements in the Facebook Group.
- **Security**
 - Every tenant and visitor has to obey all the fire protection and public health rules as well as the building operational requirements! Violation of any such rules or requirements shall imply termination of the contract.
 - When the fire alarms go off, every tenant is obliged to leave the building in accordance with the fire protection regulation.
 - **It is forbidden and dangerous to manipulate, reset or misuse the fire alarm equipment (smoke detectors, fire extinguishers,**

hydrants, etc) and security cameras. Violation of this rule may result in immediate termination!

- The tenants may not keep inflammable, explosive, poisonous or and hazardous objects in the territory of the Block Apartments.
- It is forbidden to bring guns, ammunition, air and gas pistols or any other weapons to the territory of the Block Apartments. Violation of this rule may result in immediate termination!
- It is forbidden to keep and use fireworks or firecrackers in the whole territory of the block apartments.
- The tenants are obliged to store any operate electrical devices and appliances in accordance with the Hungarian safety and security requirements. It is forbidden to place electrical heating or cooling equipment in the apartments.
- **It s forbidden to use incenses and anywhere in the block.**
- The tenants shall assume material responsibility for each object and piece of furniture that they take possession of. Any damage caused shall be borne by them in all cases!
- **Video surveillance system**
 - In the public areas and community rooms of the Block Apartments that can be used by any person a video surveillance system suitable to make recordings is operated for safety and personal and property protection purposes. By signing the residential lease contract, each tenant of the Block Apartments approves the management of their personal data in the form of image recording.
 - Recordings are kept only as long as it is necessary.
 - The tenants of the Block Apartments can freely exercise their rights in relation to data management and get informed about the handling of their personal data.
- **Apartment key, opening of gate**

- Every tenant gets 1 key for their apartment. There is a spare key for each apartment locked at the reception. In case the tenant loses their apartment key, they may receive the spare key temporarily but they have to return this spare ticket to the reception within 24 hours. Failing to do this, the tenant shall be charged an amount of HUF 6,000 /key.
- The key to the apartment shall be restored to the representative of the Block Apartments upon moving out of the rented property!
- Each tenant receives a personal code for the street entrance door. It is forbidden to reveal this code to any third party not living in the Block Apartments!
- **Smoking**
 - Smoking is forbidden in the whole territory of the Block Apartments, including the rooms, common rooms, staircases, elevators and corridors!
 - Smoking is allowed only at the designated areas on the ground floor, under the arcades and on the roof terrace.
 - In the building smoking may generate a fire alarm, which forwards an automatic signal to the fire station. If smoking results in unjustified fire-brigade intervention, the relevant costs HUF 300,000 shall be borne by the person causing the intervention.
- **Reception of guests**
 - The tenants may receive guest during the daytime (between 7:00 am and 10:00 pm)
 - At night only tenants living on their own in their apartment may receive guests. In case several tenants live in the same apartment, their guests may only stay overnight if the other tenants do not stay at home.
 - If a guest stays more than 5 nights, the representative of the Block Apartments shall be notified.

- A tenant receiving a guest shall take entire responsibility for such guest. Every guest is obliged to obey the applicable rules of the Block Apartments! If a guest violates any of the rules, the tenant receiving such guest shall take responsibility and reimburse for any damages caused by such guest.
- **Events**
 - Gatherings and events may only be organised in accordance with the relevant procedural rules in the territory of the Block Apartments.
 - If a tenant wishes to arrange an event or gathering, they shall inform the other tenants about it at least 5 days prior to the event. Minimum 60 % of the tenants must approve the event. If the majority of tenants rejects the proposal, it is forbidden to hold the event.
 - No gatherings or events may be organised on the roof terrace for the quiet enjoyment of nearby tenants!
- **Washing and drying**
 - The tenants may freely use the washing and drying machines available on each floor.
 - The clothes may only remain in the washing and drying machines while the equipment operates! Clothes left in the machines may be collected by the staff!
 - The tenants are obliged to keep the handling instructions of the machines, which are available next to the machines.
- **Cleanliness and cleaning**
 - The tenants are obliged to keep their apartments clean and tidy and do the cleaning regularly.
 - The cleaning devices available on each floor may only be kept in the apartments for the time of the cleaning. After the cleaning the cleaning devices shall be taken back to their places so that other tenants can use them, too.

- The use of a bed-sheet is compulsory!
- It is compulsory to use bin bags for the dustbins in the apartments!
- The waste should possibly be collected selectively!
- If any tenant fails to keep their apartment reasonably clean, the representative of the Block Apartments may order cleaning services, whose costs shall be borne by the tenant. The cleaning service costs HUF 15,000 /occasion/flat.
- It is FORBIDDEN to use cleaning agents containing chlorine in the bathroom! (Chlorine-content cleaning agents may erode and corrode the metal surfaces.)
- The tenants have to keep the common rooms tidy and clean, which rooms are cleaned by the operator of the Block Apartments.
- The tenants are obliged to keep the common kitchen clean and tidy, wipe off the kitchen counter! Neither food nor dirty dishes may be stored here. The cleaning staff may throw away anything found in the kitchen.
- Cleaning after events and gatherings is the duty of the organisers.
- If the representative of the Block Apartments finds unreasonably much dirt, litter, untidiness, glop, etc. in the common rooms, they may order the defaulting persons to do the cleaning. If such order has no result, the extra charge of cleaning shall be borne by the relevant tenants.
- The tenants are obliged to preserve the furniture and equipment in their apartments. All repairing, restoration and replacement costs arising from the negligent or wilful behaviour of the tenants shall be borne by the relevant tenants.
- Upon moving out of the apartment, the tenants are obliged to hand over the apartment in the original condition, furnishing and cleanliness!

- If the furniture or equipment placed in the common rooms gets damaged, the relevant tenants shall reimburse the repairing or replacement costs.
- In the rooms, corridors and common rooms, the walls may not be impaired, shelves may not be drilled up, decorations may not be done, unless with the owner's consent. It is forbidden to place advertisements (except on the notice board) or paint any notice on the doors!
- The representative of the Block Apartments may check the apartments, which supervision the tenant may not prevent or restrict in any case!

- **Animals**

It is forbidden to keep animals in the Block Apartments! This prohibition includes cold-blooded animals, too!

- **Responsibility of Block Apartments**

- The tenants may keep their valuables in the apartment at their own responsibility. The Block Apartments shall take no responsibility for any damage or theft of the valuables taken into the territory of the Block Apartments.
- Furthermore, the Block Apartments shall assume no liability for any personal injuries occurred in the territory of the Block Apartments, except for the case such injury is proved to have taken place because of faults in the building structure of the Block Apartments.

- **Legality**

- The effective legal provisions apply to each lessee.
- In case of unlawful behavior the police has the right to act in the territory of the Block Apartments.
- In smaller cases the staff of the Block Apartments shall take measures, but in severe cases they are obliged to call the police.

- It is strictly forbidden to bring, occupy, consume and sell drugs in the whole territory of the Block Apartments!

- **Violation of House Rules**
 - The Lessee acknowledges that violation of the above rules, particularly if such violation jeopardises the safety, health or normal lifestyle of the tenant or staff, shall result in immediate termination. In this case the Lessee has to move out of the rented property and leave the territory of the Block Apartments within 24 hours.

 - In case of any cause of damage, the damages shall automatically be deducted from the amount of the security deposit. If the amount of the security deposit fails to cover the amount of the damage, the remaining amount shall be invoiced.

 - **I have read and interpreted the above rules jointly with the Lessor and accept them as binding.**

Dated in Budapest, on 2019

Lessee