GENERAL HOUSE RULES

Enjoyable living is a matter for all of us. Stek cannot solely be responsible for an environment that is clean, intact, and safe. If all tenants adhere to these house rules, we'll make good progress. These house rules are derived from the General Rental Conditions, which are part of your lease agreement.

COMMON AREAS

In apartments and shared or multi-story housing, residents share various spaces and facilities. The staircase, hallway, and other common areas must always be available as escape routes. In case of emergency, emergency services must not be impeded. Therefore, it is not allowed to use these spaces as storage for your bicycles and other belongings. Smoking is also not permitted.

KEEPING YOUR LIVING ENVIRONMENT CLEAN

A shared entrance and staircase officially belong to your home and that of your immediate neighbors. In most complexes, a cleaning company takes care of cleaning common areas. The costs are then passed on. If this is not the case, it is practical to make agreements with your neighbors about cleaning.

YOUR OWN SAFETY

Keep general access doors and doors to storage rooms always closed, and do not open the doors for strangers. For your safety, lighting is on in the evening and at night.

HARD FLOOR COVERINGS AND NOISE

With simple measures, noise disturbance can be limited. Good floor coverings block a lot of noise. If you want to install hard floor coverings, it is only allowed if a resilient material is placed under it, achieving a contact sound reduction of 10dB. Approved floors can be recognized by the TÜV Rheinland certification with the keyword Noise reduction.

Additionally, you can easily ensure that your neighbors are not bothered by your sound:

* Place rubber caps or a felt layer under your music speakers and chairs;
* Keep windows and outside doors closed when playing music or using headphones;
* Carpentry or other technical tasks often cause loud noises. Early in the day or late at night are inappropriate times for such work;
* Do not leave your pets alone for too long;
* If you're throwing a party, inform your neighbors beforehand. When saying goodbye to your visitors, it's nice for the neighbors if you do it indoors, not outside, in the stairwell, or on the gallery;
* Consider that your neighbors may also be bothered by stair climbing;
* Only use the emergency staircase in case of emergencies.

BARBECUE

Do you live in an apartment or high-rise? Barbecuing with charcoal, briquettes, or gas on your balcony is not allowed. In addition to the possible problem of smoke for neighbors (not only next to but also below you), the risk of fire is a significant reason not to allow it. Usually, balconies are not very wide, and the BBQ is close to the house. A little wind or some falling coals can cause a fire. An electric grill is allowed and just as cozy.

KEEPING PETS

If you have pets, ensure that the environment is not bothered by them. The professional keeping of (pet) animals and birds is not allowed by Stek. Stek prohibits keeping (small) livestock, poultry, or an aviary.

APPEARANCE OF YOUR GARDEN

Ensure that your garden gives a well-kept impression. Do not use your garden as storage space and/or a stall. Prune on time and do not let ivy grow against the facades. This can keep the masonry permanently moist. Also, keep in mind that you have to maintain your fence.

PESTS

Pests are attracted to food residues. Therefore, do not feed birds in your vicinity! If you have cockroaches, mice, or rats, contact the municipality 'Pest Control Reporting Point' via 0900-2800200. Do you have solar panels? Ensure that pigeons are kept out from under the solar panels.

HEMP

According to the Opium Act, growing and keeping hemp plants in your home is strictly prohibited. The police always take hemp plants with them. The preparation, processing, and sale of soft and/or hard drugs from your home are also strictly prohibited. Stek immediately initiates a procedure to terminate the lease agreement and starts eviction of the rented property.

ELEVATORS

Careless use can cause elevators to break. The elevator is intended for persons and not for large and heavy items. Do not let children play with the elevator and do not place objects against the doors. Do not smoke in the elevator, and make sure your dog leaves nothing behind in the elevator.

AUTOMATIC DOOR OPENER

If you want to leave the doors open with an automatic door opener during a move, we ask you to unplug it. This prevents the door operator from burning out.

RENTING (PART OF) YOUR HOME

Your rented home may not be offered through websites like Airbnb. This leads to a procedure to terminate the lease agreement! If you want to rent a room, ask for this in writing.

INSURE YOUR HOUSEHOLD GOODS

Many damages fall under the contents insurance, such as leaks. You are responsible for this yourself. You are required to take out and maintain contents insurance. For damage covered by the contents insurance, you must first contact your insurer.

MAKE YOUR HOUSE A HOME

If you want to change something in the house, always ask for this in writing. This also applies to placing satellite dishes. More information about this can be found on our website.