

# HOUSE RULES

1. The Student tenant undertakes to abide by the House Rules applicable to the accommodation occupied (and incorporated into the Lease) and agrees that the Landlord may terminate the Lease where the Student tenant commits a breach of any of the below House Rules:
2. The Student tenant shall refrain from any activity that may disturb other students, tenants or neighbours, be caused by them or by any third party that may have been given access to the property or Premises by the Student tenant. Loud music or other noise and unruly visitors are strictly prohibited.
3. Maximum of 2 visitors per Lessee on the property at any time.
4. Maximum of 5 visitors allowed on the property at any time in total by all lessees.
5. No Church/religious or any gatherings on the premises (eviction or R1000 cash penalty).
6. Visitors allowed on the premises between 08:00 and 22:00 (R300 penalty to be paid if visitors are found on the premises outside those visiting hours).
7. No bar heaters are allowed on the premises. Any bar heaters found on the premises will be confiscated and returned to the lessee on expiry of the lease.
8. No excessive noise /nuisance to be made. Especially that interferes with other students' ability to use the premises for study.
9. No pets or animals allowed.
10. No defacing, markings, paint, nails, hooks or screws onto the doors, walls, ceilings or floors of the premises allowed. No advertisements or notices may be placed on the premises of whatever nature without the written consent of the Lessor.
11. No interference in any manner with the electricity installation on the premises or to connect any electrical equipment to the electrical current which may in any way damages the electrical installation or causes it to short-circuit.

12. Lessee may not keep or store any dangerous or illegal substance on the premises. Any person found with illegal substances or using illegal substances will be handed over to the South African Police Service immediately.
13. No cooking, personal stoves of any sort are allowed in the rooms.
14. The unauthorized duplicating of keys for house guests is strictly forbidden and will lead to a fine.
15. Clean personal food storage and personal utensils to avoid attracting vermin, any plates, pots, cups, and spoons found lying around will be taken outside by the caretaker.
16. Take responsibility for any damage you cause and report it immediately.
17. No washing or hanging clothes from the windows
18. Do not move any communal furniture or appliances to your room
19. No mattresses to be used without bedding ensure that mattresses are covered before use at all times.
20. Keep your room clean, SIR will inspect the rooms to check state of cleanliness and maintenance by the student.
21. Moves from allocated rooms to other rooms can only take place after notice has been given and the caretaker has allocated a new room.
22. **Liquor, drugs or smoking is not permissible on the premises.**
23. **Sleepovers are not permitted and that violating this rule will lead to disciplinary action and additional costs incurred.**
24. No extra bed(s) will be permitted in any room.
25. **No loud music** (Music should be played smoothly and not cause nuisance to other students and/or neighbours).