

§ 1. Rental period

The notice period from the tenant is 1 month. Please send us the cancellation, stating the cancellation date, by e-mail or post or hand it in personally at the reception.

§ 2. Rental amount / security deposit / cancellation

The rent is to be paid in advance, no later than the third working day of the month. In order to be able to grant you access to the apartment, the rent for the first month and the deposit must be transferred by the desired move-in date or paid at the reception. You are welcome to send us a transfer receipt by email.

A security deposit must be paid before moving in. This is to be paid for any damage incurred during use. If there is no damage after the apartment has been returned, it will be refunded. Cancellation policy:

- If you cancel up to 14 days before the day of arrival, there are no cancellation fees
- In case of cancellation from the 14th day to the 8th day of the day of arrival, a cancellation fee of 50% of the total cost of the stay will be forfeited.
- In case of cancellation after 7 days or no-show, a cancellation fee of 100% of the entire stay will be forfeited. A cancellation must be made in writing (by letter or e-mail).

§ 3. Scope of Services

In addition to the rent for the space itself and for your facility, the rent includes the following services and costs:

- Heating, hot water, electricity, water, sewage, insurance for the object
- Street cleaning, stairwell and corridor cleaning
- Garbage collection

These are included in the all-inclusive rent including VAT.

Free service

The tenant is granted revocable free use of the Internet access. By using the WiFi access data, he accepts the attached WiFi usage agreement. The tenant is permitted as a courtesy, revocable at any time and free of charge, to use this WLAN as access to the Internet. The co-user does not have the right to allow third parties to use the WLAN.

The owner is entitled at any time to completely, partially or temporarily set the WLAN area, to allow other co-users and to restrict or exclude the co-user's access completely, partially or temporarily. In particular, the owner reserves the right, at his own discretion and at any time, to block access to certain sites or services via the WLAN.

The co-user exempts the owner from all damages and claims of third parties based on this agreement, this also extends to illegal use of the WLAN by the co-user and/or to a violation of the present agreement, this also extends to for costs and expenses associated with the claim or its defense.

The co-user is responsible for the data transmitted via the WLAN, the services used and the legal transactions carried out. He is obliged to comply with the applicable law when using the WLAN.

In particular, he will:

1. Do not use the WLAN to access or distribute immoral or illegal content;
2. Do not unlawfully reproduce, distribute or make accessible any copyrighted goods

§ 4. Additional costs

The following are invoiced separately and must be paid within 7 working days:

- Sabotage / damage to the smoke alarm device.
- Replacement for items that are damaged or lost, or for damage to the home or furnishings.
- When you register your place of residence, you are obliged to pay GEZ fees (broadcasting fee). GEZ will write to you separately about this.
- Reimbursement for costs caused by lost key cards.

§ 5. Liability and Warranty

1. The Residences – Boardinghouse accepts no liability for loss of or damage to personal belongings or assets, except in the case of gross negligence.

§ 6. Handover

The handover protocol is available with the attached inventory list in the apartment. This must be signed by the tenant immediately after moving in. Basically, the apartment will be handed over to you in perfect condition. Unrecognized defects must be reported in writing on the handover protocol or to

us by letter, email or in person at reception within 7 days. We will take over the apartment after you have moved out with a final cleaning.

§ 7. Maintenance and care

1. The tenant is obliged to treat the apartment and all items contained therein with care and to operate technical devices properly and in accordance with the respective operating instructions.
2. The apartment must be adequately ventilated and heated, and cleaned regularly.
3. In the event of damage or defects, the Lessor must be informed immediately and the Lessor is entitled to charge for any damage or defects caused by the Lessee
4. It is not allowed to change the wall design, be it with paint or to put up new pictures.
5. Smoking in the apartment is forbidden! Any damage caused by disregarding this prohibition, such as triggering the smoke alarm, paralysis of the ventilation system, cleaning or necessary painting work, must be borne by the tenant.
6. Smoking is only allowed on the terraces and balconies. If your apartment does not have a terrace or a balcony, you can smoke on our shared terrace.

§ 8. Excerpt

1. When moving out, the apartment must be cleared of your personal belongings.
2. The apartment must be returned in good condition.
3. If the apartment is in a very dirty condition, the landlord is entitled to charge the tenant for this.
4. The key card must be handed in at the reception.