



House Rules



Noise

We ask that because there are other residential properties in the area, the **noise/vocal levels be kept under control**. If you are going to be socialising, please make sure that everyone is inside from **9pm** onwards during the week and **11pm** on the weekends. This is out of respect for others in the area.

Loud music is not permitted.

Loud arguments that disturb the rest of the house are also not permitted. Studying and working with tight deadlines can be stressful but we request that tenants kindly resolve any issues with **maturity and respect**.



Hygiene

It can be difficult sharing accommodation. It needs a high level of respect in terms of acceptable behaviour and in particular hygiene. Please ensure that you leave the communal areas how you find them and keep your kitchens and bathrooms clean at all times. **As already stated washing up must be done immediately after cooking so that the pots, crockery, cutlery and shared kitchen equipment is clean and ready for other housemates to use.** To ensure that the communal areas are always pleasant for everyone, should tenants leave the kitchen in a mess R50 will be deducted from their deposit. Please note we do monitor this closely.



Visitors

If any tenant would like a visitor to stay with them in their room they must let their housemates know **in advance**. Casual visitors may stay a **maximum of 4 nights** and should contribute a minimum of R50 towards electricity.

Each tenant is responsible for their visitor's conduct. If a tenant does not feel comfortable with a visitor's behaviour, they are free to contact their manager who will ask the visitor to leave. Our ethos is to create a relaxing and comfortable space for all tenants and we do not want this environment to be compromised.



Room Entry

Rooms are private and may not be entered without notifying the tenant. In the case of maintenance requested inside a room, the tenant must make arrangements that they or a friend will be present when a contractor comes to attend to the problem. If this is not possible 4 Green Doors is not liable for any loss. Should a contractor arrive and is unable to gain access, the tenant will be charged for the callout.

Towards the end of the year we may wish to show the room to prospective tenants for the following year. **Tenants will be given notice in advance and will be asked to ensure that their room is clean**





and tidy. The tenant does not reserve the right to refuse entry when advance warning of the visit has been given.



Smoking

All the properties are **no smoking zones**. Please go outside if you wish to smoke.



Unlawful Substances

No unlawful substances are allowed on any of the premises. **Any infringement of this rule may result in the tenant being asked to leave.**



Alcohol Abuse

Abuse of alcohol negatively affects housemates and can put the individual at risk. Please be courteous to your housemates and neighbours and ensure that you do not create a disturbance. **Any infringement of this rule may result in the tenant being asked to leave.**



Use of Language

The use of bad language and derogatory terms goes against our ethos of creating a relaxing and comfortable home. The use of language that carries **racist, sexist, homophobic or xenophobic context is not tolerated.**



Respect in the communal space

The communal areas are to be comfortable for all members of the household and we ask that all tenants be cognisant that certain behaviour or conversations may cause others to feel disrespected. Should any tenant be uncomfortable using the common area please let Sienna know so that the issue can be resolved promptly.

There may be times when we wish to meet with tenants in order to address issues being faced in the house. Please note that tenants' attendance is mandatory. Every effort will be made to accommodate everyone's schedules.

If tenants do not adhere to the house rules, they will be given one verbal warning and one written warning. On the third transgression they will be issued with a written notice of eviction.

