

HOUSE RULES:

1 IMPORTANT NOTICES

These House Rules contain certain terms and conditions, written in similar style and colour to this clause which:

- Limit the Landlord's liability to you; and/or
- Place risk on you, the Tenant, and/or which may oblige you to indemnify the Landlord and/or third parties; and /or
- Constitute an acknowledgement of fact by you, the Tenant.

Your attention is drawn to these provisions because they are important and should be carefully noted.

2 WATER AND ELECTRICITY CONSUMPTION

2.1 Included in your rental is an amount allocated for the use of water and services. In order to maintain the level charged, we request that you:

- 2.1.1 Use water sparingly. Please report any leaks to the security/maintenance manager as soon as they are noticed;
- 2.1.2 Dump rubbish (including food uneaten or stale) in the dust bins provided;
- 2.1.3 Keep the bathrooms and kitchens in a clean state as you would like to find them;
- 2.1.4 Ensure that all stove plates and ovens are turned off when not in use.
- 2.1.5 Bar heaters are not allowed and will be confiscated if found.

2.2 In the event that your room is equipped with a pre-paid electricity meter, and we find that the device has been tampered with while you are in occupation of the room, you will be issued with a R2000 spot fine. In addition to the aforementioned fine, Criminal charges may be laid against you.

3 CONSIDERATION FOR OTHERS

3.1 Serious and disorderly behaviour that results in the disturbance of others may lead to immediate termination of the lease agreement. In such cases you will be liable for the full charges set out in lease agreement.

3.2 Playing of music or other sounds at unreasonable levels is strictly forbidden. The Landlord reserves the right to confiscate any music equipment in the event that the Tenant does not adhere to this rule. Such equipment will be returned to the Tenant at the end of each semester or on moving out.

3.3 Shouting, calling or talking in a raised voice is not acceptable. Running in corridors or in any other areas of the building is not permitted. Report your disturbances to your House Representative, Security Officer or Residence/Property Manager.

4 CARE OF THE BUILDINGS, COMMON AREAS AND ROOMS

4.1 Whilst daily cleaning will be carried out in the communal spaces by The Hive Staff, it is your own responsibility to wash your own plates, dishes and utensils soon after using them. You are therefore expected not to abandon any dirty plates, dishes and utensils in the house kitchen so as to be considerate to your housemates that they are able to use the kitchen comfortably.

4.2 You must keep your room clean and tidy at all times. Bed linen should be changed and washed at least once a week.

4.3 The furniture provided in your room may not be removed from your room, or the building, without our prior consent.

4.4 Insects and rodents are a health hazard – all food kept in your room must be stored in suitable containers or wrapped tightly, this prevents insects or rodents from accessing it. Stale, unfinished or waste food must be immediately thrown in the dustbins provided in the kitchens.

4.5 Furniture should not be removed from the common areas to your rooms. If you are found to have taken the furniture to your room, you will be issued with a R300 spot fine.

4.6 All rooms will be inspected twice a month. Any damage found to the room on inspection will be billed directly and become payable immediately.

4.7 Should we find that the state of your room is such that there may be a potential health hazard, you will be formally requested to clean your room. Should you consistently keep your room in such a state we will arrange for the room to be cleaned and all costs will be for your account.

4.8 You will ensure that prior to vacating the room, for weekends, vacations or otherwise, that your room is cleaned and that any form of food or drink is stored away or thrown out and that pots, pans, cups and plates are cleaned.

4.9 Cooking of food in your room is strictly forbidden. You may not remove any microwave ovens or hot-plates supplied from the communal kitchen for cooking in your rooms or otherwise.

4.10 Clothes or other items may not be hung from the windows of the building. Kindly make use of the washing lines provided within the Property

4.11 No posters or other items may be permanently affixed to the walls, windows or furniture of your room or any other part of the building. That said, no posters may be temporarily affixed anywhere on the Property without prior authorisation. It is in your best interests to keep the building in a clean state; please do not soil, mark, litter or damage the common areas of the building.

4.12 Toilets must not be used for the disposal of any foreign objects; only domestic toilet paper may be flushed down the toilet. Sanitary pads should be disposed of in the provided sanitary bins.

5 SMOKING, DRUGS AND ALCOHOL

5.1 The Property is a smoke-free zone. Smoking, drinking or the taking of drugs is strictly prohibited within your room and in the common areas of the building. Smoking (of cigarettes/tobacco only) will be permitted on designated smoking areas that will be provided within the Property.

5.2 Consumption and storage of alcohol is not allowed in your room or anywhere on the Property.

5.3 You will not use, store and sell non-prescription drugs or narcotics (e.g. marijuana/weed) on the Property.

5.4 Should alcohol or any form of drugs be found on your person or in your room, we reserve the right to immediately terminate the lease agreement and take whatever legal action that may be necessary against you.

6 MEDICAL CONDITIONS AND DISABILITIES

Should you suffer from any medical illness or disability, we would appreciate you notifying us so that we are in a position to be of assistance in the event of a medical emergency. However, please note that this will not be our responsibility.

7 SECURITY AND SAFETY

7.1 We cannot be held responsible for any losses that you may incur whilst residing in our buildings. In light of this, please keep your room locked at all times and ensure that the windows are fully closed when you are not present in your room.

7.2 The key for your room must never be given or lent to any other person.

7.3 It is vital that you take good care to ensure that you never leave your keys in a place that they could be stolen or lost. We will not be held responsible for any theft or burglary involving your possessions.

7.4 Lost keys lead to the issuing of new keys and you will be held responsible for the cost of and the issuing of replacement of new keys (approximately R50.00)

7.5 Tampering with any security or firefighting equipment is a serious offence and is strictly forbidden. Should you tamper with the fire equipment in any way, we reserve our right not only to have you arrested but to lay criminal charges against you. The cost of restoring such equipment will be for your account.

7.6 The use of candles, oil lamps, incense or anything that produces a naked flame is a potential fire hazard and is strictly forbidden to be used in your room or any other part of the building.

- 7.7 We reserve the right to search bags (yours or your visitors) at any time and confiscate any firearms, weapons, alcohol, drugs or any other illegal substance.

8 VISITORS

- 8.1 Visitors are welcome provided they observe these house rules and the lease agreement.

- 8.2 No student may have more than TWO visitors at any given time.

- 8.3 All visitors are required to report to security and sign in on the visitor's register; and are not allowed direct access to your room.

- 8.4 Visitors will be required to leave either their student cards or identity documents with security prior to being allowed access to the building.

- 8.5 You will be required to fetch all visitors from the reception or security check point. No visitors are allowed to remain in the property without your presence. Should you leave the property, your visitors must also leave the property.

- 8.6 You will be wholly responsible and financially liable for any damages caused by your visitor.

- 8.7 Visitors have access to the property from 08h00 to 22h00. No visitors will be allowed after 22h00 unless arrangements have been made with the security officer.

- 8.8 Sleeping overnight without prior authorisation is not permitted. Should we find that you have granted a visitor the right to sleepover without the Landlord's authorisation, we will charge you an amount of R300.00 per visitor per night for the room. Prior arrangements can be made for visitors' sleepovers, during office operating hours, at a cost of R150.00 per visitor per night payable upfront.

- 8.9 Visitors authorised to sleep over will be required to complete a form with the security officer.

9 GENERAL

- 9.1 Firearms or any form of weapon, e.g. knives, batons etc, is strictly forbidden.

- 9.2 No group meetings or demonstrations will be permitted without our prior approval.

- 9.3 Pamphlets of any nature may not be placed or handed out in the building without our prior consent.

10 PREGNANCY

Should you fall pregnant you will be required to vacate the Property by the 6th month of pregnancy.

Failure to observe these House Rules will constitute a breach of the Lease Agreement and may lead to termination of the Lease.