

RULES

Art. 1

The assignee must:

- a) lock the apartment when out;
- b) periodically check the efficiency of the equipment and furniture, as well as the gas, water electric, heating plants and inform Fondazione Flaminia of any breakages.;
- c) allow the appointed personnel to carry out all the necessary ordinary and extraordinary maintenance interventions;
- d) promptly communicate the loss of keys to Fondazione Flaminia;
- e) keep a decorous and respectful behaviour with regards to other assignees of the same apartment;
- f) ensure to keep in good state and cleaned: the objects, the kitchen utensils, and all the rooms (bedrooms, bathroom, living room, etc.), otherwise Fondazione Flaminia will have the right to clean the apartment at any time by means of an external cleaning agency. The cost of such service will be charged to the assignees, subdividing the cost equally amongst them.
- g) to use the furniture and apartment with utmost care. Each assignee is responsible for his/her room and furniture and common use of the apartment and is liable along with the other assignees for any damage even if the person responsible cannot be identified.

Art. 2

The assignee may not:

- a) keep any weapons or drugs in the rooms or in the common areas;
- b) betting games, or take part in betting games;
- c) smoke in the rooms or in the common areas;
- d) keep pets in the apartment, in the annexed external areas;
- e) disturb: in particular, after 11.00 p.m. and before 8,00 a.m. no, singing, playing or noise of any kind are allowed; during the rest of the day the use of musical instruments, radios, TVs etc. must be such as not to disturb others;
- f) keep flammable material, noxious or radioactive substances in the rooms or common areas;
- g) use the rooms in such a way as to be contrary to hygiene and decor;
- h) place material or equipment in a way as to create passing problems;
- i) modify the rooms in any way such as paint, decorate, move , hang posters or pictures or do anything that might damage the walls. For this use Fondazione Flaminia supplies special panels.
- j) take away any furniture or equipment from common areas and rooms; move anything or disassemble or modify any piece of furniture;
- k) repair or have any repairs carried out except for maintenance that is due by the assignees;
- l) throw any material into the outlets of washbasins, toilets, etc. which could clog up the pipes;
- m) duplicate the apartment keys.

Art. 3

The assignee will have to carry out at his/her expense the following maintenance interventions:

- substitute light bulbs if this does not require the need of a ladder;
- clean the drain and water closet pipes in case of clogging;
- clean the washing machine filters;

- wash the mattress cover and pillow case that have been received;
- carry out small repairs to furniture.

Art. 4

Fondazione Flaminia has a copy of the apartment keys and may enter the apartment even if the assignees are not present in the following circumstances:

- a) periodical inspections to verify the condition of the rooms and flat at the beginning and at the end of the assigned period of time or in the ambit of checks for maintenance reasons (with at least a 24 hour notice);
- b) extraordinary checks and interventions for the plants such as heating, gas etc. that are present in the flat (with at least a 24 hour notice);
- c) evidence of non compliance with the current Rules;
- d) urgent interventions or repairs.

Art. 5

Restitution of the room:

- a) the assignee must communicate with at least 7 days notice Fondazione Flaminia, of his/her departure. Such notice is necessary in order to carry out inspections in the presence of the assignee who will sign the “technical form” and will hand over the room keys.
- b) The rooms must be free from any personal object and clean so as to enable others to enter.

Art. 6

The assignee is allowed to let other people in the flat as visitors as long as they do not disturb the other assignees.

Hospitality is allowed for a maximum of three days with the approval of the other flat mates. The same guest may not be put up continuously.

The assignee
