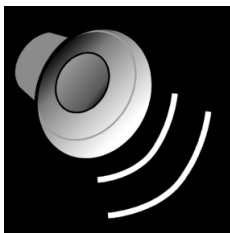

House Rules MIDI TILBURG

2020.1

MIDI TILBURG

Welcome to MIDI! It's an honour and pleasure to have you as resident. To ensure that the living climate is as optimal as possible, this document was created and is an official appendix of the tenancy agreement. MIDI Tilburg accommodates 66 studio apartments. Although the apartments meet the highest standards, you will inevitably find yourself living in a complex with several residents. Take each other into account, especially in the common areas and respect the common house rules. Do not enable discomfort and deterioration during your stay in MIDI Tilburg. Ultimately, as residents you jointly create an optimal living climate!

Welcome to Tilburg! Welcome to MIDI!



Noise

1. Between 22.30h and 07.30h, the noise level in the entire building should be kept to an absolute minimum (silence).
2. Music installations, television, other noise producing devices etc. must be used at a normal noise level.
3. Don't produce loud noises (e.g. singing) in the common areas.
4. The organisation of (music) performances or music lessons is prohibited.
5. If you have noise nuisance from your neighbours, try to address them in a calm tone. They often do not realise it themselves!

Balcony

1. It is not allowed to place any item (including laundry, plants, flags etc.) above, over or on the edge of the balcony and/or windows.
2. It's not allowed to use a bbq or other means of open fire on the balconies (or in the building).



Bikes and Common areas

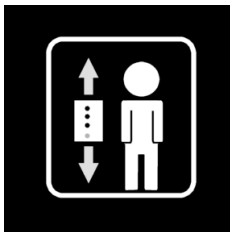
1. In the basement you can store bikes, scooters etc. Don't place those elsewhere in the building and use the entrance of the basement to pick up and return your bike.
2. It's not allowed to place or hang any object (including garbage, posters etc.) in common areas.

Decoration and changes



1. It is strictly forbidden to nail, screw or drill (any item) in or on the walls, ceilings or floors of the apartments and/or the common areas.
2. Hanging advertisements, posters etc. in common areas is not allowed.
3. It is not allowed to change, add or remove any of the facilities in/on the apartments, including painting.

Elevator



1. The use of the elevator should not disturb others. Blocking or occupying the elevator is therefore strictly prohibited.
2. Damaging the elevator is of course not the intention. So keep this in mind when you transport goods in the elevator.
3. Respect the maximum allowed weight / number of persons as indicated in the elevator.

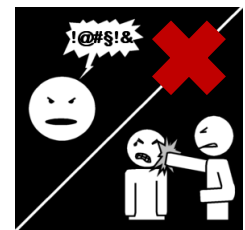
Fire

1. Smoking is prohibited in the building, barbecuing and other ways of displaying open fire is prohibited on the balconies as well.
2. It's not allowed to obstruct smoke detectors.
3. Abuse of fire extinguishers is strictly prohibited.
4. The use, the possession or the storage of explosive and/or flammable substances and/or fireworks is strictly prohibited.
5. In case of fire: remain calm, call **112**, leave the building by nearest available exit, don't use the elevator, do not stop to collect personal belongings, neither return to the building until authorised to do so.



General behaviour

1. The tenant will refrain from behaviour which, in generally accepted view, may be assumed to cause damage to the building or its environment, or which is perceived as disturbing by, or causing nuisance to, other parties.
2. Entering roofs or other inaccessible parts of the building is not permitted.
3. Climbing balconies and facades is explicitly prohibited.

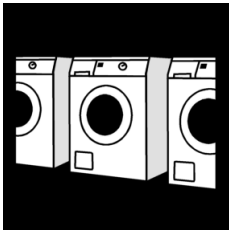


Guests & Commercial Exploitation



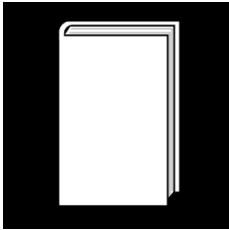
1. Organising parties or meetings with many people is unfortunately not allowed in MIDI.
2. Subletting the apartment is not allowed.
3. Other ways of exploiting the apartment and/or the building in a commercial way is not allowed.
4. Allow access to the building to acquaintances only. Never allow strangers to enter, even if they have such a good reason!

Laundry



1. The Use of the self-service laundry is at your own risk.
2. Use the self-service laundry in the appropriate way and use intended detergent / laundry soap / washing-powder only.
3. Leave the machines and self-service laundry clean.
4. Handle other people's belongings carefully.
5. Do not keep the machines occupied longer than necessary.

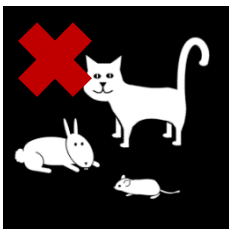
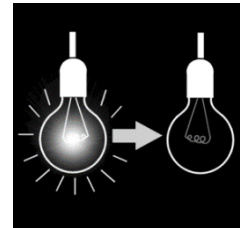
Law



1. It's not allowed to keep weapons, ammunition, explosives, fireworks and/or other dangerous and/or forbidden goods.
2. The tenant is obliged to use the apartment and building in such a way that it does not violate any law, any local regulation or any other (government) regulation.
3. The use, possession and/or production/growth and/or any other process in the production chain of any prohibited good(s) as stated in the Dutch Opium Law is strictly forbidden in the entire building and its environment.
4. Dutch law applies to the tenancy agreement, general terms & conditions and any other official document.

Maintenance

1. Regular minor daily maintenance such as replacing batteries or lamps, light sewage unblocking and regular cleaning work in the apartments are the responsibility of tenants.
2. The tenants are obliged to take care of the built-in appliances, furniture and other supplies as a good tenant and to use them only in accordance with their purposes. Moving built-in appliances is not allowed.
3. The common areas must remain clean and tidy. Do not place any item in the common areas and take waste to the designated areas.



Pets

Unfortunately, pets are not allowed in MIDI Tilburg.



Smoking

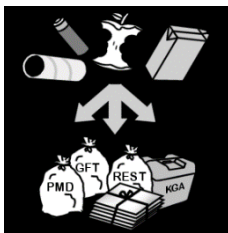
Smoking is not allowed inside the apartments and/or the building.

Safety

1. Everyone must adhere to safety rules and instructions at all time.
2. It is forbidden to block, modify, remove or change safety devices and/or indications.
3. The use of emergency facilities (such as fire extinguishers and emergency exits) is prohibited, unless necessary of course.
4. The entrance and (emergency) exits, as well as common areas, must at all times be freely accessible for emergencies, ambulance etc.
5. Tenants contribute as much as possible to ensure maximum (fire) safety of the building.
6. Close windows and (balcony) doors when not present.
7. Do not give others a key of the apartment and/or building. Inform the landlord immediately in case of lost or theft.
8. Allow access to the building to acquaintances only. Never allow strangers to enter, even if they have such a good reason!



Waste

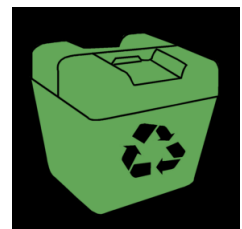


1. Separating waste is mandatory in Tilburg. Follow the instructions in the Waste Room.
2. Waste is only collected in the designated Waste Room. Do not store waste on the balconies, corridors or other common areas. This prevents bad smells, irritation and vermin.
3. It's not allowed to discharge fats etc. into the sewage system.
4. Larger pieces of waste and small chemical waste that is not collected in the designated Waste Room must be removed by the tenant himself.
5. Keep your private apartment clean and tidy. This prevents bad smells, irritation and vermin.
6. The landlord can have waste removed if the tenant acts in violation of the rules and the costs for this will be charged immediately.

Environment

You can contribute to sustainable living in various ways:

- Turn off the lights and electronic devices when you leave the apartment;
- Close doors and windows to keep the warmth inside the building in winter, or to keep the apartments cool and fresh in summer;
- Reuse your towel and turn off the tap when brushing your teeth;
- Separate your waste, so it can be recycled. Separating waste is mandatory in Tilburg, we will provide you with adequate information on how to separate correctly;
- Avoid food waste; shop smart and take your own bag;
- Use a bike or public transport.



Tenant(s) Signature: