

## **STUDY AND STAY – HOUSE RULES & TERMS AND CONDITIONS - 2026**

Residents must not interfere with the reasonable peace, comfort, privacy of other residents.

Residents must keep noise to a minimum in consideration of other residents, including TV's, radios, and music.

Illegal substances (e.g. dagga, tik, etc) will not be tolerated, and offenders will be reported to the police.

Residents must maintain a reasonable standard of dress code in consideration of other residents.

Residents are not permitted to affix any items to any walls i.e., screws, nails, sticky tape, Prestik, etc

Drunk/Disorderly behaviour is unacceptable and will be reported to the authorities immediately; fines will be given to the whole house and are applicable until the guilty party comes forward.

**NO PARTIES/LOUD GATHERINGS ARE PERMITTED ON THE PREMISES.**

**Selling of any alcohol is prohibited. If a tenant is found to be selling any alcohol, they will be evicted immediately.**

AT NO TIME are residents permitted to become abusive, verbally, or physically, with any other resident in order to resolve disputes. Disputes must be reported to Study and Stay, who will attempt to resolve the dispute between the residents involved, before passing it on to the relevant authorities.

### **SMOKING:**

**NO HOOKAH PIPES ARE PERMITTED ON THE PREMISES.**

**If found with a hookah pipe in your possession or on the property, it will lead to your IMMEDIATE EVICTION, as our insurance company will not pay out damages caused by hookah pipes.**

Smoking, burning candles, oil burners, etc. are prohibited inside the house at all times.

Tenants may smoke cigarettes outside and away from the house ONLY, in order not to set off smoke/heat detectors inside the building. **SMOKING IS PROHIBITED in the building**

**- this includes your room and the internal common areas. This rule exists due to our insurance policy and for the comfort and safety of all residents and is a legal requirement.**

**Do not leave cigarettes butts lying around. The cigarettes need to be extinguished and thrown in the rubbish bin. P.S. No smoking of weed/dagga allowed anywhere on the premises!!!**

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**THE SMOKE DETECTOR SYSTEM MAY NOT BE TAMPERED WITH !!!** *If set off without there being a fire, the fire brigade will institute a R10 000.00 fine. This will be payable by the guilty tenant/s.*

*If any fire extinguishers are tampered with and/or used for anything other than for fire, the house mate/s will be responsible for the servicing, refilling, and any other cost involved.*

**NO HEATERS OR ELECTRIC BLANKETS ARE ALLOWED ON THE PREMISES AS THESE ARE FIRE HAZARDS.**

*If we find any of above on the property, it will be confiscated and stored until the end of the year at the tenant's own risk.*

All furniture and inclusions must remain as they are and not removed at any time. No persons are allowed to tamper with or damage the post box, plants, shrubs, trees, gate/mechanism and/or swimming pool equipment. Any damage due to such action will be charged to the relevant tenant's account.

No fireworks, crackers, rockets, firearms, air guns or any other instruments to be discharged on the property.

### **VISITORS AND GUESTS RESPONSIBILITIES:**

Short stay visitors are welcome at any time however, this property is not a private home and **overnight guests are not permitted unless agreed upon by the tenant and Study and Stay.** After 2 days of visiting, tenants are liable to pay extra electricity as well as rent.

Residents must ensure that their guests are aware of the house rules and that they do not interfere with the reasonable peace, comfort, or the privacy of other residents.

**Visitors are prohibited from entering the rooms of residents other than their host and residents are responsible for the conduct of their visitors including payment for any damage or breakages that may occur.**

Residents must ensure their guests leave common areas clean and tidy after using them.

**RESIDENTS ARE NOT ALLOWED TO SUB-LET THEIR ROOM OR ALLOW ANYONE ELSE TO STAY IN THEIR ROOM WHILE THEY ARE NOT OCCUPYING THE ROOM.**

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### **KEYS AND IF YOU ARE LOCKED OUT:**

Residents who lose their keys will be liable to pay all costs involved to replace the keys for the whole house. This will include a call-out fee, plus any other costs (e.g. fuel) to obtain/replace the keys/locks.

Residents must not tamper with/change any lock on the premises.

Residents must not make copies of keys without written permission from Study and Stay.

Residents must not give any of their keys to visitors to use.

No preparing of food is allowed in the rooms.

Bathrooms must be left free of excess water on the floor or vanity areas.

All tenants must ensure all lights and fans are turned off when not in use or if you are not home.

### **GENERAL CLEANING:**

Residents are responsible for cleaning their rooms/flats.

**All kitchen appliances and work surfaces and benches should be cleaned after use especially MICROWAVES, TOPS OF STOVES and OVENS.** If damage is caused to the appliances by misuse of the tenant/s, the guilty tenant/s will be billed to replace it.

**P.S. METAL SPOONS, SILVER AND GOLD plated crockery (plates, etc) cannot be used in microwaves. Microwave to be wiped dry of any water/moisture after use !!!**

A cleaner will be provided to clean communal areas only.

Residents are liable for washing their own dishes and clothing.

Common areas on this property includes:

- Kitchen, shared toilets and bathrooms, hallways, outdoor areas and the laundry.

If you have a carpet in your bedroom, you will be required to professionally clean it upon vacating the room (and provide a receipt), if the carpet is not in the same condition that you received it in.

If a tenant sticks anything onto their room's walls and it needs to be repainted it will be the responsibility of the tenant to have it repainted by a professional (and provide a receipt).

### **BEDS AND MATTRESS PROTECTORS:**

All beds are supplied with a mattress protector. The mattress protector is for hygienic purposes and is to be used at all times. If you do not want to use the mattress protector provided then you need to buy your own. **If the bed/mattress is stained, by the student, then the student will need to replace the bed/mattress at the end of the year.**

### **REFUSE DISPOSAL:**

A resident shall: Maintain in a hygienic and dry condition a receptacle for refuse within his section.

Initial: \_\_\_\_\_

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- a. Ensure that refuse is placed securely in such receptacle, or in the case of tins or other containers, that such tins or containers are completely drained.
- b. No building or garden refuse allowed in the receptacle.
- c. No refuse may be left on any portion of the premises/common property whether in a container or not.
- d. You are responsible for maintaining the property's cleanliness.
- e. If any beer/alcohol bottles, etc are found anywhere on the premises, the tenant/s responsible will be fined R500. If the responsible student/s does not take responsibility, or the house mates do not identify the said student/s, all tenants will be fined.

### **VEHICLES:**

The tenant shall ensure that their vehicle does not drip oil or brake fluid onto the common property or in any way deface the common property.

- a. Vehicles of the tenant may only be parked in areas specifically designated for this purpose.
- b. No vehicles may be parked on the grassy areas.
- c. No tenant shall be permitted to dismantle or effect major repairs to any vehicle.
- d. Vehicles may not travel in excess of 10 km/h on any portion on the common property.
- e. No visitors' vehicles are permitted to park in the property.
- f. The owner may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, and any vehicle parked, standing or abandoned on the common property.

### **ANIMALS:**

No animals to be kept on the premises AT ANY TIME!!

**SIGNATURE:** \_\_\_\_\_

Signed on this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_\_\_\_

Initial: \_\_\_\_\_