

SILO / BLEU

HOUSE RULES & CODE OF CONDUCT

1 / FIRE ALARMS

- The tenant must ensure that the fire alarms installed in the buildings are not triggered intentionally or inadvertently. Fire department call-outs will be billed to those responsible for triggering the alarms. A tenant who intentionally damages fire extinguishers or other safety equipment will be billed for the repair costs, and their lease may be terminated for the next term.
- Building corridors are escape routes in case of a fire alarm. No furniture or equipment should be stored there.

2 / LAUNDRY ROOM

- The building is equipped with communal laundry facilities. Tenants are expected to organize themselves to use these facilities.
- The hours of use are from Monday to Sunday, from 7:00 a.m. to 10:00 p.m.
- After each use of the laundry room, the tenant will ensure that the machines, their filters and the floor are thoroughly cleaned and that no items (detergent container, dry linen, etc.) are left on the premises.
- Any breakdown must be reported immediately to the concierge or the indicated department.
- The machines are used with payment cards and the resident must comply with the instructions of the company operating the machines.
- The consumption of food and drinks is prohibited there.

3 / CO-WORKING SPACES - STUDY

- In the areas designated for this purpose, calm and tranquility must be observed.
- Opening hours are from Monday to Sunday, from 7:00am to 10:00pm.
- The consumption of food and drinks is prohibited.

4 / FITNESS ROOM

- The building has a fitness room. It relies on the goodwill of the tenants to organize themselves for the use of the facilities.
- The hours of use are from Monday to Sunday, from 7:00 a.m. to 10:00 p.m.
- After each use, the tenant will ensure that the machines are thoroughly cleaned and that no objects are left on the premises.
- Any breakdown must be reported immediately to the concierge or the indicated department.
- The tenant is made aware that he must be covered by accident insurance.

5 / INSURANCE

- The tenant is covered, for the duration of the contract, by the following group insurance policies:

Private liability insurance for each tenant. In the event of a claim, the deductible is the tenant's responsibility.

Personal belongings are insured against fire and natural disasters up to a maximum of CHF 5,000 for each tenant.

Furniture is insured against fire and natural disasters: the furniture provided in the studio is covered by the owner.

- The specific terms and conditions of the insurance coverage are available from the management.

6 / ELECTRICITY

- Electricity costs for the studios are included in the monthly studio rent.

7 / RESIDENT CONTROL

- Each tenant is required to notify the Municipality of Renens of their arrival and departure.

8 / LOCKER

- The tenant who has a rented locker in the basement must ensure that perishable goods, flammable and toxic substances are not stored there.

9 / ACCESS TO BUILDINGS, MAPS

- Each tenant receives a badge to access their studio and the common areas. This badge must not be given to anyone else. In case of loss, the tenant will be responsible for the badge and the replacement cost of CHF 100 + VAT.

10 / INTERNET

- Each tenant is required to comply with the internet usage charter, under penalty of having their access blocked.

11 / ACCESS TO THE STUDIOS

- For security and emergency response reasons, the concierge and management have a master key granting access to the studios. Furthermore, the owner or their representative must have access to all studios upon request to the tenant for security reasons.

12 / MONTHLY STUDIOS VISITS

- To verify the condition of the premises, the residence manager and the landlord are authorized to conduct monthly inspections. The schedule of these visits will be provided to each tenant during their move-in inspection or delivered to their mailboxes if they are already living in the residence.
- The apartment must be properly cleaned before each visit. If necessary, a cleaning company or the building management will be called in, and the tenant will be responsible for the cost.

13 / STUDIOS CLEANING

- The tenant is responsible for properly maintaining their studio and carrying out all necessary maintenance tasks. Failure to do so, and subsequent formal notice, may result in the termination of the lease.

14 / BICYCLE PARKING

- Tenants or their visitors are prohibited from parking outside the premises or designated parking areas.

15 / BIKE SHOP

- Bicycles are not allowed in the studios.
- These must be stored in the designated area, labeled with the name and apartment number of each tenant.

16 / FOOD & DRINKS

- The consumption of food and drinks is prohibited throughout the residence except in relaxation areas, cafeteria and terraces, following the instructions indicated in these places.

17 / FURNITURE

- The furniture must not be removed from the studio. Furniture provided in the common areas must remain in its place and not be moved. The tenant agrees to immediately report any damage caused by them to the concierge and to bear the costs of repair or replacement.
- All furniture brought or acquired by the tenant is his responsibility and must be taken away upon his departure; otherwise, the owner will have it removed at the tenant's expense, declining all responsibility.
- It is forbidden to sleep directly on the fleece or mattress without the provided protection.
- Drilling and painting the studio walls is prohibited.

18 / SMOKE

- Smoking is strictly prohibited throughout the entire building, including in the studio. Smoking is permitted on the terraces, and smokers must take all necessary precautions to avoid causing any inconvenience to other users.

19 / GARBAGE

- It is the responsibility of each tenant to carry out selective sorting; their household waste must be placed in taxed bags and regularly deposited in the containers provided for this purpose.
- Various glass bottles and containers should be placed in the designated container. Plastic, paper, and cardboard must be compressed before being placed in the specific communal containers.

20 / NUISANCE

- The building is primarily a place for study and rest. The tenant must ensure that the volume of music and voices is kept to a minimum so as not to disturb other residents. Anyone not residing in the building must vacate the premises and the surrounding area by 10:00 PM at the latest.

21 / ANIMALS

- The presence and/or possession of animals is prohibited.

22 / BARBECUE

- It is forbidden to light fires (grilling, barbecues, etc.) on all terraces as well as outside the building.

23 / VIDEO SURVEILLANCE

- The building is equipped with a video surveillance system designed to prevent acts of vandalism and intrusions.