



URBAN EINSTEIN House Rules

WATER & ELECTRICITY

1. Please use water **sparingly**.
2. **Save electricity** and switch off unnecessary appliances.
3. **No kettles, toasters or heaters** in the bedrooms.
4. Keep all shared areas **clean**.

CONSIDERATION OF OTHERS

1. **Be considerate** of others around you.
2. **No loud music**.
3. **No shouting** or causing noise in the shared spaces.
4. **No running** in the building.

CARE OF THE BUILDINGS

1. Keep your room **neat and tidy** at all times.
2. **You are responsible** for costs of any damages.
3. **Dispose of refuse** in the bins provided.
4. **Do not remove the furniture** from your room. You will be fined.
5. **No cooking in the rooms**.
6. **No items to be hung from the windows** in the bedroom or in the bathrooms.
7. Keep the building in a **clean and orderly state**.
8. **No flushing foreign objects** down the toilets.

SMOKING & DRUGS

1. **No smoking** on the premises.
2. **No drugs** allowed on the premises.

MEDICAL CONDITIONS & DISABILITIES

1. **Please notify us** of your new or existing medical conditions.

THEFT

1. Should any property belonging to Urban Ocean Property Developers go missing, then the **cost to replace these items** will be **divided by all the tenants of the building** and invoiced accordingly.

SECURITY & SAFETY

1. Urban Einstein will not be held responsible for any losses, theft or burglary.
2. Keep your **belongings & room locked** at all times.
3. A **lost or stolen** key will be on **your cost** to replace.
4. **No tampering** with security. You will be fined and held liable for all repair costs.
5. No gas heaters, oil lamps, candles are allowed.
6. Urban Einstein will **search your bags** for weapons or substances **at any given time**.
7. It's **forbidden to access** the balconies on the 1st & 10th floors. They are welded shut for your safety.

VISITORS

1. Only **2 visitors** per tenant allowed at a time.
2. Only **20 visitors at one time** on the premises.
3. Visitors may not stay longer than **3 hours**.
4. All visitors are required to **sign in at security** and leave their ID document with security, otherwise you will not be let in.
6. Visitors are not allowed in the building without the **tenant being present**.
7. Visiting hours are from **9am to 6pm**.
8. **No visitors allowed in the bedrooms**.
9. Visitors only allowed in the **common spaces**.
10. **No sleepovers** allowed. You will be fined.

GENERAL

1. **No weapons**.
2. Group meetings and demonstrations need **approval beforehand**.
3. **Consent is needed** for posters to be put up or for posters to be handed out in the building.
4. **Failure to observe** any of these House Rules will constitute a breach of the Lease Agreement and **may lead to termination** of the Lease with immediate effect.
5. **Management reserves the right** to make changes when deemed necessary.