

HOUSE RULES (Updated 2020.06.11)

1. Introduction

These House Rules should help to make the coexistence of all guests as problem-free and as pleasant as possible.

We want your life not to be over-loaded with rules, but like anywhere where people stay together, mutual consideration and understanding but also observance of the respective rights and obligations create the best conditions for smooth interactions in the building.

2. Applicability

The provisions of these House Rules apply to all guests and also to all visitors and the staff of the Student Hotel Budapest / Deans's College Hotel building and constitute an integral part of this Agreement. Since non-compliance with the House Rules may lead to termination of the Agreement, which neither party wants, let us take a quick look at them.

3. Check-in

Within the first 48 hours of your arrival, we would ask you to fill out the Room Inventory. Please check your Room carefully. Please either confirm that no Room Inventory items are missing and that nothing is damaged, or else please enter the missing items or damaged items into the Room Inventory and drop off the whole list off at the office of the SERVICE PROVIDER within 48 hours. This process is important, because when you check out, we will inspect the Room and will charge you for any new damage or missing inventory items.

If we don't get it back than the room is considered to have been handed over in full inventory and in perfect condition.

4. If you go away

Please let us know if you happen to leave the Student Hotel Budapest / Deans's College Hotel building for a lengthy period (e.g. more than 3 days), so that we do not worry unnecessarily.

5. Use of the Room

Within your own four walls you can do whatever you feel like. However, there are a few rules concerning the use of your Room that should be followed:

a. Decoration

By all means bring your posters or photos with you to your new Room, but please remember not to affix them to the walls. It's best if you use the magnetic table and magnetic stripe provided for this purpose, since we would have to charge you for any damage caused to the walls or furniture.

b. Candles

Even if candles do create a delightful atmosphere, naked flames are prohibited in the Room. We have nothing against being romantic, but unfortunately the fire regulations do not permit open flames.

c. Kitchen

The kitchen in your Room is equipped with a microwave oven, a fridge and a two-burner hob. In order to avoid excessive electricity bills, no additional kitchen utensils such as additional refrigerators, hobs or fridges are permitted.

While cooking please ventilate the room properly so that the fire alarms because of the burnt food can be avoided.

d. Damage

All damage caused to your Room either by you or your guests will be charged for. You must inform the Resident Manager of any damage in writing (by e-mail) immediately. Under no circumstances does the Guest have the right to carry out repairs!

The in-house maintenance staff after prior announcement between 09:00 o'clock a.m and 18:00 o'clock p.m. can enter the room in order to make the necessary maintenance/repair works.

e. Changes

Your Room has many clever storage spaces. You are free to bring your own small furniture into your Room, but please don't paint it there yourself or affix any new fittings to the walls, the floor or the existing furniture. If you're not sure whether the favourite furniture you have brought with is permitted, then please just ask. Any unauthorised change made in the Room will need to be built back in by us after you check out at your expense.

f. Ventilation / heating / windows

The Room must be ventilated adequately. Don't forget to close the windows when leaving the Room. The installation of awnings, shutters, exterior blinds, windbreaks, trellises, cladding or aerials or satellite dishes is not permitted.

g. Internet

No router or network device connected to the Lan port of the room is allowed. Fair use of unlimited internet is part of the package. Use of torrent sites and illegal activities is forbidden.

- h. The room can be used for your own purposes and accommodation, therefore visitors can be hosted with advance notice only. No visitor can stay in your room after 22:00 o'clock, unless you get consent in advance to host the visitor after 22:00 o'clock. Consent may be requested in writing via email. It is permitted 8 times /months that visitor stays in your room overnight. If you would like to deviate from this rule, you need to ask the written consent of the Resident Manager. If you host not registered visitor in your room, you commit a breach of contract which may lead to the termination of the agreement.

6. Cleaning the building / Room

It is important to us that the common spaces and the general areas are kept clean for our guests. For this reason, the building and the common spaces are cleaned by a cleaning company on daily basis. In return we ask you to clean and ventilate your Room adequately and to keep the terraces clean. The Inventory and the equipment must be treated with care. The bathrooms and free areas in the rooms will be cleaned (but not dishwashing, cleaning of drawers and shelves, etc.) with the intervals as stipulated in your contract. For these occasions we kindly ask you to make your room available for the cleaning staff. It is obligatory to use the cleaning services at least once in a month as this way we can guarantee the proper maintenance of the rooms. If the Room requires more than the normal monthly clean, a special clean will be carried out as often as you like at your expense.

7. Nuisance / creation of hazards

Listen to music, watch TV but please be aware of the noise level that you are imposing on your neighbours. Please bear in mind that others might want to study, work or sleep. All disruptive or unreasonable behaviour towards your fellow guests must be refrained from. In particular, making a loud noise, singing or making or playing/listening to music outside your Room is prohibited.

All day on Sundays and public holidays, as well as on weekdays and Saturdays from 10 pm to 6 am, all noise and attendant disturbance are prohibited.

Security is important to us. Therefore additional threats to or harassment of your fellow guests, passers-by etc. through the creation of dust, dumping, pouring or distributing in some other way liquids, malodorous or harmful substances, etc. are all prohibited.

8. Use of common areas

The erection and storage of personal items of any kind outside your Room is prohibited. Stairs, hallways, courtyards, gardens and other general areas (cycle parking places, roof terrace, etc.) must be kept clean in the interests of all guests. The person responsible must clean up any mess over and above normal use themselves. Any damage must be paid for by the person responsible for causing it. Changes made to the building through the installation of signs, posters or self-adhesive prints are prohibited and will be restored at the expense of the person responsible.

Damage and mess caused to the common areas, the outdoor facilities as well as the footpaths are all prohibited. The person responsible will pay the cost of removing all damage or mess.

The parts of common use in the complete complex (elevator, garbage room, bicycle parking, roof terrace, garden) must be treated with care. All damage should be reported to the Resident Manager immediately.

The parking places of the building may be used by the managers and owners of the building or by any third parties properly authorized. The guests of the building are not entitled to use the parking places.

Announcements:

If you would like to sell your used stuff or you would hold coaching courses, you may make your announcements on the notice board located in house.

It is forbidden to place announcements in the elevators, on the walls of the corridors or in any other inadequate places.

9. Use of common areas and communal facilities

On the ground floor, all guests are able to use a "Washing Laundry" with washing machines and dryers for a fee. Furthermore a gym with fitness equipment, the "Study room" with work and seating options, wireless and bulletin boards, and a bike shed in the exterior area, which can be used free of charge. All equipment and inventory must be used with great care.

Take care when using the communal facilities: The SERVICE PROVIDER is not liable for any damage to or theft of your laundry, your bike or any of your other items.

All labelling on the mail boxes and the intercom must be carried out by the SERVICE PROVIDER only.

10. Drugs, alcohol consumption

Drug possession, drug cultivation, drug dealing and drug use are all strictly prohibited in the Student Hotel Budapest / Deans's College Hotel building. A breach of this rule constitutes grounds for termination. The associated facts will also be reported to the police.

For anyone who is under age 18, alcohol consumption is not permitted please comply with it.

11. Parties

Parties play an important part in the lives of our guests. That is clear to us. For this reason, we offer our guests the use of a corresponding party room or roof terrace. If you are organising a party, you will also be responsible for ensuring that none of the House Rules are breached and you are responsible for the caused damages. Please note in particular:

- **Please only invite guests you know.**
- **Alcohol must be consumed in moderation.**
- **Any noise resulting from the party must be kept within bounds.**

You are responsible for the behaviour of your guests. Please bear in mind the well-being of your fellow guests at all times.

We acknowledge that a party may cause mess. If you were the organizer of the party, it is your task to make the premises tidy after the party (cleaning)

12. Fire protection / no smoking

Furniture, bicycles or other items may not be placed in the stairways or corridors, or access ways to basement units etc. (blocking of escape routes). Any items placed in the above stated locations will be removed by the SERVICE PROVIDER and a fee will be charged. In the interest of fire prevention, no flammable items may be stored in the Room or building.

The use of open flames and smoking are both prohibited in all the common parts of the building (including in the lifts), as well as in the Rooms. This is for reasons of fire prevention but also out of consideration for non-smokers.

Smoking is allowed on the rooftop terrace, on the terraces belonging to the room and at the designated places next to the parking area.

Apart from anything else, the use of open flames and smoking may trigger the fire alarm (i.e. a fire alarm without there actually being any immediate danger). If this type of false alarm is triggered in your Room, you will have to pay the cost of the fire brigade, should they arrive this will be EUR 100 per occasion.

13. Waste and rubbish

Household waste and other refuse belong in the containers provided for this purpose. The toilets must never be used to dispose of any waste, e.g. food scraps, waste oil, and the like. Garbage, rubbish, etc. must not be deposited either in the waste containers nor in the house nor on the property. You must dispose of all your waste yourself in the containers provided in the garbage room – waste separation is both a duty and self-evident for every guest.

It is forbidden to place garbage next to the door of the room or on the corridor even on temporary basis.

14. Pets

Keeping animals of any kind (including fish) is not permitted. It's not that we don't like animals. Quite the opposite, but even the cutest little creatures produce manure, noise and cause allergies to some people. Depending on the decision of the SERVICE PROVIDER, guide dogs are allowed in necessary cases.

15. Windows and doors

The main entrance doors must be kept closed.

In order to avoid losses caused by adverse weather conditions, care should be taken that doors and windows, both within the Room as well as in other parts of the building, remain closed whenever there is wind, rain, snow and frost outside.

16. Elevator

The elevator is leased as a passenger lift only and must therefore only be used for passenger transport or comparable loads. Transporting bulky items is prohibited. The lift must not be damaged or made dirty. Please ensure that the lift doors are closed after use. The lift should only be allowed to remain on each floor as long as is strictly necessary for the use being made of it.

17. Exteriors

We have created a garden for our guests. It is not permitted to damage any items planted in the garden.

Waste created outdoors should be disposed of in the waste containers. This applies in particular to cigarettes, which must always be disposed of in the ashtrays provided. Using the outdoor waste containers to dispose of waste from rooms / indoor areas is not permitted.

Entering roof areas through adjacent windows and doors is expressly forbidden to guests of the Student Hotel Budapest / Deans's College Hotel building.

Further, it is expressly forbidden to park motorized vehicles on the courtyards and green areas of Student Hotel Budapest / Deans's College Hotel, as well as the sidewalks. In the event of an infringement, the vehicle owner shall be obliged to bear the costs for the removal of the vehicle.

18. Locking System

When checking-in into the Room, all guests will receive all the corresponding keys as well as a smartcard. The loss of any keys or the smartcard must be reported to the Resident Manager in writing (e-mail), whereby the cost of purchasing and replacing the locks will be charged to the relevant guest (EUR 50 / pcs).

At the time of checking out, all keys and the smartcard must be returned.

19. Emergencies

Security is very important to us. Hopefully, it won't come to that, but in the event of an emergency such as a fire, you can never be too careful. Therefore, familiarize yourself with the building and fire escapes,

locate the escape stairs and fire extinguishers in your vicinity (and read the safety information in your Welcome Package - if we gave one – carefully or available in the lobby). There will be fire drills regularly. Please participate in them.

It could be your life that you are saving by doing so.

In the event that the building is evacuated, please go to the gathering point immediately for (inner courtyard) and wait for further instructions - and stay calm.

20. Environmental Awareness

We take conservation seriously. We have put in place some measures in the building, designed to burden the environment as little as possible. In this vein, we would also ask you to handle electricity, heating and water consumption responsibly.

21. Fees and damage compensation

If you break any of these House Rules, damage compensation will be charged. The current level of damage compensation for these types of infringements is governed by this Accommodation Service Agreement and can also be viewed in the forum in the community section of the website at www.deanscollegehotel.com.

- losing of smart cards: EUR 50
- false fire alarm: EUR 100
- smoking in the room or in other part of the building: EUR 50
- Cost of reinstating in case of damaging the room equipment / other equipment of the building
- Cleaning cost if your room is very untidy or dirty: EUR 50

For each invoice that the SERVICE PROVIDER extraordinarily (meaning in addition to the normal usage charges, advance etc.) issues to you, for example due to damage, loss of keys, smartcards etc. we will charge EUR 15 administration costs in addition to the amount of the damages.

22. Notices

The official form of the communication is email. We ask you to read our email notices as those contain important information.

If we directly address an email to you, you can be sure that the email was sent to you due to important matters. For the sake of timely and flawless communication, we kindly ask you to respond to our email at the latest within 3 days.

If any of your personal data (ID number, phone number, email address) is modified, please let us know within 10 days following the changes.

23. Other

All guests must ensure, in their mutual interest, that they comply strictly with the House Rules. For issues affecting the house in general, please consult the Resident Manager.

It is crucial that we respect and accept each other's culture, religious or sexual orientation. It is forbidden to use any symbols which may offend others and to use offensive language and hate speech. Breach of the above rules may entail disciplinary actions.

24. Latest version and validity

This version of the House Rules enters into effect on 20. April 2020 and replaces all previous versions.

News, rules and important messages will be announced at www.deanscollegehotel.com via the digital bulletin board in the lobby area and the forum in the community section of the website.

All new features and announcements of the listed channels are regarded as seen after 1 week and constitute updates to the House Rules.