

HOLLAND2STAY HOUSE RULES

The provisions of these House Rules are aimed at generating guarantees for all residents in terms of optimal enjoyment and use of the rental property. One of the goals is avoiding that the desired livability and habitability, as well as the value of the building, is damaged as a result of actions or negligence of the residents.

ARTICLE 1

- a. The building manager must have access to the rental property during the annual inspection and/or maintenance. The administrator of the building reports his visit at least 1 day in advance by email.
- b. In case of emergency or (suspicion of) prohibited activities the administrator of the building may and will enter a rental property without an advance notice. The user will be notified about the reason for entering the rental property afterwards.
- c. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 100 for each calendar day that the violation continues, subject to a maximum of EUR 20,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 2

- a. The user ensures that balconies, patios and galleries are always accessible to personnel in charge of the cleaning and maintenance of facades, roofs, fronts and inaccessible windows.
- b. Laundry may not be dried, and bed linen may not be aired in a place visible from outside.
- c. It is not allowed to place lighting chains, banners or posters on balconies, to ensure a peaceful and universal street view.
- d. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 3

- a. Users must take care both together and individually not to soil and/or damage the common areas. The street view from the apartment building is also included herein.
- b. Newspapers, advertisements and/or other publicity found in the letterbox may not be deposited on the stairs or in the hall.
- c. Nee Nee, No No, stickers are applied to the letterboxes as standard. If a user makes another choice, he may either change or remove the sticker.
- d. Users must deposit the household waste and (green) waste in the designated containers.
- e. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 4

- a. **Sub 1.** It is not allowed to store or allow others to store bicycles with or without auxiliary engine, motorcycles, prams or other objects in the common areas, or in the rental apartment, other than in the designated areas.

- Sub 2.** The administrator is free to remove such bicycles, etc. without storing them somewhere else.
 - Sub 3.** It is forbidden to cycle in the parking garage.
 - Sub 4.** Please take your bike with you at the end of your rental contract.
 - Sub 5.** The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- b.
- Sub 1.** It is not permitted to carry out repairs or other work on the pipes or ornaments of the stairs and/or gallery lighting. Instead, inform our caretakers.
 - Sub 2.** It is not allowed to carry out works of any kind in the common areas or to have them performed by others. Inform our caretakers.
 - Sub 3.** The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 75 for each calendar day that the violation continues, subject to a maximum of EUR 16,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- c.
- Sub 1.** A non-smoking area applies in all common areas and smoking is only permitted on the site in the designated area. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
 - Sub 2.** It is strictly forbidden to throw butts and or other glowing objects down from the window. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
 - Sub 3.** All costs resulting from smoking in the rental property will be charged to the deposit upon leaving the rental property. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
 - Sub 4.** It is also forbidden to consume both hard and soft drugs in all common areas. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 10,000 per violation, to be increased by an additional penalty in the amount of EUR 200 for each calendar day that the violation continues, subject to a maximum of EUR 40,000, without prejudice to (i) his obligation to still perform such obligation, and (ii) the landlord's right to claim (additional) damages, and (iii) the obligation to disgorge any (estimated) profit generated by him as a result of acts in violation of this prohibition.
- d.
- Sub 1.** For your own safety and to keep escape routes clear, it is not allowed to place (private) objects or possessions of yourself or of visitors in the common areas, staircases and corridors.
 - Sub 2.** It is not allowed to lay cables through the common areas.
 - Sub 3.** The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable

penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

- e. **Sub 1.** It is not allowed to store at the rental property, other than for domestic use, inflammable or hazardous substances/gasses, and to use, operate, repair or store engines, tools, equipment or goods which due to noise, vibration or smell can cause nuisance to others.

Sub 2. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 100 for each calendar day that the violation continues, subject to a maximum of EUR 20,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 5

- a. Room coverings should be universal, and nothing should be placed in or on the windows to ensure a peaceful and universal street view.
- b. It is not allowed to install awnings and shutters.
- c. It is not allowed to place dark object directly against the glass because of the risk of thermal breakage.
- d. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 75 for each calendar day that the violation continues, subject to a maximum of EUR 16,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 6

- a. The maximum load of the elevators may not be exceeded. Elevators cannot and may not be used in case of fire.
- b. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 20 for each calendar day that the violation continues, subject to a maximum of EUR 5,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 7

- a. Conducting a business or having an office, in any form whatsoever, is not allowed.
- b. Neither is it allowed to apply advertising boards, announcements of any nature or recruiting texts in the common areas or in any part of the building used by all occupants.
- c. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 100 for each calendar day that the violation continues, subject to a maximum of EUR 20,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 8

- a. It is not allowed to sublet your rental property to a third party. When subletting your rental property, you will risk a fine or a cancellation of your rental contract.
- b. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 2500 per violation, to be increased by an additional penalty in the amount of EUR 100 for each calendar day that the violation continues, subject to a maximum of EUR 20,000 without prejudice to (i) the tenant's obligations still to perform such obligation, and (ii)

the landlord's right to claim (additional) damages, and (iii) the obligation to disgorge any (estimated) profit generated by him as a result of acts in violation of this prohibition.

ARTICLE 9

- a. No connections of a mechanical extraction hood or otherwise may be attached to the central extraction system, respectively the extraction valves present in the kitchen, bathroom and toilet(s). Failures or defects of the installation caused as a result shall be repaired at the expense of the user in question.
- b. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 75 for each calendar day that the violation continues, subject to a maximum of EUR 16,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 10

- a. Every user shall ensure the peace and quiet in the building and refrain from making excessive noise. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- b. Making music and producing other kinds of hard noises is not allowed between 8 pm and 8 am and not on Sundays or public holidays either. Contact the police if problems persist. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- c. It is forbidden to use the common areas, meeting rooms and / or roof terrace after set times indicated by the administrator of the building. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- d. To avoid nuisance and soiling of, among other things, façades, roof terrace etc. birds may not be fed, and no food may be thrown to birds or other animals. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- e. **Sub 1.** Keeping pets is not allowed.
Sub 2. Visitors' pets are also not allowed.
Sub 3. All costs resulting from keeping and/or visiting pets will be charged to the tenant on the deposit when leaving the rental property.
Sub 4. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- f. It is forbidden to apply or install antennas (e.g. satellite dishes) on the facades. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of

EUR 75 for each calendar day that the violation continues, subject to a maximum of EUR 16,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

- g. The user takes care of a (daily) intensive cleaning of the kitchen stove and shower enclosure to prevent serious wear. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.
- h. It is not allowed to have a barbecue on balconies or rooftop terraces. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 11

- a. The technical rooms and the roofs of the apartment block can only be accessed by authorized personnel, such as maintenance technicians and representatives of the management and the administrator.
- b. An exception is made to Article 11 a. Entering roof terraces at the designated locations is permitted.
- c. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 12

- a. Users must be aware of their responsibility for the safety and maintenance of life and property in an around the apartment building.
This includes:
 - Sub 1.** Reporting uninvited persons;
 - Sub 2.** Reporting unwanted or dangerous situations;
 - Sub 3.** Checking whether general access doors are closed;
 - Sub 4.** Not granting access to unidentified persons, i.e. not opening the main entrance without first asking who is at the door;
 - Sub 5.** Not granting access to couriers;
 - Sub 6.** Reporting damage or defects to collective property or common areas to the administrator.
- b. Users remain fully responsible for the consequences of keys handed over to third parties or lost keys of apartments, central front doors and access doors to hallways to the storage rooms.
- c. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 13

- a. Due to the water, electricity, gas and central heating pipes in the screed and walls, it is not allowed to hammer or drill into the floor and walls.
- b. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the

amount of EUR 75 for each calendar day that the violation continues, subject to a maximum of EUR 16,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 14

- a. No paintings, plants and/or other decorations, nor any furniture, may be placed in the hallways and staircases.
- b. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 50 for each calendar day that the violation continues, subject to a maximum of EUR 10,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 15

- a. No internal architectural changes may be made to the rental property.
- b. The tenant and the landlord agree that, if the tenant fails to perform his obligation/s under the following provision/s, he will forfeit to the landlord an immediately payable penalty in the amount of EUR 75 for each calendar day that the violation continues, subject to a maximum of EUR 16,000 without prejudice to the tenant's obligations still to perform such obligation, and without prejudice to the landlord's right to claim (additional) damages.

ARTICLE 16

The administrator of the building is authorized to unilaterally change the house rules and informs the tenants of these changes by email.