



Universidad de Jaén
Vicerrectorado de Estudiantes y
Empleabilidad

RULES AND INTERNAL REGULATIONS OF THE UNIVERSITY ACCOMMODATION BUILDING

GENERAL DISPOSITIONS

The purpose of this Regulation is to ensure the good coexistence of the residents and the normal functioning of the apartment building and common services, and in particular, the hygiene, safety and tranquility of the building and its tenants, both in the common areas and those for private use under the principles of responsibility.

Its provisions legally oblige and bind all residents who, by virtue of their status as occupants of one of the apartments in the building, accept their effects without restriction or reservation. On the other hand, they will also be responsible for all the effects of this Regulation of the acts of any person outside the building that accesses it under their responsibility.

This Regulation may be supplemented or modified at any time. Said modifications or complementary provisions must be notified individually and in writing to the residents, being the same obliged to comply with them without restriction or any reservation from its notification.

Article 1. Every tenant must respect the general facilities of the community and other common elements, making proper use of them and avoiding at all times that damage is caused, as well as keeping in good condition their own apartment, garage, common areas and private facilities.

The lessee must return the property at the conclusion of the lease, as received, otherwise the amount in which the return of the home to the state in which it was delivered will be demanded, making special mention:

- Cleaning both the property and the furniture and electrical appliances.
- Painting of walls and ceilings. Whose color and / or tonality can not be changed.
- State of conservation of household appliances, air conditioners and boilers for heating and hot water.
- State of conservation of sanitary devices.
- Condition of the tiles. No type of drill or hole can be made.
- State of conservation of doors and cranks.
- State of conservation of windows and blinds.

Any breakdown, breakage or similar in any element of the leased property or its common areas and that takes place during the lease will be at the expense of the tenant, as long as these are a consequence of improper use or lack of maintenance by the same .

Article 2. It is totally forbidden to hang garments or any fabric, on the facade in any type of terrace or window, or in the exterior.

Article 3. No type of poster, advertisement or banner can be placed on the facades of the building.



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Article 4. It is not allowed to fix any type of object, poster, photographs on the walls, windows, doors, ceilings, floors and furniture of apartments that could damage, leave traces or marks.

Article 5. The introduction or storage of any type of dangerous, unhealthy material that causes a bad smell, volatile, flammable and, more generally, dangerous for the health, hygiene and safety of the building and its occupants is prohibited.

Article 6. The holding and entry of animals into the building is not allowed.

Article 7. It is not allowed to carry out any activity that could damage the stability and solidity of the building.

Article 8. The use of devices, machines or tools that generate noise, vibrations, leaks, immissions, or the performance of activities that may disturb the tranquility of residents and the neighborhood in general is not allowed.

Article 9. Prohibition to remove garbage bags to common areas (landings, stairs ...). Individual garbage should always be carried in plastic bags or other similar anti-drip system, being prohibited to use other containers that do not meet the security and enclosure characteristics. Said bags will be deposited in the container area authorized for this purpose and within the municipal schedule marked at the various stations. We request and out of respect for the environment, waste is distributed in an ecological way.

Article 10. It is expressly forbidden to throw any kind of substance or object through the windows or from the balconies and roofs.

Article 11. The atmosphere of silence is especially important during the night so that the rest of the residents is a right respected by all. With this objective no noisy activity will be allowed in the period between 24:00 hours and 8:00:00 in the morning, either on the premises or inside the building.

Article 12. Prohibition of smoking in all indoor and outdoor common areas, as well as in the basement.

Article 13. Prohibition of consumption of alcoholic beverages in common indoor and outdoor areas.

When signing the accommodation contract, residents are obliged to respect this Internal Regulation, therefore, any breach of it will be considered a breach of contract and may be subject to application that disposes of the applicable civil legislation and the contract may be rescinded due to contractual breach.