



Apartments CaliGari

House rules

Last update: March 2020

We issue these house rules in the common interest of all residents of this house, as well as for a mutual cooperation and for the proper treatment of the property.
It regulates the coexistence of all housemates in the house

Calle 4N #1-29, Apartment Number 11 and 12, Cali, Colombia

The rights and obligations contained apply to all residents of the house.
We therefore ask you to comply with these regulations.

1. Rest periods and noise reduction:

- 1.1. Every tenant has to contribute to avoidable noise in the apartment, in the house, in the yard and on the property.
- 1.2. Special consideration is required between 1 p.m. and 3 p.m. and between 10 p.m. and 7 a.m. During the rest periods, radios, TVs, CD players etc. can be used at room volume.
- 1.3. It is strictly forbidden to play instruments during the lunch break (1:00 p.m. to 3:00 p.m.) and between 7:00 p.m. and 8:00 a.m. In other times, music should not be played for more than two hours a day.
- 1.4. The rest periods are all day on Sundays and public holidays.
- 1.5. For celebrations on special occasions, all roommates should be informed in good time.

2. Security:

- 2.1. Front doors and courtyard doors must always be kept closed between 10:00 p.m. and 6:00 a.m. for security reasons. The escape routes (house and courtyard entrances, stairs and corridors) must always be kept clear. This does not include strollers, walking aids and wheelchairs, provided that no escape routes are blocked and other roommates are unreasonably disabled.
- 2.2. As far as this is recognizable for the residents of the house, leaks and other defects in the water pipes are to be reported immediately to the responsible utility company and to us.

3. Cleaning:

- 3.1 The house and property must be kept in a clean and pure condition.

4. Due diligence:

- 4.1 You should always switch off lights, air conditioning, heating or other electronic devices when they are not in use. The resources of water and electricity must be handled with care. The additional costs are included in the daily rate, but we reserve the right to charge you if the reading after the house has been handed over to us is far above normal consumption.

5. Air conditioning:

- 5.1 The air conditioning systems are real power guzzlers and are very difficult to calculate in price, which is why the operation is billed after hours. Each hour costs: 3,000 COL\$ Pesos (ca. 0,74 USD/hour). At the end of the checkout you will receive a list of the consumption and the associated final bill.

6. Garbage:

- 6.1. The household garbage may only be disposed of in the designated garbage cans and containers in the courtyard. Hazardous waste and bulky goods have to be disposed of separately according to the regulations of the city and do not belong in the in-house waste bins.

The garbage pick-up time would be:

Monday, Wednesday, Friday from 6:50 a.m. to 7 a.m.

7. Smoking:

- 7.1. Smoking in the apartment, stairwell, in the hallways is prohibited.

8. Vehicles:

- 8.1. Oil changes and repairs of motorized vehicles are not permitted on the property and courtyard.
- 8.2. When driving into the garage entrances and the parking lots, you must always keep walking pace.

9. Pets:

- 9.1. Pets are generally allowed. However, care must be taken to ensure that they are not left unattended in public areas.
- 9.2. The owners are asked to remove any pollution caused by their pets immediately.

10. Washing regulations

- 10.1. The shared laundry room must be left in a proper condition.
The washing machine must be kept clean.

11. Commercial use

- 11.1. Commercial use of the rental rooms is not permitted.

12. Disregard of the house rules

- 12.1. The tenant receives a warning from the landlord in the event of non-compliance and violation of the house rules. In the event of a further warning, the landlord is entitled to terminate the tenant without notice and without money.

13. Right to change

- 13.1. The present house rules may be changed at the discretion of the lessor.

Do you have any questions? Our experts are waiting for you!

The CaliGari Team apartment is Colombia's first real estate portal that specializes in advising on the sale and purchase of real estate. We also provide property owners with services and information on everything to do with letting.

How can you contact us?



Lukas Teissl

Position: CEO from CaliGari Team
Mobile WhatsApp: +43 660 8064 600

lukas.teissl@apartments-caligari.co



Katherine Rios

Position: Managerin from CaliGari Team
Mobile WhatsApp: +57 300 6779 583

katherine.rios@apartments-caligari.co