

## GENERAL PROVISIONS

## 1. TERMINATION

Termination must be made by registered letter in compliance with the agreed notice period. The termination is valid if it is delivered to the contractual partner, or reported for collection no later than the last day before the start of the notice period. If the tenant wishes to resolve the rental agreement without adhering to the agreed deadlines and dates, he is liable for the rent and other rental obligations until the property is re-let, but at the latest until the next contractual termination date. The special insertions associated with the re-letting costs must be borne by the tenant moving out.

## 2. BILLING

The right to set off counterclaims against rent claims is excluded, including those that arise from the rental agreement or the contestation of the contract, unless they are based on an acknowledgment of debt established by a public document or confirmed by the landlord's signature. On the other hand, the tenant has the right to deposit the disputed amount with the responsible district court.

## 3. DELIVERY AND DEFECTS

The rented rooms are handed over to the tenant clean and undamaged, the doors are provided with keys (key list according to the handover protocol), the windows, shutters and blinds are handed over complete and intact.

A written handover protocol will be created which must be signed by the landlord and tenant. Any defects discovered subsequently must be reported to the landlord in writing by the tenant within fourteen days of the start of the rental period and must be supplemented accordingly in the report. The tenant must allow any renovations and necessary repairs that must be carried out after the start of the rental period after giving written notice to the landlord without entitlement to compensation.

## 4. USE OF THE RENTED PROPERTY

The tenant is obliged to take all care when using the rented apartment and to keep it clean, ventilated and protected from damage, whether used or unused.

During the heating period, the heating must not be turned on in any way. Room must be completely turned off. There are useful pads under heavy pieces of furniture to protect the floors. The tenant is liable for any damage to the floor coverings. Hanging pictures, mirrors, etc. on the walls is only permitted using X-hooks or dowels, which must be removed at the end of the rental period while the damaged areas are repaired at the same time. The greatest care must be taken with the common rooms and facilities and the landlord's own inventory. In particular, the various usage and operating instructions must be followed. The tenant undertakes to use the rental property only for residential purposes, to use.

## 5. MAINTENANCE OF THE RENTAL PROPERTY

The tenant must immediately request in writing any urgent repairs that the landlord is responsible for; In the event of failure to do so, he is liable for any resulting damage, as is the landlord

becomes liable if he fails to carry out the repairs. In emergencies, for example in the event of water pipe defects or flooding due to backwater, the tenant is obliged to take the absolutely necessary precautions immediately if the damage can be avoided or reduced by doing so. Everything about the rental

property and its facilities, installations

etc. Damage caused by improper use and handling will be borne by the tenant. The landlord is entitled

at any time to carry out repairs and new installations to the associated facilities in the rental property after prior notice, without hindrance and without compensation. If, during major renovation work, the contractual use of the rental property is significantly impaired over a longer period of time, the landlord will pay the tenant appropriate compensation.

The small cleaning and repairs required for the normal use of the rented property are at the tenant's expense, in particular the repair of the switches and sockets, door locks, water and gas taps, elevator belts of the roller shutters and sun blinds, which were

taken over in a proper condition; the replacement of fuses and cracked windows; the unclogging of drain pipes up to the main pipe, unless structural defects can be claimed. The shutters must be maintained once a year according to the instructions. The necessary work must be carried out professionally OR to have it executed. In the event of failure to do so, the tenant is liable for any increase in damage.

## 6. RENTER'S DEVICES;

## CONSTRUCTIONAL CHANGES

Structural or other changes (including improvements) of any kind in and to the rental property may not be made by the tenant without the written consent of the landlord.

Precautions that require the consent of the landlord include, among other things: a) Attaching

and changing blinds, antennas, company names boards, security locks. Approved security locks become the property of the landlord free of charge when they move away;

b) the installation and modification of electrical and plumbing installations. Approved additional electrical installations or changes must be carried out by a licensed installer at the tenant's expense, may no longer be removed and become the property of the landlord free of charge upon departure;

c) the installation or modification of screens or windbreaks on balkans and attic terraces;

d) changing gardens and installing artificial barriers at garden exits from ground floor apartments;

e) gluing linoleum to parquet (fitted carpets may only be attached along the edge with adhesive tape);

f) The appropriate connection cable must be used to use the community antenna. Private outdoor antennas are not permitted.

Devices, installations and changes to the rented property that the tenant has made at his own expense become the property of the landlord free of charge when he moves away.

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tum, unless otherwise agreed in the written approval. For tenants who have taken such precautions without the landlord's written consent, the landlord's right to demand and have the property restored to its original condition remains intact at the tenant's expense.

## 7. SUBLEASING OR EMPLOYMENT

Without the written consent of the landlord, the following are prohibited:

- a) Subletting, assignment of rent and the permanent accommodation of adults who do not belong to the family community;
- b) Establishments and activities for profit-making purposes

## 8. CONSIDERATION AND HOUSE RULES

The tenant must show due consideration for the other residents when using the rental property. Any behavior that significantly disturbs the other residents of the house, as well as causing excessive noise, is prohibited. Otherwise, the provisions of the house rules apply. The tenant undertakes to follow the applicable house rules as well as any special regulations (e.g. gardening, washing regulations, etc.).

## 9. RIGHT OF VISITATION

The landlord or his representative is entitled to enter the rental property with advance notice, in urgent cases even in the absence of the tenant, with a view to necessary repairs or renovations.

If the tenant intends to leave the rented property unused for a longer period of time, he is obliged to inform the landlord or a person in the same building or in the immediate vicinity who will have the keys available. The keys can also be handed over to the landlord in a sealed envelope. The landlord or his representative is entitled to inspect the premises for re-letting negotiations with interested parties every week on four days to be determined by the tenant for three hours determined by the tenant between 8 a.m. and 8 p.m.

## 10. KEYS, LOCKING SYSTEM

Missing keys must be replaced by the tenant at his own expense. Zen. If keys are lost, the landlord is responsible, depending on the circumstances, are authorized to open the locking system and the keys to replace or modify the tenant's costs. The tenant may only have new keys made with the permission of the landlord or by him. They must be handed over to the landlord when the tenant moves out without compensation.

## 11. BILLING OF COOPERATIVE SHARES

The landlord is entitled, but not obliged, to offset rent or other claims against the tenant's share certificate balance. The landlord has a lien on the paid-in share certificate amounts as long as rent or other claims are not covered or are disputed.

## 12. ADDITIONAL COSTS

The heating costs are charged either as a flat rate or through payments on account. If payments on account have been agreed, the landlord prepares the final invoice during the second calendar half of the year. Any additional costs must be paid subsequently, reduced expenditure will be credited or refunded. Billing for electricity consumption in the laundry

kitchen is carried out periodically based on meter readings, provided there is no automatic meter or no flat rate has been agreed.

The flat rate and advance payments depend on energy prices and general maintenance costs and can be adjusted accordingly by the landlord.

## 13. RIGHT TO TERMINATE THE CONTRACT BY THE

LANDLORD Violations of the rental agreement, the general provisions regulations, the house rules or the statutes as well as the Subsidy provisions (Article 16) and late payment of rent entitle the landlord to terminate the rental agreement. Termination is also reserved if a reasonable move to another cooperative apartment is rejected.

## 14. RETURN OF THE RENTAL PROPERTY

The rental property is in good condition, completely cleared, After any damage has been professionally repaired and properly cleaned with all keys, it must be returned by 12 noon on the day after the end of the rental at the latest. If the return date falls on a Sunday or state

recognized holiday, the return must take place on the next working day on the day by 12 p.m. at the latest. The

repairs and cleaning to be carried out by the tenant in accordance with the instructions for handing over the apartment Installation work must be started as early as possible the end of the rental agreement has ended. With expiry During the rental period, the tenant has neither the right to stay in the rooms nor to dispose of them.

## 15. EXCLUSION OF ABUSE LAWS, RENT CHANGES

For apartments built with the help of the federal government, the canton or of the municipality, the Federal Decree for measures against abuse in the rental sector does not apply to the extent that their rent structure is subject to control by the authority (Federal Decree of

June 30, 1972 in conjunction with Article 4, letter b, of which compliant regulation of the Federal Council).

The rent increases approved by a responsible municipal, cantonal or federal body as a supervisory authority may be increased by the landlord, upon notification to the tenant, on the date specified in the approval be made. In all other cases,

rent increases can only be made within the framework of the abuse legislation and in compliance with the deadlines applicable for termination. Find the regulations regarding rent increases also applies accordingly to rent reductions.

## 16. SUBSIDY PROVISIONS The relevant

official regulations apply to apartments subsidized with public funds. The

Tenants are expressly made aware that income and asset limits are set for the subsidized apartments and that there are minimum occupancy requirements and waiting periods.

17. SPECIAL PROVISIONS AND JURISDICTION Otherwise, the legal provisions regarding the rental agreement in the Swiss Code of Obligations apply. The place of jurisdiction for all disputes arising from this contract is the registered office of the cooperative.

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## GENERAL HOUSE RULES - MULTI-FAMILY HOUSES

Living together requires mutual consideration. In order to enable everyone to live comfortably, the following regulations apply:

### 1. CONSIDERATION FOR

#### CO-TENANTS

Knocking or shaking out carpets and fluff from windows, balconies and arcades is not permitted. The carpet beating rod must be used for carpets, observing the times specified in the local police regulations. Fuzz, dust rags, etc. must be cleaned within your own balcony.

### 2. CALM

Every tenant must ensure that the people living in the house are not disturbed by unnecessary noise. Radios, televisions and other music systems must be set to room volume. Playing music should be avoided during lunchtime and at night, especially when the window is open. Running noisy household appliances, such as washing machines and dishwashers, is not permitted during these times. Bathing and showering are also prohibited between 10 p.m. and 6 a.m. We also refer to the local noise protection and police regulations.

### 3. FRONT DOORS

The front and cellar doors must be kept closed all day long. The cooperative must decline any liability in the event of theft or damage to property.

### 4. WINDOW

As a rule, all windows should be kept closed during the heating season. Short, periodic ventilation (draft) is recommended.

### 5. CLEANING

5.1 Order and cleanliness must be ensured in the common areas as well as in the surrounding area of the house. Waste of all kinds should not be thrown into the surrounding area or common areas.

5.2 In winter, the building access routes are cleared of snow by the caretaker.

5.3 The following regulations apply until further notice for cleaning work on stairwells, storage rooms, basement corridors, outside stairs, winch rooms (where available), etc.:

- a) As before, the cleaning work will be carried out by the tenants at the agreed intervals.
- b) The cleaning work is carried out by a third party on behalf of ASIG based on a catalog of tasks (additional costs).
- c) The cleaning work is carried out by an external cleaning company based on a catalog of tasks (additional costs).

### 6. LAUNDRY ROOM AND DRYING ROOM

The regulations posted in these rooms apply to the use of the laundry room and the drying room.

Hanging laundry

in front of the windows or

on sun blind display devices is not permitted.

The only place to dry laundry is in the outdoor laundry hanging area or drying room

to use; on Sundays and public holidays only the latter without putting the dehumidifier into operation.

### 7. BICYCLES, SMALL MOTORCYCLES, CHILDREN'S WAGON, SLED, FLOWER BOXES

7.1 Bicycles, mopeds and small motorcycles up to 75cc may only be placed in the designated storage room if they have a valid police license plate and are used regularly.

Vehicles that are not ready to drive must be deposited in the basement of the respective renter.

7.2 In principle, the space designated for this purpose must be used to park strollers. Exceptions in large stairwells are decided by the responsible fire police. Strollers that are no longer needed must be left in the basement of the respective tenant.

7.3 During the winter months, sledges may be set up in the storage room as long as they do not disrupt order. During the summer months they belong in the respective tenant's basement. The same applies mutatis mutandis and vice versa for summer play equipment, such as tricycles, plastic toys, etc.

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7.4 Provided there is enough space in the storage room and order and accessibility are not impaired, flower boxes may be stored in the storage room during the winter months.

#### 8. SUN BLINDS

To protect the sun blinds, they must not be displayed when you are away, when it is raining or when the weather is bad. Any damage caused by improper use will be borne by the tenant.

#### 9. KEHRICHTABFUHR

The rubbish must be placed in the locally prescribed rubbish bags in the container. If garbage is openly poured into the container, the tenants concerned must contribute to the cleaning costs.

#### 10. CHILDREN

The children must be given the necessary supervision. Playing in the stairwell, in the elevator, in the storage rooms and basement rooms is not permitted. Dirty walls in the stairwell or on the facade must be repaired by the responsible tenants or at their expense. Children should be warned to be quiet at lunchtime.

We thank you for your consideration and understanding.

Valid since May 30, 2000

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## REGULATIONS FOR KEEPING PETS

The rental agreement for the ASIG housing cooperative prohibits the keeping of pets without written consent. The following provisions regulate the exceptions and take better account of the current situation. The application of the regulations should not exclude the appeal to mutual tolerance.

### 1. ANIMAL CATEGORIES

1.1 The animals are assigned to different categories:

- a) Animals that may be kept without a permit;
- b) animals whose keeping requires written permission;
- c) Animals whose keeping is prohibited.

1.2 The following may be kept without permission:

- a) Small animals in cages, such as golden hamsters, guinea pigs etc;
- b) birds in cages, provided they do not cause noise emissions;
- c) Fish and other aquatic animals, in aquariums with a total weight of less than 300 kg;
- d) Non-poisonous amphibians and reptiles in terrariums.

1.3 It is forbidden to keep:

- a) dogs in apartment buildings;
- b) wild and predatory animals (including tame ones);
- c) Biting animals of any kind;
- d) animals that have a disruptive effect on the environment through noise or odor emissions;
- e) Animals that are not expressly mentioned in these regulations.

1.4 Only with written permission may the following be held:

- a) cats;
- b) dogs in single-family homes;
- c) Guide dogs for the visually impaired in apartments;
- d) Rabbits, outside the home.

### 2. APPROVAL PROCESS

2.1 The application to keep an animal requiring a permit must be submitted to ASIG before it is purchased. The animal may not be kept until ASIG has given written permission.

2.2 To replace a lost or given away animal, a new application must be submitted before acquisition.

2.3 All permits are granted on the condition that the owner and his family members guarantee that the animal will be kept and cared for in a humane manner.

2.4 The approval to keep an animal takes the form of a contractual supplement, which forms an integral part of the rental agreement.

### 3. SUPPLEMENTARY PROVISIONS FOR

#### INDIVIDUAL SPECIES OF ANIMAL

In general: Breeding operations of any kind are prohibited.

#### 3.1 Dogs

Dogs are only allowed in single-family homes, houses if there is a guarantee that their attitude will not lead to inadequacies.  
ten leads.

#### 3.2 Small animals and birds

Small animals that cause damage by gnawing, scratching, etc.

The animals that can cause damage to the home must be kept in appropriate cages.

Birds should be kept in such a way that the neighborhood is not disturbed by them. Birds should be heard loudly on open windows and on balconies make it noticeable, only be set up on an hourly basis (if necessary in consultation with the neighbors).

#### 3.3 Aquariums

For aquariums with a total weight of over 300kg, an application must be submitted to ASIG stating the intended location.

### 4. WASTE DISPOSAL

Waste from animal husbandry, such as excrement, leftover food, sand, sawdust, etc., must not be put into the sewer system; it is in accordance with regulations Dispose of plastic bags for rubbish disposal.

### 5. INSURANCE

Every animal owner is obliged to take out private liability insurance, which adequately covers any damage caused to the rental property by the animal.

Aquarium owners also have possible water damage to the rental property and the rest of the building as well as the Properly insure the property of third parties.

### 6. TEMPORARY ANIMAL KEEPING

If animals are kept temporarily (holiday animals for a maximum of 5 weeks per year), ASIG must be informed in advance about the type of animal and the duration of its stay. Stays that exceed 5 weeks are subject to approval from ASIG.

If you move internally from a single-family home to an apartment in an apartment building, you must keep your current dog until it dies

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permitted. Purchasing a new dog is prohibited.

The restrictions in these regulations apply accordingly. also applies to temporary animal husbandry.

## 7. LEGAL REGULATIONS

In addition to the cooperative's regulations regarding animal husbandry, the relevant legal provisions must be observed:

- Federal Animal Protection Act of December 16, 2005 (especially Articles 2-6)
- Cantonal law on animal protection from June 2, 1991
- Kant. Law on keeping dogs from March 14, 1971 (especially
- §8) Kant. Ordinance on general and residential hygiene from March 20, 1967 (especially §5)
- police regulations of the municipality of residence

## 8. VIOLATIONS

8.1 Violations of these regulations and the provisions of any contractual amendments will result in the authorization granted being withdrawn.

8.2 Keeping unauthorized animals will result in exclusion from the cooperative after two written warnings.

## 9. ENTRY INTO EFFECT

These regulations were approved at the general meeting on May 29, 2015 and come into force immediately. It is declared as an integral part of the rental agreement.

We thank you for your consideration and understanding.

Valid since June 1, 2015

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