

Áras Ghuaire House Rules

We hope you enjoy your stay here and look forward to assisting you where possible. In the interest of Health and Safety and for the benefit of all it is essential you read and adhere to the following rules:

1. **It is a CRIMINAL OFFENCE to tamper with any of the Fire Safety equipment. It's for your safety and Tampering with any of this equipment will result in fines and possible arrest.**

Smoking is strictly forbidden in the apartment.

The use of candles and chip pans in the apartment is strictly forbidden.

Don't let grease build up on the cooker, grill or oven, keep electric flexes well clear of cooking rings and hob. Remember - pots and pans should be placed on the cooker with handles turned in, but not over other rings. - When frying - if cooking oil does catch fire, use the fire blanket, but never put yourself at risk. Don't try to move the pan, and never use water on a pan fire. Always check that the cooker is off last thing at night. Finally, the cooker is for cooking, never for heating or drying clothes.

2. **Not to throw or deposit, or permit to be thrown or deposited dirt, litter, rubbish or other refuse in or on the Complex or any part thereof and at all times to make use of appropriate refuse bins. RECYCLING BIN - RECYCABLES ONLY**

Contamination INCURS doubling of removal cost. Flatten and crush cardboard and cartons, wash food containers before placing in recycling bin. Recycling Bin will not be removed if any of the following items are placed in the bin and responsible person/s will be fined.

Glass

Food

Ashes

unwashed Containers

Contamination fine: €150.00

3. **Not to part with the possession of Keys used for gaining access to apartment under any circumstances whatsoever and to report the loss of any such keys immediately to the office or caretaker. Keep front door locked at all times.**
NOTE - DEPOSIT WILL NOT BE RETURNED UNTIL ALL KEYS ARE RETURNED TO THE OFFICE, Labelled and TAGGED. Failure to do this will incur significant costs for changing the locks. Locksmith has to travel from Galway.
4. **Not to permit visitors to remain overnight in or on any part of the Premises, or the Apartment and to require all visitors to leave the Complex by 11.30 midnight. If the tenant is found to be in breach of this provision, he or she may be expelled at the discretion of the Management Company. Max 2 visitors at any one time per tenant.**
5. **The visitor must be accompanied to and from the Complex and be in the company of the Tenant at all times. The Tenant is responsible for the behaviour of their visitor.**
6. **Inviting groups of non-residents to Áras Ghuaire is expressly forbidden.**
7. **A Tenant or guest shall not behave within the dwelling, or in the vicinity, in a way that is anti-social. Fines will apply.**
8. **The Tenant will not allow any parties in the apartment. The Tenant shall not allow loud music or noise in the apartment or complex between 11.30 pm and 8am.**
9. **To report any sightings of any suspicious persons or behaviour within the complex to the office or caretaker immediately.**
10. **Please note that the 1st schedule(inventory of contents) of the lease agreement - please inspect the premises and report any loss/faults, by email to the office within 10 days, from commencement of lease. Failure to email in the allotted time signify you accept the property is in compliance with the said inventory.**
11. **Punctual payment without prior demand and in the manner specified shall constitute the essence of this Agreement. In the event of late payment - demands will issue after 3 days, a late fee of €50 will apply payable to the Landlord or his Agent, Subsequent demands, emails or phone calls will incur an additional doubling of this fee for each and every demand issued/request for late payment.**

Breaches of these House Rules will result in disciplinary action and/or fines as per your lease and at the discretion of the Management.