

FULL HOUSE (PTY) LTD

HOUSE RULES 2025

Rules-only extract from Annexure A of the 2025 lease agreement

1	All household contents remain the property of Full House (Pty) Ltd and are rented to the student together with the room and communal areas.
2	Students must treat all household contents with care. Damage or breakages to the premises or contents must be reported immediately, in writing, to financestudentstays@gmail.com so that repairs can be arranged. Students are responsible for damage or breakages in communal areas and in their rooms.
3	Furniture and other items may not be moved. Bedroom furniture is allocated to the student renting that room, who is responsible for it. Items from communal areas or the garden may not be moved into bedrooms or used elsewhere.
4	Cooking in rooms is not allowed under any circumstances. Cooking is permitted only in cottage kitchens or the main kitchen. A fridge may be kept in a room, but kettles, microwaves, cookers, two-plate stoves, frying pans and similar cooking equipment are not allowed in single or sharing rooms.
5	Shared fridge space must be allocated fairly so every student has access. All food placed in the fridge must be covered.
6	The kitchen must be kept neat, clean and tidy at all times. Students may use their own fridge to store food.
7	The washing machine is shared by all students and must be treated with care. Students will be held responsible for damage.
8	The television is shared by all students and may not be picked up or moved. Anyone who does so will be responsible for damage and any cost of retuning DStv or channels.
9	The microwave, stove and oven must be wiped clean after every use.
10	Students must empty bins in their rooms and the kitchen, and place the refuse on the pavement punctually for collection on Thursdays.
11	Students are responsible for purchasing black refuse bags and toilet paper.
12	The caretaker will coordinate the Thursday refuse collection, but placing the bags on the pavement punctually remains the students' responsibility.
13	Sleepovers are not allowed under any circumstances and constitute a breach of contract. An unauthorised sleepover carries a R1,000 fine. A repeated breach may lead to eviction while the 12-month contract remains in force.

14	Only vehicles belonging to students may be washed on the property. Water must be used responsibly. Vehicles may park only under the shaded carports.
15	Noise is not permitted inside the house or in the garden. If noise is not controlled, a R1,000 fine may be imposed on all students. Alcohol or drug abuse is not tolerated; the offending student may be fined R1,000.
16	Students must respect the rights of other students and neighbours at all times.
17	Parties or gatherings require the approval of all house members and the property manager. If students do not clean up afterwards, each student will be charged an R800 cleaning fee.
18	Bathrooms and toilets must be kept clean and neat. Condoms, sanitary pads and tampons may not be placed in bathroom bins or flushed down toilets; students must use their private room bin and the main refuse. A breach carries an R800 fine per student. Dishes, cups, pots and pans may not be washed in bathrooms, toilets or bathroom basins.
19	Students must be appropriately dressed in communal areas. Pyjamas are not allowed in communal areas.
20	Smoking is prohibited inside the house. Ashtrays are provided in the garden and must be emptied after use.
21	Smoking in communal areas or bedrooms carries an R800 fine. A repeated breach after a warning may lead to eviction while the 12-month contract remains in force.
22	Braais and fires are allowed only at the designated braai in the back garden.
23	Laundry must be done in the laundry area. Ironing must be done in rooms using an ironing board. Ironing on a floor or bed is prohibited and a fine may apply.
24	No pets are allowed on the premises, including reptiles, fish or birds.
25	Flammable chemicals may not be kept on the premises.
26	Fireworks are not allowed on the premises.
27	Before washing dishes, pots or pans, scrape all food, fat and oil into a bin. They may be washed only in the main-house or cottage kitchens, not in bathrooms, toilets, at garden taps or in the basin next to the washing machine. Students will be responsible for the cost of clearing drains blocked by food, fat or oil.
28	Students may not take food or other items belonging to another person without that person's permission.
29	Do not speak loudly in passages. Use an indoor voice and respect fellow housemates.
30	Loud music is not allowed anywhere in the house or on the premises.

31	Sexual harassment in any form, including verbal, physical or other conduct, is not tolerated and is treated as a serious offence. Complaints will be handled confidentially. A written warning may be issued, and a second offence may lead to immediate eviction while the tenant remains liable under the lease. The incident may also be reported to the South African Police Service and to the student's parents or guardian.
32	Sharing the password for communal Wi-Fi is a breach of contract and may be reported as unauthorised access and theft of data.
33	Electrical plugs may not be overloaded or devices left plugged in for extended periods. Normal room use includes phone chargers, bedside or study lamps, computers or laptops, and occasional use of hairdryers or straighteners. Bar heaters and fan heaters are not allowed; oil or gas heaters must be used.
35	Full House supplies one light bulb for each room or cottage. Students are responsible for purchasing replacement bulbs when needed.

Numbering follows the 2025 contract. The source document contains no rule 34.

These published rules reflect Annexure A. The signed lease agreement governs each tenancy.