

ANNEX No. 2 - INTERNAL CODE OF CONDUCT

Non-compliance of any point of the internal regulation, a copy of which has been attached to the contract and has to be accepted and signed by the lessee in this event, will be grounds for termination of the contract.

1.- Vila Universitària differentiates between the following situations:

SQUATTER: Person living in unoccupied housing or without the know ledge of the other residents of the building,.

SUBLET: Person living in a residential apartment that is unoccupied or pending occupation who financially compensates other residents in the building or lessees in the Vila Universitària.

GUEST: There is a difference between "permanent" and "sporadic" guests, referring to the duration of the stay: under one night, one weekend [two nights) or similar stays.

- Vila Universitària does not allow situations akin to those described in the definitions of "squatter", "sublet" or "permanent guest." The latter will be admitted in the case of apartments for individual use.

- The existence of "sporadic guests" will be tolerated in the following circumstances:

a.- It is not allowed to contract accommodation contracted by other residents without the express and written authorization of the interested party, or those reserved to new residents or pending occupation without the express and written authorization of Vila Universitària.

b.- With the agreement of other flatmates if acting in solidarity in terms of consumption, damage, vandalism, etc.

2.- Residents are not allowed to move the furniture or equipment listed in the inventory of the leased apartment to any other apartment or communal or private space in the Vila Universitària.

3.- All residents are required to separate and classify domestic rubbish and place it in the corresponding containers to ensure selective waste collection. Otherwise, Vila Universitària can request the Lessee to settle the sum due for the collection in the rent payment.

4.- Residents are not allowed to leave rubbish or waste outside containers.

5.- All residents are required to look alter the environment and respect nature. Fires, barbecues, fireworks and others are banned.

6.- Vehicles are not allowed inside the Vila Universitària.

7.- Pets are not allowed in the Vila Universitària.

8.- The building's roofs are off limits.

9.- Residents are not allowed to hang elements outside the building's facades (hangers, clothes lines. etc.). These elements perform the same function when placed indoors without damaging the image of the environment of the Vila Universitària.

10.- Noisy activities are not allowed between midnight and 8 am_ either inside or outside the buildings.

11.- The complex's communal facilities shall be made use of keeping the environment clean and respecting green areas and the elements of the street furniture belonging to the Vila Universitària at all times.

12.- The Lessee is required to keep the inside of the accommodation, the furniture and the equipment in a good state of repair and cleanliness. The inspection performed upon the end of the duration of the lease can involve economic charges for the resident for the repair or restitution of any damages detected.

13.- Vila Universitària is responsible for the maintenance of the general facilities and the common and structural elements of the building. The resident is responsible for small DIY operations affecting the inside of the accommodation (changing light bulbs, periodically defrosting the fridge, blocked sinks, etc.). In case of doubt, contact the reception of the Vila Universitària.

14.- Any interference or intervention in the personal environment that supposes an attack on the honour, privacy or personal dignity of the resident is forbidden.

15.- Any humiliating or degrading treatment aimed towards any member of the community, resident, visitor or employee at Vila Universitària, by action or omission, that is defamatory or discriminating based on ideology, beliefs, gender, race, opinion or any other personal or social circumstance, is prohibited.

16.- Actions or omissions that could be typified as crimes or misdemeanours or infractions punishable by law are prohibited.

17.- All actions or the harbouring of actions that disobey the security conditions or basic neighbourly rules are prohibited.

18.- All residents are required to collaborate in the case of emergencies of any kind and to fulfil the indications of the supervisors in charge in each case (security forces, Vila Universitària employees, volunteers, etc.).

19.- Vila Universitària provides connectivity to the net under the concept "best effort". Vila Universitària cannot guarantee the user any level of service for this connectivity.

20.- Under no circumstances is the connection to the net of Vila Universitària allowed neither for lucrative commercial purposes nor for the exchange of commercial traffic.

21.- The user compromises on not using wireless technology nets in his/her apartment without consent of Vila Universitària.

22.- **The Lessee can cancel the contract notifying it previously to the lessor 30 days in advance from the expiring date of the contract. In this case, the lessee will compensate the Lessor with the equivalent amount of the rent which corresponds to the agreed outstanding period; otherwise, the lessee will lose the amount of the deposit and the additional guarantee.**

In case of a cancellation in advance of the contract supported with an academic written proof, the lessor will not have the right to get any compensation.

The lessee accepts and signs in this event the compromise of compliance of the internal regulations and declares that he/she is aware of the following statements:

- Vila Universitària has placed security cameras in the public areas, in order to guarantee the safety of persons and goods, as to ensure compliance of the internal regulation
- Non-compliance of any point of the internal regulation will be grounds for termination of the contract.



THE LEESOR
THE LESSEE



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