

# **Code of Conduct**

-- Residence Björnen --

## **Lease object**

Furnished room in student housing with access to the following Shared Spaces: kitchen, shower, toilet, laundry room, sauna, television and recreational spaces. All rooms have: a bed, mattress, blanket, pillow, hanging lamp, bedside lamps, bookcases, desks, desk, desk lamp, curtains, chairs, carpets, the mirror, and wardrobes. The room is rented in its current form.

## **Hire**

The rent includes heat, electricity, water/sanitation and refuse collection.

## **Rent free months**

To get free rent in June and July it's required to pay at least 8 months' continuous rent without payment default.

## **Internal and external management**

Each tenant is responsible of cleaning his own place. As a tenant you're also required to keep it clean and neat in kitchens and bathrooms. You also take responsibility to clean up after yourself in a sauna and laundry room.

The landlord wants to stress the importance of this is managed in a satisfactory manner. If the cleaning duties are neglected, the landlord will purchase the service and charge the actual cost equal of all tenants in the building.

Cleaning of floor space in communal areas, such as the entrance, corridor, shower, toilet, fridge room, laundry room, etc. be supplied by the landlord 1-2 times a month. Towels, paper towels and toilet paper is the tenant itself.

Immovable property external management in the form of sanding, lawn mowing, park maintenance, refuse collection, etc. is handled by the landlord. This also applies to snow clearing and sanitation closest to the building.

## **Care, damages and disorders**

Care and maintenance of the equipment as part of the dwelling is responsible for the tenant. Tenant as a disturbance to other residents owns the landlord law, that after the second tillsägelsen, say up to migration to the nearest months

The landlord has the right, then the tenant moved out, carry away left belongings and clean the premises at the lessee's expense, if he does not itself done so.

## **Parking**

Establishment of the car to be made on the existing parking spaces available at the Johannesberg area and not directly connected to the buildings. No long time parking of defective cars is allowed. Only one car per dwelling is allowed.

Respect the speed regulations in the area, max 20 km/h.

## **Inspection and keys**

The room is inspected jointly in connection with the lease beginning and end. The landlord

has the right to during the rental period, when he so wishes, carry out internal inspection and correct any errors and shortcomings. The landlord, in case there is no immediate damage, inform the tenant in advance before we enter any rooms.

The landlord has the right to hold the keys to the all locks of the property. The tenant is not entitled to change locks without landlord's consent. If the key is dropped or lost the tenant is responsible for the cost of replacement of new lock and keys.

When moving out a cleaning control will be carried out by the landlord. Keys must be returned in person to Ulrika at Riksbyggen, therefore, it is important that you in due time agree a time with Riksbyggen for this.

When moving out rooms shall be well cleaned and refrigerators and freezers have to be cleaned and closed.

### **Waste Disposal**

All household waste should be carried out daily to the waste bins which are placed outside the building. Waste may NOT be discarded in the refuse room in the basement. Waste sorting, metal, glass and cartons, can be found in the refuse room in the basement.

### **Pets**

It is not allowed to have pets in the buildings.

### **Smoking**

Smoking is permitted only outside the buildings.

Landlord  
CD West AB

Contacts  
Fault: 020 - 46 60 60  
Rental issues: [student@bjornen.com](mailto:student@bjornen.com)  
Keys Ulrika 0501 - 686 62  
E-mail: [ulrika.wallin@riksbyggen.se](mailto:ulrika.wallin@riksbyggen.se)

CD West AB

I have read and agreed to the above conditions and rules.

Petra Höglund.....

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Mariestad, date: