



Maintenance regulations

Rules and conditions for renovation and maintenance at the dorm

Introductory remarks:

Basis: In principle, every resident contributes to paying for the property's total maintenance costs, both externally and internally. A significant part of these expenses is paid by the rent. This means, that the costs are covered by the funds allocated each year for maintenance purposes in the budget of the property. The budget form the basis for determining the rent.

The purpose of requiring the resident to pay part of the maintenance costs directly, rather than paying all costs over the property's operating budget, is to achieve a fairer distribution of the costs, so that the resident who 'damage' the most on the property will pay more than others. If all maintenance expenses are paid from the operating budget, e.g. included in the expenses that form the basis of the rent, everyone would have to pay for things, that are destroyed due to for example incorrect maintenance and vandalism.

The main principle behind the division of the resident's and landlord's duties is to aim for the landlord (the dorm, and that is the dorm's residents as such) to pay the maintenance costs arising from 'normal wear and tear', while the individual resident must pay for the other costs (such as vandalism).

In practice, this division takes place at an inspection of the tenancy with the main purpose of dividing the expenses between the dorm and the resident(s) moving out.

Concepts/definitions/rules:

Normal renovation/repair:

The dorm will gradually take over the expense of the normal repair when the resident moves out - for painting the tenancy after 3 years. The takeover happens in relation to the period, the individual resident has lived in the tenancy.

When the resident moves out, before the dorm has taken over the expense for normal repair, the resident only pays the part, that the dorm hasn't taken over.



Incorrect maintenance:

The renovation expenses due to incorrect maintenance is fully imposed on the resident moving out, regardless of the length of contract. Incorrect maintenance exists when deterioration or damage is found that cannot be allocated to 'normal wear and tear', but which results from the tenant's special use of the rented tenancy.

The standard of the residence:

When moving in all tenancies are taken over in a neat and well-maintained condition or in a condition that the board may have agreed as satisfactory. Only where, the dorm has found it necessary, the woodwork, fixtures and floors will be refurbished. The new resident must accept, that the tenancy, its woodwork and technical installations are marked by the 'wear and tear' that must be considered reasonable in a tenancy of the age in question.

Errors and defects, that has been identified when moving in, must be reported by the resident before 14 days after taking over the tenancy, as the resident otherwise loses the right to claim it. All the reported errors and defects will be noted and saved in the contract archive, no matter if the defects will be corrected or the dorm find, that the defects are minor and doesn't have to be corrected. The resident will not pay for reported errors and defects when moving out. Planned implementation of the main renovation in the tenancies (e.g. replacement/renewal of cabinet elements, floors, doors etc.) may also require a later remedy of defects.

Maintenance in the lease period:

During the period of lease, the resident provides and bears the cost of maintaining the tenancy with painting ceilings/walls. The residents can take care of the tenancy themselves using the materials recommended by the landlord. If materials (colours) other than the those recommended by the landlord are used, the resident must expect to pay for the tenancy to be brought back to the original, /(the recommended by the landlord) choice of materials when moving out. The dorm does not refund the resident's expenses for this work.

Expenses for maintenance and renewal of floors is held by the dorm, unless these works are required because of the resident's use of the rented, - e.g. because of marks on the floor.

Gaskets, WC cistern, radiators, taps etc. will be repaired/renewed by the dorm, but the resident will pay the expense, if these are broken because of the resident's incorrect maintenance.

Electrical switches, telephone-, internet or antenna sockets, are repaired by the dorm, but the resident must pay the expense, if these are broken because of the resident's incorrect maintenance.



The reparations and replacements mentioned above, will be made by the dorm, if it's considered necessary.

Locks, that are teared up, will be replaced by the dorm, but the resident must pay the expenses for changing locks, if keys are lost.

The resident bears the responsibility for damage of the leased (including common areas) by the resident themselves, the rest of the residence household and any guests.

If damage occurs on the leased, the resident must immediately report this to the inspector of the dorm. If reporting is omitted, the resident will be charged any additional costs that may result from the lack of reporting.

When moving out or internal rotation between residents.

The tenancy must be delivered in a neat and clean condition on the moving out date before 8.30 AM. There must handed in as many keys as received, as well as any keys for laundry or other common areas.

The resident may not carry out any renewal of paint in the tenancy. This applies to painting walls, ceilings, woodwork and in wet rooms, this must be painted by professional craftsmen.

An inspection of the tenancy is carried out by the property and an inspection report is filled out, in which it's stated the condition in which the tenancy has been handed over and which works are to be carried out. The resident is encouraged to participate in the inspection of the tenancy. If the tenancy is to be painted, the resident must expect to pay the entire cost, however, for painting ceilings and walls, 1/36 of the cost is deducted for each month the resident has occupied the leased property, cf. what was mentioned above under normal renovation.

Damaged sinks, toilets, electrical switches, plugs, windows etc. (cf. above) must be repaired at the resident's expense.

If the tenancy is not properly cleaned, windows polished, toilets and sinks clean and descaled, woodwork washed etc., this is considered a breach of contract, and the resident must expect to have to cover the full cost of cleaning the residence.

The resident's share of the normal repair and the cost of other renovation work, which the resident must pay in full, will - if possible - be disclosed at the inspection.

The resident will receive information via e-mail about the work and price of the renovation before 2 weeks after the date of inspection of the tenancy. It must be accepted, however, that in the final settlement there may be an excess of the resident's share in relation to the stated



price. Excesses that increase the resident's total share of the estimated cost by more than 10 percent are beyond the resident's control.

Expenses in connection with the restoration of changes made to the rented property are not covered by the above conditions. Claims in connection with this can be asserted in full, regardless of the abovementioned limitations.

Please note! The rules of moving out are valid for both external and internal movements.

Termination:

On the basis of the inspection report, a moving report is prepared, which is sent to the resident via e-mail together with a settlement for the deposit paid.

The above maintenance regulations are to be regarded as an elaboration of the contract's regulations that the internal maintenance is the responsibility of the resident, and express the current principles for the distribution of maintenance costs between resident and landlord. The maintenance regulations can be changed at any time by the board of the dorm; however, no changes can be made to the maintenance regulations that impose more extensive obligations on the resident than those laid down in the law of lease.