



HOUSE RULES

Trash//

In order to avoid the inevitable smell from food waste, we recommend that your trash/rubbish/garbage is always wrapped and waste bags sealed or tied. Take your trash (particularly your food waste) out each day when you're heading out, it is really easy to dump it in the trash containers in the courtyard. No trash may be discarded in the common areas, stairs, hallways etc. Trash is meant to be disposed of in the property's trash disposal containers in the courtyard. Disposal of bulky waste can be handled by appointment with one of our BaseManagers.

Antenna//

The property provides 100MB/sec internet to all residents which should provide ample bandwidth for streaming purposes. This is provided by the landlord but usage occurs without responsibility for the landlord, It is your responsibility to use the Internet appropriately. It is not allowed to set up any kind of antenna, satellite dish, walkie-talkie antennas etc.

Bath/restroom/kitchen//

In order to avoid clogging of the drainpipe, please be careful about what items get flushed down the toilet.

Disposable diapers, sanitary towels, cotton, newspapers etc. are not allowed to be thrown into the toilet.

Do not pour oil or fats down the sink.

If you think that there is a leak anywhere this must immediately be reported to the BaseManagers.

Repairs that are necessary as a result of damage or abuse by a tenant are to be paid for by the tenant.

Please avoid unnecessary consumption of water. All services are metered and it will stand out.

You are not allowed to drill holes or knock nails into the walls, or the like.



Common areas//

Looking after the common areas is in your interests and the interests of everyone else. Put the furniture back, take away your rubbish and clean up after yourself so the area that your friends can enjoy the space as well.

The tenant is responsible for his or her own/or guests' use of the property's common areas, including the common rooms and the yard. After using them, the tenant must ensure that the common areas are cleaned up. Failing to ensure this will result in a charge to the tenant for the cost of cleaning-up. .

In general the common areas are not to be used weekdays/weekends between midnight and 07:00 am.

As there are so many rooms facing the courtyard the general rule is that the courtyard is not to be used between 11 pm – 8 am.

If you bring along chairs, tables or other items to the common areas, including the courtyard, please take them away with you when you've finished. You are not allowed to leave your own items in the common rooms or the courtyard, when you are not using them .

Pets//

You are not allowed to keep any kind of pets on the property.

Domestic appliances//

In order to derive the maximum benefit from the installed domestic appliances, we strongly encourage you to read the instructions [placed in your room].



Installations//

The tenant must report any flaws with the installations in his/her apartment, i.e. draining, heating and supply of light and water, as soon as possible to the BaseManagers. You are not permitted to carry out any repairs yourself.

Roomnumbers//

Each You are not permitted to put up any signs on your doors.

Keys//

If the tenant´s keys are lost, please contact the BaseManager or Resident Assistant on duty . There may be a cost to replacing lost keys. . The duty number to call can be found on the page "who we are"

Floor storage//

A personal locker-cage for every apartment is situated in either the basement or loft of the property. The tenant is obligated to always keep the locker-cage locked up. Locker-rooms that are not locked up will be emptied without notice by the BaseManager, and the items will be disposed of without responsibility for the landlord. This is also the case for items placed outside the locker-room.

Customs and order//

Under the Danish Lease Act we are entitled to terminate your contract for your negligence. It is a wide term. If you fail to abide in accordance with any of the following matters, we will view the behavior as negligence on your part and you may be subject to sanction or exclusion as a result. In order to enjoy the premises fully a certain standard of behavior needs to be maintained by all.

With that in mind you are obligated to behave properly and politely on the property and to act with due respect and courteousness towards other tenants and staff at all times. Failure to observe these norms of behavior and any form of anti-social behavior in general may lead to your