

HOUSE RULES

1. GENERAL RULES OF ORDER

The house rules contain provisions on the use of the apartment and the common areas. They must contribute to promoting the environment and well-being in the living area.

As a tenant with us, you are responsible for ensuring that the rules of order are observed by the household and others who are given access to the apartment. The house rules are part of the rental contract.

We attach great importance to it being safe and pleasant to stay with us. It is therefore important that the rules are observed. We are concerned with HSE (Health, Environment and Safety), which means a safe and secure living environment. Help us with this too.

The tenant is obliged to follow the provisions of the house rules and is also responsible for the rules being observed by the household and others who are given access to the apartment. The apartment must not be used in such a way that it embarrasses others. Complaints about violations of the house rules must be made in writing to the manager.

The tenant must compensate for all damage, whether self-inflicted or caused by the tenant's household or others to whom the tenant gives access to the home or property.

The house rules are included as part of the tenancy agreement and a breach of the rules is a breach of the tenancy agreement and may lead to termination.

Storage - or use of narcotic substances is considered a significant breach and entails termination of the tenancy with immediate eviction.

1.1 OUTER ORDER

1. It is not permitted to leave bicycles, skis, sleds, furniture, boxes, bags or other items in the driveway, common corridor, stairwell or garage. Escape routes must be kept clear. Assets left behind can be removed at the owner's expense and risk.
2. Waste is wrapped and placed in designated waste containers.
3. Do not put out food for pigeons/birds.

4. Airing, shaking or beating of clothes, bed linen or carpets must not take place from a window or balcony. Visible drying of laundry above railing height on the balcony must be avoided. Balconies must be kept in order.
5. Grilling is permitted on the balconies, but not charcoal grills. Gas or electric is allowed.
6. It is forbidden to put up posters, signs, aerials, satellite dishes, outside hanging balcony boxes, flagpoles, awnings etc. outdoors, without the landlord's written permission.
7. Nameplates for the main entrance and mailbox must be of a common standard. If the tenant does not have such signs, these will be ordered by the landlord and charged to the tenant.
8. Additional locks and safety chains can only be installed with the approval of the landlord. Where an additional lock is fitted, any additional costs to gain access to the apartment will be charged to the tenant. If you lose the key to the apartment or front door or any other key issued, this must be replaced by the tenant. This must be reported to the lessor immediately so that the cylinder can be changed. The tenant must pay for the work this entails and the cost of cylinder(s) w/ keys.
9. The entrance doors are kept locked 24 hours a day.
10. The lessor will under no circumstances be responsible for the loss of valuables or other items stored in storage.

1.2 COMMON AREA

11. The laundries are used by tenants in turn and according to the rules of order as laid down in the instructions. Instructions for using the machines must be followed carefully. It is not permitted to wash or dry clothes belonging to anyone other than the farm's residents. Anyone who uses the laundry is obliged to keep order. Finished laundry must not be left in the laundry.
12. Particular care must be taken when using lifts and other technical equipment.
13. External and internal common areas must not be used as staging or storage space for the tenant's belongings, beyond the rental areas that are specifically set aside for the purpose. The lessor is not responsible for property left behind. These will be removed at the tenant's expense and risk.

1.3 INTERNAL ORDER

14. There must be peace in the apartment from 23.00 to 06.00. Music practice or music lessons are not permitted. The same applies to the use of noisy machines

such as washing machines, vacuum cleaners, tools etc. Loudspeakers must not be placed on the floor and must be adjusted so that they do not disturb the neighbours. The tenant has full responsibility for their guests. If you have visitors who may be a nuisance to others, neighbors must be notified in good time. Such a notice does not, however, allow loud music or other disturbances in the building beyond the time period mentioned above.

15. Animals are allowed in the housing association on the condition that the owner accepts the housing association's rules for keeping animals. A signed declaration about animal husbandry is attached to the application. Any complaint about animal husbandry must be made in writing. The board can summon the parties to talks in the matter. The board can order the appeal to remove the animal.
16. It is important to be aware that the tenant has full internal maintenance responsibility for the apartment. This is described in detail in the lease under "tenant's maintenance obligation". However, the tenant is obliged to report any damage that needs to be repaired immediately and without undue delay. All work carried out must be checked and approved by the landlord.
17. To avoid unnecessary costs for maintenance, painting strips must be used when hanging pictures and the like, where such is available. The tenant provides the necessary hooks themselves. In the apartments, shelves, mirrors and other large objects must not be attached to the wall without the landlord's approval. Drilling holes in tiled surfaces is NOT permitted.
18. Wallpapering and painting are not permitted without the landlord's consent. Detergents must not be used which destroy paint and varnish, and laminate floors must not be washed with water.
19. Only approved device cables must be used for radio / TV.
20. The landlord has the right at any time to carry out the repairs and renovations that are necessary for the proper maintenance of the property.
21. All rooms must be kept sufficiently heated so that the water in the pipes does not freeze. In the toilet, no extraneous things must be thrown and must not be used in a way that could lead to blockage of or damage to the common drain. The tenant will be responsible for all costs incurred as a result of a breach of this provision.
22. According to the Rent Act and as far as possible by agreement with the tenant and with reasonable notice, the landlord (possibly through a manager) has the right to gain access to the apartment for inspections, for example in case of water damage and/or leaks.

23. Illegal storage of narcotic substances leads to termination of the lease.
24. Tenants are obliged to comply with fire instructions. Where a fire alarm system connected to the fire service has been installed, the tenant may be billed further for the call-out fee from Oslo Fire and Rescue Service, if the person in question causes a false call-out from the fire service.

1.4 THE PARKING FACILITY

25. Possible to rent parking for a monthly sum. If you want electric car charging, this comes in addition.
26. Electric car charging must take place in the condominium's parking lot with a dedicated electric car charger. The charger must be installed by the tenant himself and must be of *** make. The tenant pays a fixed monthly amount for electricity and operation, and consumption is covered by a separate subscription.
27. Car washing and repairs are not permitted in the condominium's common area. Activities that lead to oil spillage and soiling of the common area and garage are also not permitted.

1.5 SMOKING

28. Smoking is not permitted in the apartments. Smoking is also not permitted in lifts, stairwells and otherwise designated common areas. Smoking on balconies must only take place if it does not bother other residents.