

1. Moving in

The tenant can move in at 14.00 on the date of moving in at the earliest.

2. Rent

Rent is paid in advance on the last weekday of the month at the latest, regardless of whether or not the tenant has received a paying in slip. The first payment is to be made in connection with signing the contract. The tenant is not entitled to a reduction in rent for the time required by the landlord to carry out customary maintenance in the apartment or in the property in general. Nor for temporary disruption of water, electricity, heating, internet connection or other services. The landlord is, however, obliged to carry out any repairs in a speedy manner.

3. Furniture

The apartment is leased furnished and the tenant undertakes to take due care of the furniture and to report any faults to the property owner.

4. Home Insurance

The tenant undertakes to take out and maintain home insurance cover for the entire tenancy period.

5. Keys

The tenant undertakes to treat apartment keys as items of value. Emergency locksmith work is to be carried out via the Landlord's service and the tenant must advise loss of keys immediately.

6. Smoking prohibited

Smoking is prohibited in the apartment and in the general area surrounding the property.

7. Fire Alarm

The landlord tests the fire alarm prior to the tenant moving in. After that the tenant becomes responsible for testing the alarm regularly and reporting any faults to the landlord.

8. Spare Key

The landlord is entitled to hold a spare key to the apartment and to access the apartment, at a time previously communicated to the tenant, to carry out maintenance, etc. regardless of whether the tenant is home or not.

9. Rules and Regulations

The tenant is responsible for taking due care of the apartment and the surrounding areas as well as observing good manners and common sense with regard to neighbours. The tenant must report any faults immediately. The tenant undertakes to observe rules relating to the apartment and the property in general, issued by the landlord.

10. Communication from the Landlord

Information from the landlord is considered to be communicated to the tenant two days after it has been placed in the tenant's mail box.

11. Fault reporting

The tenant must immediately report any faults in the apartment, furniture and other inventory to the landlord.

12. Modifications in the apartment

The tenant has the right to have work carried out in the apartment such as re-painting walls. Such work must be carried out in a professional manner. Wallpapering is not permitted. No modifications may be made to electricity, heating or water systems. No holes may be made in the toilet/shower area or on tiled surfaces. When moving out the tenant undertakes to restore the apartment to its original condition