

General provisions

1. 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 payment slip or not. If the rent is paid after the due date, statutory fees and late payment interest are added. 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.

2. 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.

3. Cost of electricity and hot water

If household electricity and warm water is not included in the basic rent in accordance with this contract, it will be charged separately as an addition to the rent. If a digital readout system is installed in the building the tenant will be debited based on the actual consumption. In the event that such a system has not yet been installed or at times when the readout system is not in operation, a standardized amount will be debited as stated in the total rent.

4. Fault reporting

The tenant must immediately report any faults in the apartment to the landlord.

5. 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.

6. Communal areas

It is not permitted to use stairwells and other communal areas, either inside or outside the building, as storage space and the landlord is entitled to dispose of or cease items left in communal areas, for instance bicycles, furniture, etc.

7. Subletting

Subletting is only allowed in accordance with the applicable tenancy rules and never without the prior consent of the landlord. Unauthorized subletting can lead to termination of the tenancy contract.

8. Showing the apartment

After giving notice to terminate the contract the tenant undertakes to show the apartment to prospective tenants.

9. Personal Data Handling

Personal data provided to the landlord in connecting with the signing of the contract will be used to the extent required to fulfill the provisions of the contract. This applies to notification and negotiation of rent, information to the tenant, verification of study results and all other issues pertaining to ongoing management. By signing this contract the tenant approves the

use of personal data in accordance with that stated above. For additional information about personal data handling visit www.chalmersstudentbostader.se

Special provisions

1. Moving in

The tenant can move in at 14.00 (2 pm) on the date of moving in as per the contract, at the earliest.

2. Home insurance

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

3. Smoking prohibition

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

4. Fire alarm

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

5. 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 present or not.

6. 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.

7. 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.

8. Termination of contract

The notice period is seven calendar weeks and termination is deemed to have been effected in the calendar week that the tenant announced the cancellation, no later than Sunday at midnight, via My Pages on Chalmers Studentbostäder's website.

9. Moving out

Moving out is to take place no later than 10.00 am on the day the contract expires. The apartment must be thoroughly cleaned and all keys returned. An inspection will be carried out by the landlord after the tenant has moved out.