



## **RULES – student housing**

### **The Student Welfare Organization in Molde (SiMolde)**

#### **§ 1. TENANTS/HOUSING:**

The tenant has to be a student at Molde University College. Our rooms, and 1-room apartments is meant for only one person. We do however have 2-room and 3-room apartments for couples and families.

**Students with a housing guarantee has to rent the housing unit for at least one whole semester.** From 10 August until 31 December in the fall semester and from 1 January until 15 June in the spring semester. SiMolde is entitled to instruct the tenant to move to another appropriate housing unit run by SiMolde. See §1.2 in the tenancy agreement.

The tenant has to notify SiMolde if they are expecting visitors that are staying for more than 14 days.

#### **§ 2. MOVING IN/OUT – REPORTING ITEMS MISSING, MALFUNCTIONING OR DAMAGED.**

##### **Moving in:**

At the time of moving in, the tenant has to sign that the accommodation with all its inventory and equipment is in an acceptable condition. Damages or defects has to be reported, in writing, to SiMolde within 5 (five) days after moving in.

##### **Moving out:**

If there is damage to the accommodation, furniture, or any equipment is not working when the tenant is moving out, the tenant is responsible for the cost of repair or replacement, unless these conditions (1) have been noted on the check-in list or (2) are due to normal wear and tear.

#### **§ 3. ALTERATIONS TO THE ACCOMMODATION.**

The tenant cannot install an antenna or alter the accommodation in any way without written permission from SiMolde. For example, installing new floor covering, or moving/exchanging heaters, stoves, refrigerators, furniture or similar items. It is not allowed to store belongings in the corridors or in the stairways.

Tape, nails, screws, or similar items are not to be placed on walls, ceilings, floors, or furniture. Use the special mouldings on the wall if you want to hang up pictures etc.

#### **§ 4. PEACE AND QUIET**

Tenants must respect each other's need for a quiet study environment. Therefore, there should not be any significant noise after 23:00 on weekdays or after 24:00 on weekends, and days before holidays.

#### **§ 5. CLEANING/TIDY UP**

The Tenant is obligated to clean their own accommodation. Furthermore, everybody has a responsibility to keep all the common areas clean and tidy. That includes, among other things, washing the floor, the bathroom and the toilet at least once a week. The dishes has to be done, the kitchen counter, the table, and the oven has to be cleaned, and the trash taken out every day. In addition, there is a big clean out each semester. Our facility personnel check the common areas regularly.

#### **§ 6. COMPLAINTS**

If a Tenant wishes SiMolde to rule on a complaint or concern about student housing, the complaint has to be in writing.

#### **§ 7. PARKING**

There is limited parking at most of the SiMolde buildings. Please use these and respect parking regulations.

**Do not park beside/directly outside the buildings at Kvam.** Parking in these areas will make trash collection, snow removal, and emergency vehicle parking difficult.

#### **§ 8. PETS**

Pets are not allowed in our student housing.

### **§ 9. TRASH SORTING AND DISPOSAL**

Trash has to be sorted into bio, paper, plastic, glass and metal, and then deposited in designated bins in the trash room or into designated containers. Remember to put plastic bags in the buckets. Trash should not be kept in common areas and never in corridors/stairways.

### **§ 10. BICYCLES**

Each year we throw away any bicycles without names on them, so you have to make sure to put your name on your bike before June 1<sup>st</sup>. If we find bikes without a name on them we cut the lock off and throw out the bike.

### **§ 11. INTERNET**

Only tenants who are students at Molde University College has access to our internet connection. Please read HiMolde's instructions, rules, and policies about internet usage before connecting your device(s) to the network.

### **§ 12. CONSUMPTION OF ELECTRICITY**

Our 2- and 3-room apartments have their own electric meters. The tenants in these apartments pay for their own electricity use. In all the other student accommodations the electricity price is settled for the renting period.

### **§ 13. LAUNDRY**

It is not allowed to do the laundry (wash your clothes) by hand in your room, the bathroom, nor the kitchen. Drying your clothes in the common facilities is not allowed either. This can block the sinks and the outlets. You use all of the hot water, which again causes an increase in electricity consumption. Dripping wet clothes can also cause moisture damage on our floors etc., and you occupy a lot of space.

### **§ 14. FIRE PROTECTION**

See posters in your housing and information handed out to you at arrival about how to avoid fire. If there is a false alarm, open the windows all the way to air out the smoke. NOTE! Do not open the doors to the stairways, if you do a full alarm will automatically start. At Kvam and Glombo there is units to turn off the alarm. Read the instructions. If you cause a false alarm, you will be charged a fee.

### **§ 15. SMOKING - DRUGS**

Smoking is not allowed in our housing. We do not tolerate use, storage, or trafficking of narcotic substances in association with our buildings. Any violation will be reported to the police, and the tenancy agreement will be terminated.

### **§ 16. STORAGE OF DANGEROUS OBJECTS**

The tenant is obliged to help maintain a safe and good living environment. Storage and use of dangerous objects, weapons, imitations of weapons, including air rifles, softguns, etc. is therefore not allowed.

### **§ 17. CHARGING ELECTRIC CARS**

Charging electric cars using electrical outlets/extension cords from the housing could be a fire hazard, and is therefore prohibited. Nearest charging station is per now on the north side of HiMolde's A-building.

### **§ 18. BREACH OF THESE RULES**

If the tenant violates the **Rules for Residents of Student housing** SiMolde can terminate the contract and evict the tenant. For minor violations, the tenant will be given a warning. Several warnings will lead to eviction. The tenant will be given a written notification about the eviction, and about whether the tenant is responsible for damages that might require financial compensation.

The tenant can challenge SiMolde's decision of eviction, warning, or financial compensation within three days after receiving the notice. The challenge must be in writing, and delivered to SiMolde.