

RULES – for residents of student housing The Student Welfare Organization in Molde (SiMolde)

§ 1. TENANTS/HOUSING:

The tenant shall be a student at Molde University College. Our rooms and 1 room apartments are meant for only one person. We also have 2-rooms and 3-rooms flats for couples and families.

Students with a housing guarantee, have to rent the housing unit for minimum a whole semester. From August 15th until December 31st in the autumn semester and from January 1st until June 15th in the spring semester.

SiMolde is entitled to instruct the tenant to move to another appropriate housing units run by SiMolde. Referring to §1.2 in the tenancy agreement.

If you have a visitor you have to fill out a written note in our administration.

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

Moving in:

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

Moving out:

If there is damage to the dwelling or furnishings, or equipment is not in working order 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) due to normal wear and tear.

§ 3. ALTERATIONS TO THE DWELLING.

The tenant must not install antennae or alter the dwelling in any way without written permission from SiMolde. For example: installing new floor covering, moving or exchanging heaters, cooking ranges, refrigerators, furniture or similar items. It is not allowed to store belongings in the corridors or in the stairway.

Tape, nails, screws, thumb tacks or similar items must not be placed on walls, ceilings, floor, or furniture. Use our lists for the purpose if you like to hang up pictures or other.

§ 4. PEACE AND QUIET

Tenants must respect each others need for a quiet study environment. Therefore, there should be no significant noise after 23:00 hours on regular days or after 24:00 hours on days before holidays.

§ 5. CLEANING/TIDY UP

The Tenant is obligated to clean his/ her own accommodation. Furthermore everybody has a responsibility to keep all the common rooms clean and tidy. That includes, among other things, washing of the floor, the bathroom and the toilet at least once a week. The dishes must be taken, the bench, the table and the oven must be washed and the trash taken out every day. In addition there is a clean out each semester. Our facility persons check the common facilities regularly.

§ 6. COMPLAINTS

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

§ 7. PARKING

There are limited parking on most of the SiMolde buildings. Please use these and respect parking regulations. **Do not park beside the housing complex at Kvam.** Parking in these areas will make trash collection, snow removal and fire/ambulance vehicle parking difficult.

§ 8. PETS

Pets are not allowed in our student housing.

§ 9. TRASH SORTING AND DISPOSAL

Trash must be sorted into food remains, paper, plastic, glass and metal, and then deposit 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 you must mark your bicycle with your name within June 1st. Because then we have the yearly procedures for tidy up. If we find bicycles which is not marked, we cliff the lock and remove the bicycle.

§ 11. INTERNET

Only tenants who are students on Molde University College has access to our internet connection Before connecting these items to the cable system, please read the instructions, rule and policy booklet for this service.

§ 12. CONSUMPTION OF ELECTRICITY

Our two and three room apartments have their own electric meters. The tenants in these apartments pay for their own consumption of electricity. In all the other student accommodation 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 or the kitchen or drying clothes in the common facilities. You block the sinks and the outlets. You use all the hot water, which again causes an increase in the consumption of electricity. Dripping wet clothes can cause moisture damage on our floors and other places and you occupy a lot of space.

§14. FIRE PROTECTION

See posters in your housing and given information about how to avoid fire. If there is a false alarm, open the windows full up to get out the smoke. NOTE! Do not open the doors to the stairways, then a full alarm automatically arise. At Kvam and Glombo there is units to turn off the alarm. Read the instructions. If you still cause a false alarm, you will be charged a fee.

§ 15. SMOKING - DRUGS

It is not allowed to smoke in our student housing. We do not accept use, storage and trafficking of narcotic drugs in association with SiMoldes buildings. Violation will be reported to the police and the tenancy agreement will be terminated.

§ 16. BREACH OF THESE RULES

If the tenant breach the **Rules for Residents of Student housing**. SiMolde can terminate the Housing Rental Contract and evict the Tenant. For minor breaches, the tenant will be given a warning. Several warnings will also lead to eviction. The Tenant will be given a written note about the eviction and about whether the Tenant is responsible for damages, which might require financial compensation. The Tenant can challenge SiMolde`s ruling of eviction, reprimand / warning or financial compensation within three days after receiving the notice. The challenge must be in writing and delivered to Simolde.