

# House rules

All tenants must contribute to peace and order and a good living environment.

Tenants are obliged to follow the house rules of the tenancy agreement.

Substantial or repeated breaches of the house rules are considered a breach of the lease and may result in termination of the lease.

## 1. Use of housing

The tenant must treat the property with care. The tenant is responsible for the home being cleared, cleaned and aired regularly. Wants, needs and errors/shortcomings must be reported via NMBU help/support to the real estate department. It is not permitted to use external companies/suppliers for improvements.

## 2. Peace and order

There must be peace and order between 11:00 p.m. and 07:00 a.m. in homes, hallways, entrances and common areas. This means that extra consideration must be given to neighbours.

Neighbors must always be notified of parties that last beyond 11 p.m.

## 3. Fire safety

The home is equipped with smoke detectors and fire extinguishing equipment. The tenant is responsible for ensuring that there are batteries in the smoke detectors at all times.

In the event of deficiencies, contact the Real Estate department via NMBU help/support.

Stairs and corridors are escape routes and must always be kept tidy and free of all types of objects, so that evacuation can take place without hindrance in the event of a fire.

The tenant may be held financially responsible for unnecessary call out of the fire service that are due to the tenant.

Panel ovens must not be covered with curtains, furniture or anything else to avoid the risk of fire. Extension cords must not be used for equipment such as heaters, coffee makers, kettles, refrigerators, etc. Extension cords must only be used in the same room as they are connected and must not lie exposed to damage.

Use an ashtray when emptying the wood stove.

## 4. Common areas and storage

Storage must only take place in your own apartment or in a storage room where this is specified in the rental contract. Prams, other sporting goods or other furniture must not obstruct escape routes.

## 5. Outdoor areas and facade

The tenant is obliged to keep the garden and outside area at the property tidy. Bicycles must not enter the residences, but must be parked outside in bicycle racks or NMBU's bicycle hotel.

It is not permitted to store private items outside.



The garden is part of the park at NMBU and all maintenance is carried out by the landlord. The tenant must not make changes to the garden. The landlord plows and sprinkles the roads and footpaths, but the tenant is himself responsible for shoveling snow and sprinkling the driveway and entrance area. Seagull equipment is available at the residence. It is not permitted to mount a satellite dish or other equipment on the facade. Trampolines, swing stands etc. are not permitted. The use of an electric or gas grill is permitted. Grills must be stored indoors when not in use. Fire pans, charcoal grills and disposable grills are not permitted.

## 6. Waste

Any littering of the property is prohibited. It is not permitted to store waste in the common areas outside the front door or on the balcony.

It is Follo Ren that empties the waste. On Follo Ren's website you will find simple information about sorting, emptying days and more.

[www.folloren.no](http://www.folloren.no)

Residual waste/food is emptied every two weeks and paper once a year. month. Food waste must be in its own green bag in the same container as residual waste.

## 7. Parking

Parking must take place in a marked space allocated to the home, or in NMBU's staff car parks. Info about parking: <https://www.nmbu.no/om/parkering>

It is not permitted to store unregistered vehicles, caravans, trailers etc. At NMBU's properties.

## 8. Pets

Pets are not allowed.

Pets are only allowed where there is approval for a service dog or guide dog.

If illegal animal keeping occurs, the tenant is held financially responsible for any damage the animal causes to the rental object and its contents.

## 9. Smoking

NMBU houses is non-smoking.

If smoking in front of the entrance and on the balcony, the tenant must be considerate towards neighbors and the surrounding environment.

If smoking occurs in violation of the ban, the tenant is held financially responsible for damages and odors.

## 10. Maintenance

### Cleanliness

Each tenant is responsible for the cleanliness and orderliness of their own housing unit.

Where there is shared entrance area and stairwell, cleaning is carried out in accordance with the cleaning list. The task is distributed among the residents.

The tenant is responsible for regularly cleaning surfaces and fixtures in the apartment/home. Especially important to clean:



- Kitchen - oven (cooking plates, glass, internal walls, grid), kitchen fan, stove top, fridge/freezer, benches, walls, boards and floor.
- Bathroom - shower/shower walls including drain, cupboard, toilet and sink.

When moving out, the entire home must be cleaned/emptied. **No inventory, furniture, food or personal belongings should be left behind.** The wood stove must be emptied of ash. All surfaces and fixtures must be cleaned. External window cleaning is carried out by NMBU at the end of the tenancy where there is a need.

#### Water and sanitation facilities

The tenant must not throw food waste, nappies, sanitary napkins or other rubbish into the toilet.

Food grease, coffee grounds, hair and the like must not be thrown into sinks, toilets or drains, but must be thrown into the bin. The tenant is responsible for cleaning and maintaining drains regularly. Repairs to blocked drainage pipes as a result of the tenant's use or lack of maintenance must be paid for by the tenant themselves.

#### Heating and indoor climate

All rooms in the home must be sufficiently heated so that water pipes do not freeze. Minimum temperature 10 degrees celsius. In extra cold periods the minimum temperature should be higher. We encourage a maximum indoor temperature of 22 degrees. Air hatches must be left open and the home must be ventilated regularly, this to prevent moisture damage. Use the window catches! In rainy weather and strong winds, windows must be closed. In case of condensation on/between the window glass, it must be ventilated.

### **11. Change of the house**

It is not permitted to make holes in walls. The desire to hang pictures/objects must be agreed with the property department, see contact information in point 1.

It is not permitted to paint or make changes to the home.

### **12. Breach of the house rules**

The house rules are part of the rental contract. The tenant is responsible for ensuring that these provisions are complied with by the tenant's household and others to whom the tenant has given access to the home and the property in general. Repeated violations of the house rules will result in termination or cancellation of the contract.

### **13. Liability for compensation**

The tenant is liable for compensation for any damage or deterioration that occurs as a result of a breach of the house rules. This applies even if the damage or deterioration is caused by other members of the household or other persons to whom the tenant has given access to the housing unit and/or common area. Damage to the home must be reported to the Property Department as soon as possible.