

## House rules

Dear Resident.

We hope you will consider the Hedorf Hall of Residence as your home for the time you live here, and therefore your cooperation will help to make it a nice place to be. For this to happen, we have adopted a set of house rules - which may look strict on paper, but the purpose is to show consideration for the rest of the residents.

### **Welcome.**

#### **Overall**

Occupants of the hall of residence must show due consideration to other residents and the sound operation of the residence. The residents are responsible for guests' behaviour.

#### **Residents**

Only one person should occupy each apartment, and it must be the person who is on the lease.

#### **Apartment**

It is the responsibility of each tenant to clean the accommodation regularly.

Please do not drill into walls or door frames. The costs of all repairs will be deducted from your deposit.

Larger effects such as electrical racks, flat screens, speakers, etc. must be on the shelves.

The tenants shall not, without the property inspector's written consent, make changes to the apartment, including colour change or material changes or the like. If the tenant has made changes, the hall of residence can, if necessary, carry out restoration at the tenant's expense.

#### **Pets**

It is not allowed to keep pets.

#### **Subletting**

If the lease-holder needs to study abroad or do his military service, the apartment may be sublet up to the applicable rent for one to two semesters, if the temporary tenant is eligible for student housing and respects the house rules. The details of any such arrangement should be notified to the administration in advance.

#### **Common areas**

Bicycles must be placed in the bicycle shed. Do not put bikes on the road in front of basement windows, entry door or driving passage.

For the sake of security do not put effects on common walks. Objects left on the gallery will be removed without warning and disposed of.

None of the residence property must be removed from the residence.

#### **Cleaning**

It is up to the residents themselves to clean common kitchens and entrances in front of their own homes. After use the common kitchens must be left in the same condition as they were, or better ☺

Common areas will be cleaned by the hall of residence.

#### **Damage**

Damage and vandalism caused by residents or visitors to the building and / or equipment shall be the liability of the occupant. There will be collective liability for damage to common areas, where the person causing the loss, cannot be determined. In cases of doubt the Residents' Council decides, the persons who bear the responsibility.

#### **Noise**

Residents must give due consideration to other residents needing calm to study and good night's sleep. The noise in the form of music, parties and the like from a lease may only occur Friday and Saturday, and if so, must

be quiet at. 02.00. On weekdays (ie Sunday-Thursday) must be quiet at. 22.00. Noise regulations are valid all year - even during holiday periods. A noise complaint should always be respected the first time.

**Smoking**

As in public buildings it is not permitted to smoke in the hall of residence, except in the apartments.

**Basement**

Basement corridors must be kept free of all effects, with regards to the fire regulations and our own security. There must be free access to all basement cabinets, doors and windows. Objects standing in the basement will be removed without warning.

**Complaints**

Complaints regarding violation of the house rules should, without delay, be given to the residents' council with details of time, place and circumstances. Complaints about noise from a lease must be signed by at least two and preferably more leases. The Residents' Council will, where possible, consult the parties and thereafter recommend what action should taken in each case.

**Termination**

Termination may happen: 1) When admission criteria to the hall of residence is no longer present. 2) Once the threshold is exceeded. 3)

**Repeal**

When this regulation is overridden repeatedly.

**of contract**

Notice to quit may happen: 1) When the rent is not paid on time. 2) When a serious breach of the rules, including the gross violation of the resident's general obligation to observe good conduct and order, occurs. The lease may be terminated by giving three months notice, and in serious cases, the lease could be terminated without notice in accordance with the Danish Housing Act.

All decisions on the termination of the lease due to a breach of the house rules are to be taken by the Residents' Council, which recommends to the Board of tenants and the Administration, what should be done in each case. The Board is informed and, where appropriate, involved in the decision making process.

**Entry into force**

These rules come into force at the first occupation of the Hall of Residence on October 1<sup>st</sup>, 2009.

House rules are hereafter fixed / revised by the Residents' Council and by the Board jointly.