

# House Rules

## OLA FROSTS VEG 1-5



### 1. FIRE/SAFETY

We wish for our tenants to understand the importance of acting cautiously when using fire and heat sources, so that we can ensure a safe living environment for everyone. Here are some important guidelines we ask you to follow:

#### 1.1 Fire Safety:

- Please adhere to the fire instructions posted in your apartment.
- Keep escape routes, including stairs and corridors, free of obstructions at all times to ensure a quick evacuation in case of fire.
- Avoid storing personal belongings in common areas and do not block entrances to the rental property. This is important to ensure free access to emergency exits. We reserve the right to remove items that block escape routes without notice.

#### 1.2 Grilling:

- Electric grills are only allowed to be used on open verandas or balconies. This is to ensure safe use of grills without the risk of fire or smoke development indoors.

#### 1.3 Liability:

- We remind you that unnecessary fire call-outs, including incidents related to cooking, can lead to liability under the Tenancy Act § 5-8. Be mindful when using fire to avoid such situations.

### 2. WASTE MANAGEMENT

We would like to remind you of the importance of handling our waste properly. It is not only good for the environment, but also helps keep our common area clean and tidy.

- Please ensure that the trash is properly packed before it is disposed of at the designated places. We have created a sorting list that shows what goes where, so do not hesitate to take a look at it if you are unsure.

### 3. CLEANING AND TIDYING

We hope you are enjoying your home here with us. In order for all of us to enjoy a clean and safe living environment, there are some guidelines we would like to remind you of, which are important for our community.

#### 3.1 Your Apartment

- Each of you is responsible for keeping your own apartment clean and tidy.

#### 3.2 Storage Rooms

- We ask that the storage rooms be kept tidy. It is important that no flammable or easily ignitable liquids or objects are stored there.

#### 3.3 Cleaning

- Regarding shaking and airing out clothes and furniture, we ask that this be done in the yard or other designated areas. This helps us all maintain a clean and neat outdoor environment.

#### 3.4 Drains and Traps

- Make sure to keep drains, traps, and kitchen ventilators clean. If something becomes clogged due to lack of maintenance, it will be the tenant's responsibility to fix it. And remember, only toilet paper should be thrown in the toilet – avoid throwing other items there. It can lead to problems with the drains. And to keep us all safe from Legionella infection, remember to clean the shower head and hose quarterly.

#### 3.5 Common Areas

- The common areas are maintained by us as landlords, and the cost for this service is included in your rent. This contributes to making the common areas always clean and welcoming for everyone.



## 4. USE OF RENTAL APARTMENT AND COMMON AREAS

The common areas should be a place where everyone enjoys, and therefore we have some important guidelines:

### 4.1 Your Apartment

- We ask that you do not drill into walls after 8:00 PM on weekdays, and that there is a total ban on weekends and public holidays.

### 4.2 Noise

- After 11:00 PM, we ask for general quiet in the building. Consider your neighbors by avoiding loud talk and noise both inside and outside the apartment after this time. At all times, show consideration and do not act in a way that bothers other residents.

### 4.3 Guests

- Tenants are responsible for ensuring that their guests also follow the same rules that apply in the building.

### 4.4 Lease Agreement

- Violations of the rules mentioned above, leading to complaints from other tenants, may be considered as a breach of the lease agreement.

### 4.5 Cable TV and Broadband

- Our provider for cable TV and broadband is Telia, so it is not permitted to install your own satellite dishes or antennas.

### 4.6 Veranda/Balcony

- Flower boxes should be installed on the inside of the veranda or balcony, and it is not allowed to install flashing lights on the veranda or balcony.
- It is not permitted to store anything other than garden furniture and other items that naturally belong on a balcony or veranda.
- It is prohibited to throw cigarettes or other waste from the veranda, balcony or enclosed balcony

### 4.7 Smoking

- Smoking outdoors should only take place in designated areas.
- At Ola Frosts veg 5, there is a total ban on smoking, including private balconies.

### 4.8 Keys/key fobs

- If you happen to lose your keys/key fobs, please notify the landlord immediately. Only the landlord can order new keys/key fobs.

## 5. PARKING

Regarding parking, we ask that all cars, motorcycles, mopeds, and bicycles be parked in designated places. This helps us ensure that there is always order and availability in our parking areas.



Thank you for taking the time to read through these guidelines.

We greatly appreciate your contribution to creating a pleasant and safe environment for everyone living here.

