

§ 0. Background, relationship to the Main rental agreement, definitions and terminology

Sublessee: The person renting the housing unit from the Subletter

Subletter: The person renting the housing unit from the Landlord and subletting it to the Sublessee

Landlord: The Foundation for Student Life in Oslo and Akershus, represented by SiO Housing

Main rental agreement: the rental agreement between The Foundation for Student Life in Oslo and Akershus, represented by SiO Housing and the Subletter.

The Subletter has a rental agreement with The Foundation for Student Life in Oslo and Akershus, represented by SiO Housing, for renting student housing (the accommodation, as defined in §1 in the Main rental agreement). The Subletter wishes to sublet this accommodation to the Sublessee

As a main principle, the Subletter agreement is identical to the Main rental agreement. This means that the Sublessee and the Subletter have the same rights and obligations towards each other, as the Subletter and the Landlord do, as stated in the Main rental agreement.

Deviations from this principle are valid only if stipulated in the Sublet contract.

The Main rental agreement is added as an attachment to the Sublet contract.

§ 1. The sublet contract is

Between (Subletter) and..... (Sublessee) The sublet contract is for:

Accommodation type:

Student village/student house:

The sublet contract applies to the whole accommodation as specified in the Main rental agreement §1.

§ 2. Prerequisite for the sublet contract

The sublet contract is not valid without the approval from the landlord

§ 3. Maximum duration of the sublet contract

The Landlord allows subletting for a period of up to 6 month in total during the duration of the Main rental agreement, in addition to the months of June and July each year.

The sublet contract begins on the:

The sublet contract ends without the need to send a notice of termination on the:

The Sublessee is to move out no later than 1200PM, (noon), on the date the sublet contract ends.

The Sublet contract is non-cancellable by either party in the contract period, except for the Subletter's right to do so as stipulated in the Main rental agreement §13. The Sublessee cannot extend the rental period.

§ 4. Handing the accommodation over

The Subletter and the Sublessee decide amongst themselves how the handover of the accommodation is to happen.

§ 5. Relocation in the case of rehabilitation

In the case of a larger rehabilitation of the accommodation, the Landlord may move the Subletter to other suitable accommodation at the disposal of the Landlord, as described in the Main rental agreement. In such an instance the Subletter can also impose on the Sublessee to move to other accommodation as provided by the Landlord.

The Subletter is to let the Sublessee know, in writing and with no less than 1 – one – months notice. The Subletter may as well, in other instances where it is necessary, for instance in the case of a fire, or major damage to the accommodation, and other, impose on the Sublessee to move to another suitable accommodation as provided by the Landlord.

§ 6. Rent

The Sublessee is to pay kr per month in rent.

The rent may not exceed the rent the Subletter would have paid to the Landlord in the same period.

Energy costs are in addition to the monthly rent, unless these are included in the Main rental agreement. Sundry charges and the like will be charged monthly. The rent is payable in advance to the Subletter, by the first day of the month. In case of late payment, interest rates are applied to the amount due, as stipulated by the law. In addition, any costs encountered in the process of collecting the rent are applied to the amount due. The Sublessee is liable for any cost the Subletter has in the process.

The rent is to be paid to this bank account number:

§ 7. Security deposit

[Please mark the applicable box]

The Sublessee is not to pay a deposit.

The Sublessee is to pay kr as a security deposit. The security deposit is in its entirety, and the whole period of the sublet period, be a security deposit to cover potential rent due, damages to the student accommodation, cost of eviction, charges or any other claims that may arise as per the Sublet contract.

The security deposit account is to be established in accordance with the regulations in the Norwegian Tenancy Act §3-5. The Subletter is responsible for the costs to establish the security deposit account.

§ 8. Condition of the accommodation at the time of handover to Subletter

The rental object shall be in a normal satisfactory condition, clean, with window panes intact and working locks, including keys/ access cards for all external doors. In the case of any shortcomings in the accommodation, the Subletter is to be informed of these as soon as possible and in due time after the Sublessee has discovered the shortcoming(s). If this is not overheld, the Sublessee forfeits his/hers right to have the shortcoming(s) handled. In the case of shortcomings/errors, the Sublessee can demand repairs, claim a rent rebate and/or compensation as stipulated in the Norwegian Tenancy Act chapter 2. The Sublessee cannot demand compensation for any indirect loss(es) occurred. In the case of significant violations to the above-mentioned, the Subletter may terminate the rental contract.

§ 9. Duties of the Subletter in the contract period

All internal and external maintenance is the responsibility of the Landlord. It is the Landlord's responsibility to maintain the accommodation in the same condition as at the time of handover, allowing for ordinary wear and tear.

Should any shortcomings occur in the tenancy period, the Sublessee may put forth claims as stipulated in §8; see §5-7 of the Norwegian Tenancy Act. The Sublessee's claim(s) as per any shortcomings is to be viewed as an acceptance of the Landlord's possibility to visit the premises to do an inspection and/or repair it, during the hours of 08.00 and 17.00, Monday-Friday.

The Landlord and the Subletter have the right to inspect the rental object, including checks that the communal kitchen and common washroom facilities are kept clean.

The Landlord, or whomever the Landlord appoints, shall ensure that peace and quiet is maintained.

§ 10. Sublessees duties and responsibilities – alterations to the rental object

The Sublessee has a duty to treat the accommodation, and the property as a whole, with due care and to comply with the house rules in effect, which are enclosed with the Main Rental Agreement in appendix 1. The Sublessee is also responsible that people the Sublessee give access to the accommodation comply with the house rules. The Sublessee is to familiarize him/herself with the building fire instructions and comply with these. The Sublessee is responsible for all damage, either by the Sublessee him/herself, regardless of whether they are caused by the Sublessee, or by someone in the Sublessees household, or others the Sublessee has given access to the accommodation or the property, within the limitations the Norwegian Tenant Act §5-8 states.

The accommodation is not to be used for any purpose other than stated and presupposed in the sublet contract.

The Sublessee may not make any alterations to the accommodation or the property as a whole. This includes, but is not limited to, the installation of a satellite dish/aerial, fitting of new locks, replacement of flooring, painting the walls or applying wallpaper, removal, repositioning, moving or changing heaters, ovens, furniture or such.

The Sublessee has to, to a reasonable extent, allow the Landlord and the Subletter access to the accommodation to the extent necessary for inspection and maintenance. In the event of this being necessary the Sublessee is to be warned in due time. The Landlord has its own set of keys/access cards to all student accommodations.

§ 11. Further sub-letting

The Sublessee may not sublet the rental object.

§ 12. Keeping of animals

The keeping of animals of any kind is not allowed.

§ 13. Breach of contract. Eviction

If the Sublessee breaches the contract, or in case of other justifiable reason, the Subletter has the right to terminate the sublet contract with 1 months' notice.

If the rent or agreed supplementary charges are not paid within 14 – fourteen – days of notice being given, or after the due date, the Sublessee accepts that forcible eviction may be effectuated without legal proceedings pursuant to §13-2, 3rd para., letter a) of the Norwegian act relating to the enforcement of claims (Enforcement Act) If the Sublessee does not vacate the accommodation on expiry of the sublet period, eviction may equally be effectuated without legal proceedings pursuant to §13-2, 3rd para., letter b) of the Norwegian Enforcement act.

If the Sublessee is otherwise in material breach of the sublet contract, the sublet contract may be terminated; see §9-9 of the Norwegian Tenancy act.

If the Sublessee fails under such circumstances to voluntarily vacate the accommodation, the Sublessee may be forcibly evicted from the accommodation pursuant to §13-2, 3rd para. letter d), of the Norwegian Enforcement Act.

A Sublessee who vacates the accommodation following forcible eviction or on the Subletter's orders following breach of contract is obliged to pay rent for the remaining period of the sublet contract, with a rebate for the Subletter's proceeds from a new sublet provided such has been arranged. The Sublessee is also liable for any costs entailed by forcible eviction, legal proceedings and clearance of the accommodation.

§ 14. Vacating the accommodation

On expiry of the sublet period, the tenant shall return the accommodation and appurtenances and any storage space to the Subletter in cleaned condition and otherwise in the same state as when the accommodation was handed over, apart from the depreciation due to normal wear and tear and any defects that the Subletter himself is obliged to repair. If the keys are not returned by the agreed time, (see section 3), rent will be payable until the Sublessee's use of the accommodation ceases; see §10-3 of the Norwegian Tenancy Act. If the date on which

the tenant is to vacate the property by special arrangement does not coincide with the payment due dates, rent will be charged for the intervening days.

If the accommodation is in a poorer state than agreed or as laid down in §10-2 of the Norwegian Tenancy Act, the Subletter may claim reimbursement of necessary repair costs; see §10-3 of the Norwegian Tenancy Act. The Subletter shall notify the Sublessee in writing of any claims for repairs. Notice has to be given within a reasonable amount of time, unless the Sublessee's conduct is construed as grossly negligent or contrary to honesty and good faith.

§ 15. Personal property left behind by the tenant

If the Sublessee leaves behind personal property on vacating the accommodation, the Subletter may dispose of items which he/she deems to be of no financial or useful value, without notice. Any other personal property will be stored by the Subletter. The Sublessee will be notified and given a deadline within which to retrieve personal property provided that the Sublessee's forwarding address is known and the Sublessee's ownership of the personal property can be established. If the personal property is not retrieved within the deadline, the Sublessee may assume that it will be sold or otherwise disposed of. Personal property will only be returned to the Sublessee if he/she pays for the expenses the Subletter has had.

§ 16. Legal venue

The parties agree to adopt the property's legal venue in any dispute arising out of the tenancy.

§ 17. Access monitoring

The Landlord uses electronic keycards. To ensure that no unauthorized persons gain access to the landlord's properties, and to secure the operation and maintenance of the system, the Landlord may register information about the keycard's number, the date and time for the use of keycard, at which doors the keycard has been used, hereunder the number of attempts to use the keycard at doors which the keycard does not have access to, as well as the name of the card owner (i.e. the Sublessee) in certain cases. The Sublessee will be notified if it becomes necessary to obtain such information. The information will be deleted when storage is no longer necessary in accordance with the purpose of the storage. By contacting the landlord the Sublessee can request information about which information is registered and if applicable the Sublessee can request the information to be updated or changed if needed. The information may be transferred to the Landlord's external supplier to the extent it serves the purpose related to the latter's assistance regarding the storage of information and system management/error correction, and when access to the information is required or in correspondence with the legislation or in connection with the investigation of legal offenses.

§ 18. The Norwegian Tenancy Act

Where no other provisions ensue from the sublet contract, the sublet shall be governed by Tenancy Act no. 17 of 26 March 1999. The present sublet contract applies to the letting of accommodation which according to the decisions of a body representing a central, regional or local government authority is intended for use by persons with a need for accommodation in connection with a course of study; see §11-2. The Sublessee is informed that his rights as a Sublessee are subject to restrictions compared with those applicable to the letting of other types of dwelling.

I hereby confirm that I am familiar with the contents of Appendix 1 and that Appendix 1 is to be construed integral to this Tenancy Contract.

Place/Date:

Sublessees signature:

Subletters signature: