



Appendix 1

House rules

In student accommodations where many people live close to each other, it is important to consider other people's needs for peace and order. Please follow the house rules that are part of the lease.

Section 1. Fire, safety

1. The tenant is obliged to familiarize themselves with the article 'Fire safety' at www.sio.no/housing. The tenant shall observe due caution in their use of naked flame, heat sources, hotplates etc. to prevent the risk of fire or call-out of the fire services.
2. Escape routes (i.e. staircases and corridors) must be kept free of obstacles at all times in case of fire. It is prohibited to block fire doors (doors marked as exits or emergency exits) or to leave these propped open. The security officer will remove any objects blocking escape routes without notice.
3. The tenant is personally responsible for replacing batteries in smoke alarms and for otherwise ensuring that smoke alarms are in proper working order. The tenant must notify the landlord immediately on suspicion of any defective smoke alarm.
4. The tenant is not permitted to store any items that might pose a risk to other persons whether in the tenant's own accommodation unit, common areas, outdoor areas or in storage space. The landlord will remove any such items without notice.
5. If the tenant's conduct results in needless call-out of the fire services, including as a result of food preparation, the tenant is liable to pay damages to cover the landlord's expense incurred by needless call-out; see Section 5-8 of the Norwegian Tenancy Act. The tenant is billed according to the invoice from the fire department.

Dismantling or cover up of fire alarms is strictly prohibited and will be construed as a breach of the tenancy agreement. The tenant is also required to pay the labor cost of repairing faults in installations resulting from such dismantling. Tenant is billed according to invoice from the fire department.

Section 2. Cleanliness

1. Each tenant is responsible for the cleanliness and orderliness of their own accommodation unit.
2. The common kitchen and any common rooms must be cleaned at least once a week by tenants who have kitchen access. Refuse bins must be emptied daily. Each tenant is responsible for keeping the fridge clean and tidy. Shared cupboards/cupboards in the common areas must be kept clean and tidy.
3. The entrance and shower/toilet must be cleaned at least once a week.
4. In cases where there are more than two users of common facilities such as the kitchen, shower/toilet etc. a cleaning roster must be posted. Each of the tenants shall adhere to the roster for cleaning and tidying.

Section 3. Storage space

Residences that have an external storage unit must use the storage unit marked with the residence number only. Internal exchange of storage units between tenants is not allowed. Storage units must be kept tidy at all times. Items placed in the incorrect storage unit will be removed.

Section 4. Refuse handling

1. All refuse must be properly bagged before being placed in the designated sites. In addition, regulations regarding the use of refuse containers/sorting at source and the like must be adhered to.
2. Without advance notice to the tenant, the landlord has the right, at the tenant's expense, to destroy foul-smelling articles, and articles that might pose a hazard to the persons or the property.

Section 5. Use of the accommodation and common areas

1. It is not permitted to shake or beat garments, carpets or other textiles or throw objects from a window, or a balcony/veranda. It is not permitted to barbecue food on balconies/verandas/roof terrace unless arrangements for that purpose have been made by the landlord. It is not permitted to feed birds or other animals from balconies or adjacent to the building.
2. It is not permitted to drill holes in the walls. When hanging pictures etc., hooks must be used for hanging pictures on the picture rail, or other options that do not leave marks on the wall. This also applies to common rooms, staircases and the like. Notices, messages and similar may only be posted on the notice board.
3. It is not permitted to install white goods in residences or in common kitchens.
4. Tenants are not permitted to remove/replace fixtures and fittings without a written permission from the landlord.
5. Tenants are obliged to respect each other's need for peace and quiet at night and for study. After 11:00 pm on weekdays and after midnight on days preceding public holidays and until 08:00 am, peace and quiet must be observed in the accommodation unit and on the premises generally. Behavior that is a nuisance to other tenants is not allowed. The tenant is also responsible for the conduct of his visitors. The landlord or his representative may, where deemed necessary, demand that visitors leave the accommodation and the premises. Emergency call outs by Securitas, as a result of breach of the house rules, may be billed the tenant responsible.
6. You can have overnight guests in your residence for up to 14 days. You cannot have repeated visits, if these are a nuisance to other tenants. The tenant must be present during the stay or visit of guests. Renting out through Airbnb, Couchsurfing and similar services is not allowed. Nor is it permitted to advertise such rental of SiO's accommodations.
7. Ventilation: Air vents must be kept open and not be clogged using clothing or other fabrics. This may result in damp, mould and structural damage to the building. Tenants are likewise not permitted to adjust the ventilation system.
8. Private satellite dishes/aerials are not permitted.
9. Windows in common areas must not be left open at night.
10. Entrance doors must be kept locked at all times. Tenants must in no event grant unknown persons access to common areas. It is important to take care when entering by main doors that so unauthorized persons do not gain access to the premises. Unknown persons must in every instance be referred to the doorway intercom or to use their key / access card.
Tenants are advised to lock the door to their residence whenever leaving. If SiO has carried out works inside a residence, we will always lock the door when we leave.
11. All SiO Housing's accommodation is non-smoking. The tenant is responsible for ensuring compliance with the smoking ban. The tenant is also responsible for ensuring that this ban is observed by visitors. The smoking ban applies to all rooms. It is also not permitted to smoke from window sills, on balconies, roof terraces or near the entrance doors.
12. Doormats are not allowed in corridors and hallways outside your residence. Any doormat must be placed inside the tenants' private door.
13. In a common kitchen where the kitchen cabinets are marked with residence numbers, the tenants must use the cabinet belonging to the residence.

Section 6. Parking

1. Bicycles and prams may be placed only in the spaces designated by the landlord for this purpose. Bicycles must be labelled with a valid bicycle sticker. Bicycle stickers are issued annually and are available at the SiO Customer Service Centre. The bicycle sticker should be placed on a clearly visible part of the bicycle. The landlord will, at least once a year, check that the bicycles have valid bicycle stickers. The landlord has the right to remove and dispose of bicycles without visible, valid bicycle stickers. The landlord will well in advance notify about the control and that bicycles without a valid sticker will be disposed of.
2. Cars, motorbikes and mopeds must be parked in the designated bays with a visible parking sticker. The parking regulations are enforced according to rules governed by private law.
3. It is not permitted to connect an engine heater etc. to any power outlet in the student hall of residence unless a power outlet exists for that purpose and permission has been obtained.

Section 7. Other matters

During inspection of the accommodation, the landlord has the right to verify that the occupants of the accommodation are the actual tenants.