



Appendix 1

## **General tenancy regulations**

### **1. Assignment of housing etc.**

#### **Validity of agreement**

A signed contract is legally binding on both parties. If the deposit is not paid there will be no moving in and the landlord has the right to terminate the contract.

#### **Handover**

The tenant will be assigned the housing unit and any associated storage space on arrival at the Customer Service Centre on the handover date. (For Åråsen Student House: Keys are available for collection from the office in the basement of the student house during office hours between 02:00 pm and 03:00 pm.)

Handover may take place on all weekdays after 12 noon on the date which the contract starts. If, pursuant to Section 3 of the tenancy contract, the tenancy is to commence on a Saturday, Sunday or other public holiday, the tenant undertakes to pay rent from this day even if he does not take up occupancy until a later date.

The minimum tenancy for single housing is 2 months and for couple/family housing is 3 months. The agreement expires on the 15th or last day of a month.

#### **Who can live in the housing?**

Only one person can reside in housing for singles. Housing for couples is for cohabitants / spouses without children. If you have children, you must select family housing.

The name of cohabitants and / or children must be registered in SiO's systems.

#### **Apply for new Tenancy contract**

Tenants who have a tenancy contract expiring on 31 July and who wants a new tenancy contract from 1 August, has a deadline of 1 May to apply to be prioritised according to the Regulations for allocation. Deadline for tenancy contracts expiring 31 December is 1 October. Information will be sent well in advance before these two deadlines. If not meeting the deadline, the housing will be assigned to another applicant.

For tenancy contracts expiring on dates other than the above mentioned, no information will be sent out in advance. The tenant is then eventually obliged to apply for a new contract according to his type of housing, no later than 2 or 3 months before the expiry date. The price list clearly states the different notice periods. In these cases, the ordinary application form must be used.

#### **Internal moving**

Tenants can apply for internal moving to another housing on My page. Accommodation will optionally be granted two months ahead. Internal moving is not granted during the notice period.

Rent is payable for both housing units for a minimum of 4 days for single housing and 6 days for flats. Upon acceptance of an offer for internal moving, the existing Tenancy Contract will cease at 12 noon on the last transfer day. The storage unit must also be exchanged when moving internally. Please note if you are moving internally, you will not be given the key to the residence if you have overdue rent or there are other irregularities associated with your tenancy.

#### **Transfer of housing**

Transfer of housing to co-habitants, spouses and sub-lessees is only permitted with approved application. These must apply for housing on ordinary terms. Total time of rental as a 'cohabitant' or sub-lessee is counted when calculating maximum time of rental. If the co-habitant is offered a new contract and the housing shall be transferred, a cost of NOK 600 will incur to the current tenant. If the sub-lessee is offered a new contract and the housing shall be transferred, a cost of NOK 600 will incur to the sub-lessee.

#### **Inspection of housing**

The landlord has a duty to control who lives in the residences. Upon such tenant control, the tenant is obliged to present a valid ID to the inspector. The tenant is hereby notified that an inspection will be carried out up to twice every six months. In the event of suspicion of subletting that has not been approved, controls may be carried out more frequently.

## **2. What the rent covers**

Energy, internet, staircase cleaning and security services are included in the rent.

The tenant might be asked to perform a fire / safety training through the internet. The tenant must undertake this exercise gain access to the internet.

## **Reminder fee**

The fee for unpaid bills as of October 10, 2020 is NOK 35, which is adjusted annually in accordance with the Norwegian Debt Collection Regulations.

## **3. General requirements for notification to the landlord, written communication**

All notifications to the landlord concerning the tenancy shall be sent through My page or [sio.no/Housing/Contact](http://sio.no/Housing/Contact) form.

## **4. Notification of defects and deficiencies**

Any defects and deficiencies in the accommodation and / or shared areas must be notified via My page. Any complaint concerning defects or deficiencies by the tenant will be considered as the tenant's consent to the landlord surveying/remediating those defects or deficiencies as soon as possible, on weekdays between 8:00am and 5:00pm and between 7am and 5pm in shared areas. During any survey/remediation, the landlord shall seek to accommodate the needs of the tenant.

## **5. Notice of termination of the contract prior to the start of the contract period**

### **Termination of Tenancy Contract**

The notice period for the tenant is 2 or 3 months depending on the type of housing, counted from the 15 or the last day of the month. Appendix 1 – the price list sets out the notice period for each type of housing.

### **Termination of the Tenancy Contract prior to the start of the contract period**

If the contract period has not started to run and the tenant has not moved in (keys are not picked up), but the tenant wishes to terminate the contract, the contract holder may be charged with an amount equal to a maximum 2 months rent from the 15 or the last date of the month counted from the date the contract holder gives written notice.

If the tenant does not pick up the keys to the residence within 14 days from the start of the contract period, the landlord may terminate the contract and the tenant will be charged for an amount equal to two months' rent.

## **6. Vacating the housing**

The housing must be vacated and the moving out must be registered on My page no later than at 12 noon on the day the contract expires. If relocation on My page is not available, the keys must be delivered to the Customer Service Centre by 12 noon on the day the contract ends. If the housing has not been cleared and cleaned at the time it is vacated (see House Rules), the tenant is liable for the landlord's costs of attending to this and will be billed according to the time spent. Cleaning when moving out also applies to common areas. When tenants move out, the landlord will check the vacated residence. In this connection, the landlord will go through the areas shared by several tenants to gain access to the residence. The tenant's forwarding address and account number must be registered on My page.

## **7. Charges, liability for damages etc**

### **General provisions**

In the event of breach of the Tenancy Contract, including the House Rules, the tenant will be liable for damages in accordance with the Norwegian Tenancy Act and the Tenancy Contract. For certain types of breach of contract, damages will be applied as standardized charges. These are calculated on the basis of the expenses and additional labor defrayed by the landlord. By overdue return of the housing, additional costs that have incurred including legal costs in connection with eviction, costs of obtaining new housing to the next tenant that should have moved in, "late fee", lost rental income, cost for contracted cleaners who do not get access to check the residence, etc., reimbursement will also be demanded.

### **Unhindered escape routes**

If the landlord is obliged to remove obstacles blocking escape routes, the person responsible for the obstacle will be charged NOK 300 or will be held liable for coverage of the landlord's actual expense where this exceeds the charge.

### **Fire-service call-out**

If performance on the part of the tenant results in call-out of the fire services or any other kind of call-out, the tenant will be liable for damages to cover the cost of the landlord's expense on the call-out.

### **Caretaker**

If the caretaker assists with services other than contracted, the cost of this may be billed tenant.

### **Keys and keycards**

The tenant undertakes to take good care of keys/keycards and is required to report loss of keys/keycards immediately.

a. If a key is lost, the lock will be replaced. Lock replacement is subject to a fee of NOK 1000 for the tenant of a single room or studio flat for one person (one key) and NOK 1200 for the tenant of a couples/family flat (two keys). If the original key is recovered and handed in, half of the replacement lock fee will be refunded.

b. Replacement mailbox keys are subject to a fee of NOK 150. If the original mailbox key is returned, NOK 75 will be refunded.

c. Replacement keycards are subject to a fee of NOK 100.

d. To be locked into your residence will be billed with 1200 NOK in the Customer Service Centres opening hours. Otherwise, the rate is 1400 NOK.

e. Lost or non-returned laundry cards at the time of departure are subject to a fee of NOK 100.

f. Replacement punch cards are subject to a fee of NOK 100.

### **8. Deposit**

After expiry of the tenancy, the landlord shall, preferably within one month after expiry of the tenancy, provide tenant with a settlement of the deposit. The settlement must show the deposit paid and any claims the landlord has related to any rent owed or other claims arising from the contract.

If the tenant does not agree with the rent requirements specified in the settlement, the tenant must bring legal proceedings and send the landlord documentation on the proceedings within 5 weeks of the settlement sent, cf. the Norwegian Tenancy Act § 3-5 (5). In case of legal action, payment will be deferred until a valid decision is made.

If the tenant does not agree with other requirements (other than rent) specified in the settlement, the landlord can bring legal proceedings within the same time limit, cf. the Norwegian Tenancy Act § 3-5 (6). The deposit will then not be paid until a valid decision is made.

The landlord transfers the tenant's deposit in a currency other than NOK if the account is in a country outside Norway - to avoid delays in the transfer. The landlord transfers SEK to Sweden, DKK to Denmark, GBP to the UK, AUD to Australia, CAD to Canada, EUR to other European countries and USD to other countries outside Europe.