



General regulations applicable to the tenancy

1. Assignment of accommodation etc.

Validity of agreement

The tenancy agreement is not valid until it has been signed and the deposit paid.

If the tenant fails to turn up within 14 days of the start of the tenancy agreement, the agreement will be terminated and the tenant invoiced 1 month's rent to be deducted from the deposit.

Handover

The tenant will be assigned the accommodation and any associated storage space on arrival at the SiO-Centre on the handover date. (For Åråsen Studenthus: Keys are available for collection from the office in the basement of Studenthuset during office hours between 02:00 pm and 03:00 pm. Kongsvinger Studenthus: By arrangement.)

Handover may be effected on all weekdays after 12 noon. If, pursuant to Section 3 of the tenancy agreement, 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 accommodation is 2 months and for couple/family accommodation is 3 months. The agreement expires on the 15th or last day of a month.

Tenancy agreement renewal

Tenants with a tenancy agreement expiring on 31 July are obliged to apply for a tenancy agreement renewal or to give notice that they will be vacating the accommodation at least 2 months before expiry of the agreement. Failure to give notice within the deadline will have the result that the flat is given to somebody else. For tenancy agreements expiring on dates other than the above-mentioned, no form for registering that the accommodation will be vacated/agreement renewal will be sent out. The tenant is then obliged to apply for an agreement renewal at least 2 months before expiry of the agreement.

Internal relocation

Tenants can make an electronic application via "My page" at www.sio.no/bolig to move to different accommodation. The tenant will then be given priority when accommodation units are assigned. Rent is payable for both accommodation units for a minimum of 4 days for accommodation in a single room and 6 days for a flat. Storage space can also be exchanged in connection with internal relocations.

Contract transfer

No transfer of contract to spouses, partners or subletting persons is allowed.

2. What the rent covers

Cable TV, internet, staircase cleaning, security services and night-watch services are included in the rent. For the majority of accommodation units, utility charges are distributed proportionately over the year and are payable in advance together with the rent on the first day of the month. Tenants of accommodation with their own meter are obliged to pay for their personal electricity, heating and domestic water consumption, and a proportion of the communal expenses on common areas. Energy consumption, which is metered remotely, is itemised and invoiced externally. The price list indicates how energy is calculated for your type of accommodation. Tenants outside of SiO will be charged a 20 per cent premium on the ordinary rent.

Reminder fee

The fee for unpaid bills as of 1 January 2012 is NOK 62, which is adjusted annually in accordance with the Norwegian Debt Collection Regulations.

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

Where tenancy agreements contain requirements for written notification from the tenant, notification is also permitted via "My page" at www.sio.no/bolig or by e-mail to studentboligene@sio.no.

4. Notification of defects and deficiencies

Any defects and deficiencies in the accommodation must be notified via "My page" at www.sio.no/bolig. Notification can also be given by e-mail to studentboligene@sio.no. Any complaint concerning defects or deficiencies by the tenant will be construed as the tenant's consent to the landlord surveying/remediating those defects or deficiencies as soon as possible, on weekdays between 08:00 am and 04:00 pm. During any survey/remediation, the landlord shall seek to accommodate the needs of the tenant.

5. Notice of termination

The notice period for the tenant is two - 2 - or three - 3 - months' notice depending on the type of accommodation, counted from the 15th or last day of the month. Appendix 1 - price list sets out the notice period for each type of accommodation. If the notice period expires in August, a shorter notice period will be granted (accommodation to be vacated on 31 July). The minimum notice period is in any event 1 month for single rooms and 2 months for flats.

6. Vacating the accommodation

The accommodation must be vacated and the keys returned to Student Housing by 12 noon on the same day that the tenancy agreement expires. If the accommodation 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 on a time basis. The tenant may make arrangements to have the accommodation inspected before handing in the key, in order to obtain confirmation of whether the accommodation is in the state required by the agreement. The tenant's forwarding address must be registered on "My page" at www.sio.no/bolig, or advised when the accommodation is vacated.

7. Charges, liability for damages etc.

General provisos

In the event of breach of the tenancy agreement, including the House Rules, the tenant will be liable for damages in accordance with Section 5-8 of the Norwegian Tenancy Act and Section 10 of the Tenancy Agreement. For certain types of breach of agreement, damages will be applied as standardised charges. These are calculated on the basis of the expenses and additional labour defrayed by the landlord.

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 negligence on the part of the tenant results in call-out of the fire services, the tenant will be liable for damages to cover the cost of the landlord's expense on the call-out.

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 12 00 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.

If the original keycard is returned, NOK 50 will be refunded.

d. A tenant who locks himself out will be charged NOK 1,000 for door unlocking. Unlocking on weekdays between 08:00 am and 03:00 pm will be charged with NOK 250.

e. Lost or non-returned laundry cards at the time of departure are subject to a fee of NOK 100. For returned laundry cards, the refund is NOK 50.

f. Replacement punch cards are subject to a fee of NOK 300. If the original punch card is returned, NOK 150 will be refunded.