

## **General House rules for all accommodations**

All accommodations have their own specific house rules and together with this document, they relate to your rental contract. The specific house rules can be found in our homepage under the housing options section.

We expect that all tenants follow the general house rules, as well as any specific ones related to their accommodation.

### **Section 1**

The residents have a common obligation to keep the areas in and around the accommodation nice and tidy.

Please be considerate towards your fellow students and surrounding neighbours to secure a nice study environment.

Any resident is obligated to comply with the rules and regulations stated in these house rules as well as the specific rules made by The Housing Foundation Copenhagen. The residents are fully responsible for their guests and visitors' behaviour, and the residents must make sure that they comply with these rules as well. This means that the resident is responsible for damages that would be made by their guests.

In the interest of safety, all tenants should lock the door to their personal room(s) when leaving the apartment at all times. If you live in a shared apartment, the main door to your apartment must be locked at all times.

### **Section 2**

The residents are obligated to keep themselves informed of any updates to the house rules. In case of dispute, the most recent rules will apply. Updates will be posted on the Foundation's website or otherwise communicated by the Foundation's staff by email.

### **Section 3**

All accommodations and common areas are considered as non-smoking areas. This also includes balconies and terraces as well as areas close to the buildings. If there are any odour problems caused by smoking when vacating the room, the resident has to expect significant cleaning costs.

### **Section 4**

It is not allowed to have any sort of disposable grill and other kind of barbecues on the premises.

### **Section 5**

The residents must always show consideration for fellow residents regarding noise, especially when using TVs, radios, instruments, household appliances etc. There will be a need for a peaceful and quiet atmosphere during study periods. Any complaints related to noise must be respected.

Noise must be kept to a minimum from 10 pm (22:00) to 10 am (10:00) all week. Noisy behaviour in common areas (hallways, roof terrace, common kitchen etc.) is not allowed at any time. Think of the neighbours and close windows and doors when playing music.

In the accommodations with roof terrace: For your own safety, do not cross any fences on the roof terrace. Tenants must stay at the designated roof terrace areas. It is not allowed to put your own or others' safety at risk by climbing on the building outside the fence.

### **Section 6**

Each tenant is responsible for contributing to maintaining a tidy appearance of the common areas. Do not leave any dirty dishes, pans, pots, cutlery, food/drinks etc. in the common areas.

Footwear, bicycles, drying racks, furniture, household waste, bottles etc. are not allowed in the hallway, in stairways or on landings.

Bicycles, prams or other means of transportation. They should be parked in the designated areas only.

### **Section 7**

According to the rental contract, tenants are not allowed to drill holes in ceilings or walls, nor use nails, screws, thumbtacks or the like on ceilings walls, doors and doorframes. Pictures, posters or similar may not be mounted by glue, tape or any other sticking agent. It is not allowed to paint the walls at any times.

### **Section 8**

It is not allowed to interfere with the wiring, antennas or routers in the room.

### **Section 9**

Misuse of fire extinguisher material and fire alarm systems is not allowed. Doors equipped with automatic door closers should not be blocked under any circumstances. It is not allowed to spend the night or sleep in the common areas. The police will be contacted in case of violation of the abovementioned rules. In case of setting off a false fire alarm, a fine up to 10.000 DKK is due. The rules in this section are according to fire department (Brandvæsen) codes.

### **Section 10**

It is not allowed to have pets of any kind in the accommodation.

### **Section 11**

The residents are responsible for keeping their rooms and shared facilities tidy. If you are living in a shared apartment /room please be considerate towards your fellow flat mates and keep the common areas neat and tidy at all times.

Trash must be placed in the appropriate containers, and the container lids must be kept closed. If a container is full, residents must remove their trash themselves, but are not allowed to place it on the floor by the containers or leave it in the common or shared areas. Built up trash can attract pest such as cockroaches or rats.

### **Section 12**

In the interest of other residents, guests of any kind are not allowed to stay any longer than 1 week. If you live in a shared apartment, please get your flatmates' approval before inviting your guest.

The residents are responsible for any kind of damage that his/her guests cause to the building and/or furniture. Damaged property, including furniture and keys, should be reported immediately to the Foundation.

### **Section 13**

Disputes between residents should, whenever possible, be settled among the involved parties in accordance with the house rules. Written complaints over violations of the house rules must be made to the Foundation via email. Complaints must state time, place and circumstances. If a complaint is considered legitimate, appropriate action will be taken by The Housing Foundation's staff.

### **Section 14**

In case of unresolvable disagreements, residents shall contact the Foundation. In case of serious/dangerous situations or emergencies, do not hesitate to call the **POLICE and AMBULANCE at 112.**

### **Section 15**

Please refer to your rental contract as well as The Housing Foundation Copenhagen's Booking Manual for information about terms for contract termination/shortening options. For more information concerning your housing contract and relocation from your accommodation, please contact the Foundation.

### **Section 16**

Violation of the house rules will trigger an initial, written warning from the Foundation. If the resident does not follow the warning, further steps will be considered and can end in a situation where the resident will have to evict the accommodation and still have to pay rent for the whole period. The University of Copenhagen and the resident's home university will in this case be notified.

Sincerely,

The Housing Foundation Copenhagen