



Ditt beste og enkleste boforhold

## LEASE CONTRACT FOR RESIDENTIAL UNIT

**Name**

*Lessor*

**Mailing Address**

Kjøpmannsgata 19, 7013 Trondheim

**Email**

post@krebreal.no

**Mobile phone no.**

+47 404 14 412

**Name**

*Tenant / Primary contact*

**National identity number**

**Email**

**Mobile phone no.**

### Additional tenants

Remaining additional tenants shall be added and must sign when the tenant is ready. This will create a Copy of this contract. The copy will be linked to and directly related to the original contract with ID no.: xxxx

**Name**

**National identity number**

**Email**

**Mobile phone no.**

### Change in additional tenants

The following persons are moving out of the residential unit in question and are replaced by the additional tenants (see above).

If this is defined as an amendment to the original lease contract, the following amendments will be related to the original contract with ID no.: xxxx

The following tenants are moving out

**Name**

### 1-2. Property and lease object

**Address**

**Postcode**

**Postal area**

Trondheim

**Floor**

**H-no.**

H0

The lease object is leased "as is", cf. Section 2-5 of the Tenancy Act.  
An inspection of the lease object in question has been carried out.

Communal areas, such as stairwell, basement areas, storage areas, exterior communal areas and structure.

### 3. EXTERIOR AREAS

Courtyard.

### 4. FURNISHINGS

This lease object is furnished and includes appliances, such as refrigerator, washing machine, cooker, freezer, dishwasher and dryer.

In apartments with fewer than 4 tenants: Washing machine/dryer installed in the apartment is not replaced/repaired by the landlord. All expenses relating to the washing machine/dryer must be borne by the tenant. If the tenant deems it necessary to purchase a new machine during the tenant's tenancy period, said machine shall be the personal property of the tenant.

See krebreal.no – "For leietaker" – "Vedlikehold av hvitevarer" [in Norwegian] for more information on how to maintain the apartment's appliances during the tenancy.

In addition, the lease object includes a router, modem and T-We device from Telenor. The tenant shall care for this equipment as if it were their own personal belongings. If the equipment is in need of replacement/service, the tenant shall contact Telenor directly.

### 5. JOINT COSTS

Electricity, internet and TV costs are not included in the lease.

Krebreal Eiendom AS has an agreement with Telenor to provide "Frihet M" to the lease object. Under this agreement, the tenant is obligated to pay for this subscription. At the start of the tenancy period, the tenant must personally contact Telenor's customer service to register as a new customer at the lease object. The rate includes a service charge and VAT. Please note that the rate is subject to change.

The tenant is personally responsible for signing up with an energy provider at the start of the tenancy period.

In addition to the lease payment, an agreed amount shall be paid on account for hot water. This amount shall be settled annually. Any excess amount paid will be returned to the tenant. If the amount paid is insufficient, the tenant shall pay the outstanding amount to the lessor. The rate includes a service charge and VAT.

Krebreal Eiendom Drift AS, org. no. 990 542 074, will invoice the tenant for joint costs

Cost of Telenor subscription:

Amount to be paid on account for electricity/hot water:

### 6. TENANCY PERIOD

Before keys are distributed, the deposit, plus the first month's lease payment, shall be paid in full. Keys are distributed Monday–Friday 09:00–17:00. If tenants would prefer for keys to be distributed outside of these hours, a fee of NOK 1,000 will be incurred, and the appointment must be scheduled in good time.

The lease contract is a time-limited lease contract, and the lease begins when the lease period begins and ends, without further notice, when the lease period ends, cf. the provisions of the Tenancy Act concerning a minimum lease period of 3 years.

See section 9 and 15 for exceptions.

Lease begins

Lease ends

### 7. LEASE PAYMENT

The tenant is invoiced for the lease payment monthly.

The lease payment is indexed in accordance with Statistics Norway's consumer price index for housing, lighting and heating. The indexing is based on adjustments made since the last lease payment adjustment, and lease payments may be indexed once per year.

Lease (payment) per month

### 8. PAYMENT

The full lease, plus joint costs (see section 5), shall be paid in advance, with no grace days and no reminders from the creditor, on the 20th of every month. The tenant will receive an invoice for the lease payment from the lessor and a separate invoice for joint costs and a 5-percent service charge from Kriebreal Eiendom Drift AS, both with 7 days' notice and payment due in advance on the 20th of every month.

It is recommended that the tenant activate the e-invoice function in their online bank and Vipps, for easy invoice management. If not, the tenant will receive the invoice via e-mail.

**The first month's lease payment and any additional amounts shall be paid by:**

Interest accrues on late payments in accordance with the Act on Late Payments

## 9. TERMINATION

The lease has a fixed contract period from 31 July to 31 July every year.

The tenant may terminate the contract, effective as of (date specified below), provided that written notice of termination is given in the period 15–28 February of that year. If not, the lease renews automatically for 1 year at a time until (date specified below).

**Notice of termination may be given for the first time, effective as of:**

**The lease may be automatically renewed until:**

## 10. TERMINATION BY LESSOR

Under Section 9-6 of the Tenancy Act, the parties have agreed on the following right of termination with the following notice periods:

1. In case of a breach of contract, the period of notice of termination is 1 month.
2. In case of other valid reasons, the period of notice of termination is 2 months.
3. Failure to make lease payments, or repeated late payment of the lease or other agreed amounts, constitutes grounds for termination with a period of notice of 1 month.

Notice of termination must be given in writing.

## 11. CANCELLATION

The lessor may cancel the lease contract in its entirety, effective immediately, pursuant to Section 9-9 of the Tenancy Act, in case of material breach of contract, such as:

1. The tenant materially breaching their obligation to make lease payments or fulfil other obligations that follow from the lease contract.
2. The tenant, despite written warning from the lessor, materially breaching their obligation to maintain the property or continuing to conduct themselves in a manner that is severely damaging or disruptive to the lessor, the property or other users.
3. The tenant, despite having no right to do so, entirely or in part allowing third parties to use the residential unit and, despite written warning from the lessor, making no attempt to remedy the situation.
4. The tenant otherwise failing to fulfil their duties in such a manner that the lessor deems it necessary to terminate the lease contract.
5. Failure to pay the deposit and failure to pay the first month's lease in accordance with section 10 is considered a material breach of contract.
6. If the electricity is shut off due to the tenant's failure to pay, it is considered a material breach of contract.
7. If considerable damage is done to the apartment, requiring substantial maintenance/renovation, the lease contract will be cancelled in its entirety.

If and when the lease contract is cancelled, the tenant must vacate the premises within 3 days.

## 12. THE LESSOR'S OBLIGATIONS

The lessor is obligated to make the home available to the tenant in the tenancy period, in accordance with this contract.

The lessor is obligated to make the home available to the tenant at the agreed time, clean and in good conditions, with all windows intact and the locks serviceable and with keys available for all exterior and interior doors. During the tenancy period, the tenant is obligated to maintain the home and the property in accordance with the contract and the provisions of the Tenancy Act.

If relevant, the tenant must give the lessor written notice that the home is not in good statutory or contractual order within 14 days of taking gaining access, and the notice must specify what needs to be remedied.

In the event of hidden defects, notice must be given within 14 days of discovering the defect. If no notice is given, the tenant shall be deemed to have accepted the conditions.

If the lessor fails to fulfil their obligations, the tenant may invoke the provisions of Chapter 2 of the Tenancy Act. The tenant may not claim compensation for indirect loss, cf. Section 2-14 (2) of the Tenancy Act.

### **13. THE TENANT'S MAINTENANCE OBLIGATIONS**

The tenant is responsible for interior maintenance, cf. Section 5-3 of the Tenancy Act.

This includes maintenance of paint, wallpaper and flooring on and inside the walls of the home. The same applies to interior doors and the home's entry door.

Repairs of accidental damage does not count as maintenance, cf. Section 5-3 (2) of the Tenancy Act.

The use of strong chemicals as drain cleaner (e.g. Plumbo) is not permitted without consent from the lessor, as this may damage the drainage pipes.

The tenant shall maintain all installations, equipment and objects included in the lease object. If the maintenance costs more than it is worth, the lessor is responsible for replacement.

If the lease object or housing unit is periodically vacant, the tenant must ensure a minimum of heating (minimum 10 degrees Celsius — the tenant is expected to use their discretion and adjust minimum temperatures in accordance with the season) to make sure that the plumbing or fixtures/toilets do not freeze. Frost damage may lead to water damage, for which the tenant may be liable, not just for the tenant's own housing unit, incl. household effects, but also other housing units and their respective household effects and furnishings.

Improvements and investments in the housing unit may not be performed without the lessor's consent, cf. Section 10-5 of the Tenancy Act. Such consent, and the conditions that apply to the consent, shall be added to the lease contract. Colours and material choices are subject to the lessor's approval.

### **14. THE TENANT'S OTHER OBLIGATIONS**

The lease object must be used for housing only.

The tenant must treat the lease object with due care and comply with the house rules, as amended, as well as any reasonable measures implemented by the lessor to ensure good order.

The tenant is liable for any and all damage caused by themselves, their household, subtenants or others who have had access to the lease object or the consent of the tenant. The tenant must immediately notify the lessor of any damage without undue delay. In addition, the tenant must take any and all reasonable measures to prevent economic loss for the lessor and themselves. If the tenant fails to give notice, the tenant waives their right to a potential claim for damages, and will be liable for any and all damage as a result of their failure to give notice.

A breach of this provision after a written warning will be considered a material breach of contract, cf. Section 9-9 of the Tenancy Act.

The tenant is obligated to keep communal areas and the property's exterior areas in order, in collaboration with any other tenants. This includes removing clutter, sweeping, clearing snow, removing ice and water, and sanding the courtyard and walkways. Failure to do so means the tenants are liable for any damage and injuries that may arise. The lessor has provided each stairway with a shovel and bucket of sand. All tenants in each stairway are obligated to keep this equipment in order and must replace it if it becomes lost or damaged. In addition, the hallways, stairways and stair landings must be cleared, maintained and cleaned once per week. If the tenants do not ensure that the stairs are clean, the lessor will make arrangements to have them cleared and cleaned. The tenants will then incur a charge of NOK 250.00 per time per apartment in the stairway.

The tenant is obligated to give the lessor or the lessor's representative access to the home for inspections. Furthermore, the tenant is obligated to give the lessor or others access to the home insofar this is necessary to perform maintenance, legal changes or other work. The lessor has a key that may be used on such occasions. The tenant shall be given notice in good time of any inspections and maintenance work.

### **15. MOVING OUTSIDE TERMINATION PERIOD**

If the tenant(s) wish to move at a different time than the termination described in section 9 above, this is possible with a written agreement with the lessor. If so, the tenant is responsible for posting an advertisement for the apartment/room and to organize showings to find a new tenant for the space. As soon as a new tenant has been approved by the lessor, has made their first lease payment and paid the deposit or initiated and paid a deposit guarantee, and has completed a contract meeting where a contract was signed, the former tenant has been released from liability pursuant to this contract. The deposit shall then be returned to them, provided there are no impediments to such reimbursement, such as outstanding lease payments, etc. to indicate otherwise.

This is also to be used if one or more of the tenant/s want to move and the other/s want to stay.

Krebreal Eiendom may be of assistance to the tenant in this process, as needed and in accordance with the tenant's request. Rates for this service can be found on our website krebreal.no, under "For leietaker" and "Prislister leietaker" [in Norwegian].

## 16. ANIMALS

Animals are permitted with the lessor's written consent only.

If relevant, the consent and the conditions that apply to this consent, shall be added to this contract.

If the tenant wants to care for animals for a limited period of time, notice of this must be given to kristine@krebreal.no.

Keeping animals without the lessor's consent constitutes grounds for termination of the lease.

## 17. REQUEST TO VACATE

Within 3 months after the expiry of the contract, the lessor must give a written request for the tenant to vacate the lease object.

If not, the contract is considered automatically renewed as renegotiated for 3 new years, effective from the date of expiry of this lease contract

## 18. TENANT'S BREACH OF CONTRACT - EVICTION CLAUSE

The tenant accepts that eviction may be demanded if outstanding lease or agreed additional payments have not been paid within 14 – fourteen – days after written notice pursuant to Section 4-18 of the Enforcement of Claims Act was given, on or after the due date, cf. Section 13-2 (3) (a) of the same. The notice must specify that eviction will be demanded if the claim is not paid and that eviction may be avoided if the lease payment, including interest and additional costs, is paid before eviction is executed.

The tenant accepts that eviction may be demanded at the expiration of the period of notice of termination, cf. Section 132 (3) (b) of the Enforcement of Claims Act.

The tenant accepts that eviction may be demanded at the expiration of the period of notice of termination, when such notice is given by the lessor, provided the tenant has not objected in writing, cf. Section 13-2 (3) (c) of the Enforcement of Claims Act, cf. Section 9-7 (2) of the Tenancy Act.

If the tenant is otherwise guilty of material breach of the lease contract, the lessor may cancel the lease contract, cf. section 11 above, and the tenant is then obligated to vacate the home.

## 19. END OF LEASE

When the lease ends, the tenant shall return the home, including furnishings, to the lessor in the same condition as when they moved in. A vacation report shall be made available to the tenant before the lease period ends. This report shall be completed when the tenant moves out. The unit is considered returned when all of the keys have been returned to the lessor and the lessor otherwise has unimpeded access to the home. If the tenant leaves the home in such a condition that the tenancy must clearly be deemed abandoned, the lessor may take control of the lease object immediately.

The home, including furnishings, shall be cleared, cleaned and in otherwise good contractual and professional condition. Drill holes and other marks in walls or ceilings shall be filled and painted over to a professional standard. Provided the obligation to maintain the premises, as described in section 13 above, has been met throughout the lease period, the lessor shall accept wear and tear from regular use up to the tenant moving out.

In the event changes have been made to the home that the tenant had no right to make, the lessor may demand that the home be restored to its original condition, provided this does not entail disproportionate costs or unreasonable loss of value. In cases where the lessor cannot demand that the home be restored to its original condition, the lessor may claim compensation for the loss of value such changes have caused.

Fixtures, wiring, etc., which the tenant has installed or has had installed in the lease object must not be removed, unless the tenant is restoring the home to the condition it was in when the tenant moved in.

If the home is not made available to the lessor on the day the lease ends, the lessor may claim compensation equivalent to the agreed lease payment, until the tenant's use of the lease object ceases.

If the home is in worse condition than agreed in this contract, or as provided in section 13 above, the lessor may hold the tenant liable for necessary expenses incurred to remedy the situation. The lessor's claim must be presented within 14 – fourteen – days after the end of the lease period, however time needed to obtain quotes, bids or contracts shall be added to the reasonable time period. This period shall, however, not apply if the tenant has been grossly negligent or has acted in bad faith.

The tenant shall use the appropriate form for moving out, "krebreal.no", under "For leietaker" [in Norwegian]. This form shall be filled out in its entirety. The form must be signed by the tenant, as well as the new tenant and/or the lessor for approval. The form must be sent to the lessor at kristine@krebreal.no. The deposit will not be returned to the tenant before the completed form has been sent to the lessor.

The parties shall agree on a time for the joint inspection no later than 1 week before the tenant moves out. The inspection shall take place Monday–Friday between 09:00 and 17:00. If the tenant prefers a time outside these hours, they will incur a fee of NOK 1,000.00. If any defects are pointed out at the inspection, these shall be remedied within 1 day, regardless of whether the next day falls on a weekday or weekend. If the tenant fails to be present for the agreed time (wasted trip), they will incur a fee of NOK 1,000.00.

## 20. GOODS LEFT BEHIND

It is not permitted to leave any object, packaging material, etc. behind on the property unless agreed in writing with the lessor. If goods belonging to the tenant or anyone in the tenant's household are left behind without the lessor's consent, these goods will be disposed of at the tenant's expense. If the lessor agrees to store goods for the tenant, the lessor may demand compensation for this service. The lessor may hold the goods in their possession until the cost of storage has been paid

## 21. VENUE

The parties accept and agree that the property's legal venue shall apply to any and all disputes concerning the lease.

## 22. INSURANCE

The property is insured by the lessor.

The tenant is obligated to take out home contents insurance to cover home contents in the event of burglary, fire, water damage, etc. The home contents insurance must be valid before the tenant moves in. The tenant must ensure that the policy covers loss of and damage to home contents placed in storage areas. Letting the home contents insurance lapse is considered a breach of contract.

The tenant must notify the lessor in writing of the policy number and insurance provider. This information must be sent to the lessor to kristine@krebreal.no no less than 1 week before the contract takes effect.

The lessor is not liable for any loss of or damage to the tenant's home content in the event of burglary, fire, water damage, etc., nor for any loss of or damage to home contents stored in storage areas.

The tenant is personally liable for any and all damage to communal areas, gardens, building structure, etc. caused by them or any third party they have allowed to enter the property.

### 23. SECURITY

The tenant shall provide security for lease payments and any damage, etc. to the property for which the tenant is liable, as well as for other claims pursuant to the lease contract, cf. Section 3-5 of the Tenancy Act. The deposit amount shall be paid in its entirety by the same date as the first lease payment is due.

When signing the contract, the deposit contract for BN Bank will be signed simultaneously.

The deposit is then deposited to the special account, with standard interest rates, and the interest shall benefit the tenant. For as long as the lease endures, neither party has access to this amount individually. Either party may demand payment of the deposited amount in accordance with the other party's written consent, a final and enforceable judgment or other court ruling with the same effect as a final and enforceable judgment.

When the lease ends, any outstanding lease payments and agreed additional costs, cf. section 10 above, may be deducted from the deposit account. Other costs incurred, including eviction costs, cleaning, damages, etc. may be deducted from the deposit account in accordance with an agreement between the parties or a court ruling, cf. Section 3-5 of the Tenancy Act.

Special deposit account: Nordea Bank. If the tenant is obligated to put down a deposit, the agreed amount, equivalent to 2 – two – monthly lease payments, is specified below.

**In this lease, the tenant shall provide a guarantee in the form of either a deposit or a deposit guarantee:**

Deposit guarantee: In this lease, the tenant shall create a deposit guarantee through Soderberg & Partners. The amount is 12 percent of 4 monthly lease payments, and the guarantee is valid for 3 years. The guarantee amount is not returned to the tenant when the lease ends. Separate guarantee documents are signed and appended to this contract.

If the tenant is creating a deposit guarantee, the amount the tenant must pay for this guarantee is specified below.

**Deposit**

**Deposit guarantee**

### 24. LEASE PAYMENT ADJUSTMENTS

The lease payment is subject to adjustment in accordance with the Statistics Norway consumer price index. Adjustments are based on index adjustments made since the last lease payment adjustment and lease payments may be index-adjusted once per year.

If the lease endures for no less than 2 – two – years and 6 – six – months with no other lease payment adjustment than the consumer price index-based adjustments, both parties may, without notice of termination, and with 6 – six – months' written notice, demand that the lease payment is adjusted to market value at the start of the lease period for the lease of a similar home on similar terms and conditions.

This may, at the earliest, take effect 1 – one – year after the last adjustment, and deductions shall be made from the new lease payment for the part of the lease value attributable to the tenant's improvements and work. If the parties cannot agree, market value shall be calculated in accordance with Section 12-2 of the Tenancy Act.

### 25. MISCELLANEOUS EXTERIOR WORK

The tenant understands and accepts that various maintenance of exterior common areas, such as clearing snow from stairs, will require some unpaid work on the part of each individual tenant. The tenant also has an obligation to ensure that all exterior lights have functional lightbulbs.

### 26. WASTE

The tenant is obligated to sort/recycle their household waste, etc., in accordance with the appendix to this contract "House rules".

The tenant understands that non-compliance with these waste sorting rules constitutes a breach of contract.

The tenant is obligated to familiarize themselves with the rules for waste sorting/recycling that apply in the Municipality of Trondheim, and to comply with these rules. Household waste must be deposited in the appropriate waste container, and if public authorities impose charges/fines, or the lessor incurs other costs as a result of improper waste management, the tenant accepts liability for these costs.

### 27. ACCESS TO LEASE OBJECT

The tenant understands and accepts that the lessor has keys to the lease object.

The tenant understands and accepts that the lessor may access the lease object if/when the lessor deems it necessary.

The tenant is entitled to 1 – one – day's notice, unless the lessor deems it necessary to gain access to the apartment immediately or as soon as possible.

## 28. INSPECTIONS/SOWINGS

During the notice period for termination, the tenant is obligated to give new prospective tenants access to the lease object, by appointment, to inspect/see it. At inspections/showings, the unit shall be tidy and clean

## 29. REGISTRATION

This lease contract may not be registered without written consent from the lessor. If relevant, the consent and the conditions that apply to this consent, shall be added to this contract.

## 30. SPECIAL AGREEMENTS

The following is included as appendices to this contract:

- "House rules".
- All information found under the menu item "Til leietaker" [in Norwegian] on [www.krebre.no](http://www.krebre.no).

## 31. SPECIAL CLAUSES

The tenant understands and accepts that stereo systems, speakers, computer systems, TVs, etc., to avoid sound penetration from the bass, etc., shall be placed as far away as possible from the apartment's fireplace, walls to neighbouring units, etc.

The tenant furthermore understands and accepts that speakers attached to stereo systems, etc., shall be supported by legs and also have sound-proofing mats underneath.

## 32. CONDITION OF THE HOME

The apartment is leased in the condition it was in at the inspection. Any complaint that the apartment was not in lawful, contractual condition must be presented to the lessor within 14 – fourteen – days after taking possession, and the complaint must specify which defects the tenant is demanding be fixed. If no such complaint is given, the conditions are deemed accepted.

## 33. KEYS

X keys are provided for the lease object. X keys for the main door, X keys for the entry door and 1 key for access to waste containers.

If system keys are lost, the system must be updated/re-coded, and a new key ordered. The tenant will incur a fee of NOK 1,000 per lost key. New keys are distributed during office hours (Mon–Fri, 09–17). All keys must be returned when the tenant moves out. If keys are lost or the tenant needs assistance to unlock doors due to forgotten/lost keys outside of ordinary office hours, the tenant will incur an additional fee of no less than NOK 1,000,-.

For the loss of the key to the waste containers, the tenant will incur a fee of NOK 110,-.

All persons who sign this contract are jointly and severally liable for the entire apartment and all contractual obligations, including the house rules.

House rules.pdf (2 pages, appended below)

[Download](#) F708F5376FA9607CCB489ECA22286E5218793C72EFEF9BE78B26100473F919E0

## HOUSE RULES FOR HOMES

### **EXTERIOR ORDER**

1. Objects that obstruct entry/exit or that are a nuisance (e.g. waste) must not be placed in and on courtyards, stairways, stair landings, emergency exits and communal basement areas.
2. Any and all littering in courtyards, lawns and the above-specified communal areas is prohibited.
3. Dogs and cats must not be let out in the above-specified areas without the lessor's consent.
4. All tenants must comply with relevant waste and recycling regulations. Household waste must be deposited in the building's waste containers; containers with a key must be locked at all times. Recycling waste, such as paper/cardboard, plastic, glass/metal must be deposited in the nearest recycling container. Special/toxic waste must be deposited at the nearest waste station. The tenant must familiarize themselves with where these are located and is responsible for bringing their waste there themselves or for contacting the custodian for assistance in transporting the waste. Households that do not recycle may incur a fine from the sanitation department, and the tenant will be held liable for any and all such fines.
5. Bikes must be parked properly in the courtyard, using the provided bike racks.
6. Any beating/airing out of clothes, furniture, rugs, bedding, etc. must take place in daytime, using the provided racks near the clotheslines. Airing of the above from windows, stairways, etc. should be avoided. It is not permitted to hang wet clothes to dry in the basement. Line-drying of clothes is only permitted on the clothes lines provided.
7. All communal doors/basement doors shall remain locked at all times.

### **COMMUNAL AREAS AND BASEMENT AREAS, ETC.**

1. The use of open flames or matches, etc. is prohibited in storage areas, stairways and hallways.
2. Tenants are obligated to immediately replace broken windows in the basement. If a tenant is not responsible for breaking the window, the lessor must be notified immediately. Failure to do so may entail that the tenant is held liable for any damage, etc.
3. All stored items in basement storage areas should have a clearance of approx. 10 cm from the floor.

### **INTERIOR ORDER.**

1. Using nails/screws in walls, doors and windows is prohibited. The tenant must use X-hooks or similar to hang pictures, etc., so as not to unnecessarily damage the walls. In apartments with drywall walls, tenants must use special plugs and screws, subject to the lessor's approval. The tenant must not use cleansing agents that damage paints and surfaces.
2. Laundry and dish washing must be completed before 22:30.
3. If a tenant deems it necessary to open windows facing public areas, for ventilation, etc., the tenant must ensure that these windows are closed as soon as possible. The tenant is liable for any damage that may occur, and the tenant is also liable for any damage or loss as a result of burglary due to windows or doors being left open.
4. Use caution if entry and kitchen doors are opened for ventilation.
5. Do not place hot pots, wet glasses, etc. on the worktop, to prevent damage from permanent marks. Spilled liquids must be wiped up immediately. Wood worktops must be treated with oil intended for kitchen worktops as needed, and at least once per year. Take care to follow the instructions for the selected product carefully.
6. Spilled liquids on hardwood floors or other types of wood floors must be wiped up immediately to prevent damage/penetration.
7. Condensation on windows must be wiped off immediately.
8. Visible plumbing structures underneath the kitchen and bathroom sinks must be tightened by hand at least once per year. If taps are dripping, try tightening these yourself. The same applies to shower heads in the bathroom.
9. Check the batteries in the smoke alarm at least once per year. Turn the fire extinguisher over every year and make sure the arrow is pointing to the green.
10. The custodian will replace batteries in smoke alarms with wireless systems. If the tenant removes the smoke alarm or batteries or otherwise triggers the alarm, which results in Bravida being called to inspect and check the alarm, the tenant is liable for the fee charged by Bravida. This fee is usually between NOK 1,500 and NOK 2,500 per instance.
11. Localize and familiarize yourself with all water stop cocks in the building. Shut off the water if you



- 12. leave for extended periods of time.
- 12. Localize the electrical service cabinet and review the index of which circuits cover which areas. If you lose power, a circuit breaker or fuse has likely been triggered, and you can easily reset or replace this yourself. You can buy ceramic fuses in supermarkets.
- 13. The tenant is responsible for finding out where the building's fire alarm is located and where the instructions for using it are. Remember not to use too much heat when cooking, and use the kitchen ventilator actively before, during and after cooking to prevent smoke and cooking fumes that may set off the alarm.

**PEACE**

- 1. All tenants must be mindful of other tenants, so as not to disturb them in any unreasonable way.
- 2. All apartments shall be quiet between 23:00 and 07:00 all days of the week. During this time, tenants may not play music, use speakers, create disruptive noises in the bathroom, use washing machines or dishwashers or create other noise that may disturb others.
- 3. If, on special occasions, music will be played or socializing will take place in the apartment after 23:00, the tenants in neighbouring apartments, and all other neighbours must be given notice no less than 1 week in advance.
- 4. Neighbours shall be given notice of all parties that end by 23:00 1 day in advance.
- 5. In general, speakers shall be positioned so that they do not disturb the neighbours.

**MISCELLANEOUS**

- 1. The following special rules apply to the home/lease object:
  - The tenants are jointly responsible for cleaning and other maintenance of communal areas.
  - The tenants are responsible for cleaning and other maintenance on their balconies, as well as for notifying the lessor of any damage.
- 2. Tenants who have skylights must ensure that these are closed when weather conditions require it. Skylights have a special ventilation valve. Open this valve by positioning the window between closed/open.
- 3. Tenants are liable for any loss or damage as a result of violating these house rules or any other negligent behaviour.
- 4. The tenant is responsible for making sure other members of the tenant's household or other persons permitted entry to the apartment or property also comply with these house rules.
- 5. Material or repeated breaches of the house rules constitute grounds for termination/cancellation of the lease.
- 6. All washing and drying of clothes, showering, etc. must take place in the bathroom or other suitable place with the bathroom door closed. To prevent damp, the ventilation valve/window must be open and there must be sufficient heating. No drying of clothes may take place in bedrooms, living rooms, hallways, etc.
- 7. All forms of smoking are prohibited inside the building.
- 8. For cleaning when moving out, see the form at [www.krebre.no](http://www.krebre.no) under "Til leietaker" [in Norwegian].
- 9. For information on indoor climate, see "Veiledning inneklima" under "Til leietaker" at [www.krebre.no](http://www.krebre.no) [in Norwegian].
- 10. All information found under "Til leietaker" at [www.krebre.no](http://www.krebre.no) is considered part of these house rules.

**These house rules have been read and accepted by:**

Date: \_\_\_\_\_

Tenant/s: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_