

## About the rental agreement

- Heating, water, electricity and internet are included in the rent.
- Lärkstaden provides basic furniture (bed with mattress and pillow, desk, chair) and basic kitchen and cleaning supplies. The tenant is expected to bring bedsheets and covers, towels and to follow the common rules posted in the kitchen and laundry room for good order in these areas.
- The tenant agrees to pay the rent monthly in advance. The rent is always for a full month. For those days at the beginning and end of the semester, the landlord may decide otherwise.
- The tenant agrees to maintain good order in the area of residence and common areas, and to notify the property manager of any damage to the facility. If any material damage has arisen through the tenant's fault by the end of his residency, the boarder is to pay for the necessary repairs. The tenant is to bear the cost of day to day minor repairs.
- Contracts for a six month period may be revoked by serving two months' prior notice. Contracts of two to five months may be revoked on one month's prior notice.
- Only one tenant is allowed per bedroom. The tenant may not lend or sublease the room to anyone else.
- The tenant agrees to follow rules of order in kitchen, laundry room, including prohibition of smoking indoors. At the close of the rental period, before vacating the room, the tenant agrees to clean the room thoroughly.
- Lärkstaden reserves the right to keep master copies of locks to the rooms; the tenant may not change the lock; the boarder receives the key and front-door code upon signing contract, and is to return the key at the end of contracted period. If a key is lost, the tenant pays the cost of replacing it.
- The tenant shall keep the premises clean and shall not engage in any activity that causes problems to other boarders. The tenant shall not engage in illegal activities and will not keep any offensive, dangerous or explosive articles in the premises.
- Failure to observe the above terms is grounds for immediate termination of contract.