



## Rental conditions and maintenance regulations

### **Moving in:**

The apartment is refurbished and functional upon moving in. When moving in, a move-in report is made and sent to the resident. If the resident subsequently discovers additional items that do not relate to the cleaning and visible defects, these can be submitted to [kontor@horsensstudieboliger.dk](mailto:kontor@horsensstudieboliger.dk) and possibly attached photo documentation within 14 days of moving in.

### **The lease period:**

According to the contract, the internal maintenance is the responsibility of the tenant and includes, among other things:

*Cleaning (floor, hob, oven, sinks, tiles etc.)*

*Cleaning of drains*

*Venting*

*Other repairs by agreement with the janitor*

The colors in the apartment may not be changed. Expenses related to reestablishment of changes made by the tenant is imposed upon the tenant upon vacating.

**Do not** drill into tiles and joints.

Flammable items/liquids **may not** be stored in storage rooms.

In the event of necessary repairs, the janitor reserves the right, together with any craftsman, to perform this work within normal working hours. If the tenant is unable to be present, the janitor has the right to gain access to the apartment by prior agreement.

### **Termination:**

Contractual notice 3 months to the 1st of the month. Termination must be done via [www.horsensstudieboliger.dk](http://www.horsensstudieboliger.dk).

Moving out must take place 14 days before the end of the lease, during which period repairs take place.

The lease must be terminated after graduation, unless otherwise agreed.

### **Moving out:**

Before moving out, arrange a time for a move-out inspection with the office.

When moving out, a move-out report is made, and keys + key fobs are handed over.

The tenant has the right to attend the move-out inspection. If the tenant does not do so, it is solely Horsens Studieboliger's assessment as to whether the lease is handed over in a satisfactory condition. Horsens Studieboliger reserve the right to include expenses for hidden defects in the moving statement, even if they do not appear in the move-out report.

Any claim against the tenant, including damage to the rented property, lack of cleaning when moving out, unpaid rent, etc. will be offset against the deposit when moving out. Any surplus that may arise is sent to the tenant at the end of the following month. Any shortfall must be paid by the tenant within 14 days from the date of the settlement.

### **Note:**

It is always the Danish version of the contract, conditions and other information that applies.