



Your Student Accommodation

- advice, tips and rules



WELCOME TO ÖSTERSUND AND YOUR STUDENT ACCOMMODATION

Your student accommodation has many functions. It is where you will sleep, study hard, and socialize with friends. It is important that you feel at home in your student accommodation, safety and security is important. We would like to contribute with conditions that will allow for a stimulating accommodation, as free from worry as possible. Satisfactory accommodation is crucial for wellbeing.

In Östersund there is a special forum for issues related to student accommodation. This forum comprises representatives from the student union, Östersund's municipality and the real-estate agencies that let student

accommodations. Common issues related to student accommodations are discussed here and we have combined resources to produce this brochure with information and tips for making your living quarters as comfortable as possible.

Read the brochure – hopefully it will help you to prepare for your stay with us.

The Forum for Issues of Student Accommodation would like to bid you welcome to your new student accommodation



TAKING CARE OF YOUR FLAT

As a tenant you must always remember that you are really just a guest in the flat you rent. Naturally, you may not paint, paper, renovate or reconstruct your flat or room, nor may you install any new house-hold appliances such as a fridge, freezer, dishwasher, washing machine or extra heaters without your landlord's permission. Should you require any repairs to be carried out or be in need of specific help or attention your landlord is the one to turn to. Your landlord inspects the accommodation when you move. If your landlord is of the opinion that

you have caused any damage, e.g. abnormal wear and tear, you will probably be liable for financial compensation. You may also receive criticism regarding your cleaning. Providing you can return the keys before the end of the period of notice, you will have a chance to redo the cleaning.

If it is not possible for you to clean out your accommodation yourself, or if you do not have time before the end of the period of notice you will receive an invoice for the cost of cleaning.

Keep your contract and all relevant information about your flat and landlord in the same place – it will be easier and quicker to find the number if an emergency situation arises.



SHOULD THINGS GO WRONG

Should any problems arise in your flat or room that you cannot solve yourself, or indeed if you experience any problems in the shared areas of the house, you must contact your landlord. You will find the relevant telephone numbers in the separate information leaflet you received when you moved in.

Outside office hours, urgent problems (such as water leaks, power cuts affecting the whole flat, no heating, damages to the door affecting the lock) can be reported to your landlord's property management's emergency services. You will find the telephone number in the separate information leaflet.



PARKING BICYCLES AND CARS

Contact your landlord if you need a parking space for your car near your flat. The landlord can tell you if there are any vacant parking spaces available and if not inform you how to get onto the waiting list. Some parking spaces are reserved for visitors and as a tenant you are not allowed to use them. If you park in the street, remember that night parking on alternate sides of the street according to even or odd dates, applies during the winter months.

You are expected to keep your bicycle by the entrance in the bike stand provided, or in the assigned bicycle store. During the winter bicy-

cles must be kept in the bicycle store, not in the bike stand, in order to facilitate snow clearing.

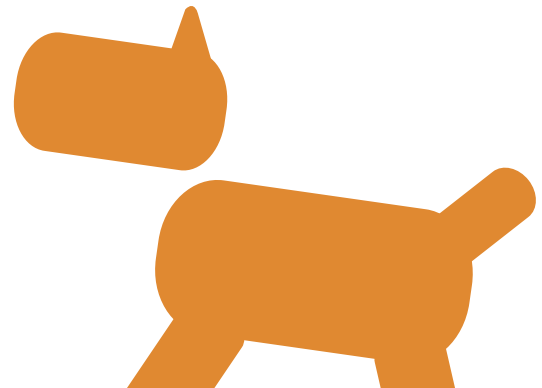
Previously, bikes were often kept in the stairways and corridors to safeguard against theft. This is strictly prohibited. Bikes and other loose objects left in stairways and corridors block emergency services and escape routes, and make it difficult for us all to keep the shared areas clean and tidy. Please note that bicycles and other items kept in shared areas will be removed and an administration fee will be charged when claimed.

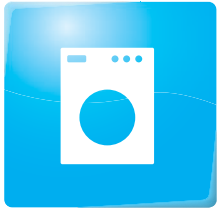


(WO) MAN'S BEST FRIEND

Keeping a pet is usually both positive and pleasant, but sadly they leave traces behind which are less positive and pleasant! Remember to take a waste-bag with you when walking your dog or cat in the area and show consideration

to your neighbours and visitors by not letting your pets run free. Naturally, this also applies to cats. No pets are allowed in shared flats or corridor rooms.





In Östersund, we have soft water so you can use a smaller amount of washing powder.

THE LAUNDRY ROOM CLEAN CLOTHES AND A CLEAN CONSCIENCE

The laundry room is a notorious breeding ground for discontent and annoyance in many blocks of flats, and the sources of this annoyances are numerous – occupying the machines on someone else's time slot, failure to clean up, washing strange items. The list continues.

By adhering to the following ground rules, most disputes should be avoided, or at least easily solved.

- Respect booked times. Wait for your time, and ensure you have finished and cleaned up by the time it expires.
- Follow the washing and user instructions for all appliances.
- The laundry room is intended for the laundry of textiles, and textiles only.
- The laundry room is only for the tenants and their laundry.
- Clean up after you have used it.



“IT’S MY PARTY...”

Everyone’s entitled to throw a party from time to time – but everyone is also entitled to a good night’s sleep. Please be mindful of the volume – not only from the music, but also from the TV and happy friends.

Before throwing a party, inform your neighbours, and needless to say – respect for other people’s opinion of what is, or is not, a decent sound level applies both day and night. There is always someone who has to get up early for class, work or an important exam the next day.

Please be advised that you are responsible for the actions of your guests. If you are hosting a party and damage occurs you risk being liable to pay compensation. Please make sure that your guests are on their best behaviour. If your neighbours are too loud or disorderly, try talking to them first. If your landlord has organized disturbance watch on evenings and weekends, you can contact them. Your landlord can provide you with information as to how you should deal with difficult situations. During daytime you can contact your landlord.



**In case of fire or a serious accident
call the emergency number 112.**

SAFETY AND SECURITY

Accidents often happen when you least expect. At such times, a home insurance comes in handy. A home insurance covers the majority of the unexpected costs that can result from accidents or damage relating to your accommodation. Make sure therefore that you are covered by a valid and comprehensive home insurance.

You are responsible for any damages you or your guests cause in the flat or the house in general. Water leakage for example can run up renovation costs for hundreds of thousands of Swedish crowns. A home insurance usually covers most of the costs, and you would only have to pay the excess. You can also top up your home insurance with a general accident insurance, which covers minor accidents and

mishaps involving both your person and personal belongings such as mobile phones, laptops and clothes etc. Your flat has a fire detector. As a tenant you are responsible for ensuring that the fire detector functions as expected. Change/recharge batteries when the fire detector alerts “running out of battery”.

Please remember that storing or temporarily placing items such as e.g. bicycles, doormats, shoes or garbage bags in the stairways is strictly forbidden. This is primarily a fire department directive, but loose items also impede cleaning services, making the work more difficult and complicated for the cleaners, and consequently more expensive for your landlord – an unnecessary expense, which will ultimately reflect on your rent.





GARBAGE

Recycling helps lower the costs of garbage disposals, consequently keeping rent increases at bay. The feeling of doing something valuable for our common environment is an extra bonus.

Garbage rooms hold separate bins for recycling and any questions regarding the routines

for garbage disposal should be referred to your landlord.

Do not leave garbage bags in stairwells or corridors. They both smell and look unpleasant, and at worst could add fuel to an erupting fire and complicate rescue.





SHARING A FLAT

Those of you who are living in a shared flat must remember that it is important to recognize individuality – everyone has their own ideas, traditions and habits. Differences may originate in your flatmate's gender, language, ideas about cleanliness, sleeping habits etc.

Your rented accommodation comprises only the specific room you are renting, and the flat's shared areas such as hallway, kitchen and

bathroom. Your rent is not affected when a flatmate moves out. However, you must be aware of the fact that someone new may move in at any time. Accordingly, when a flatmate moves out, the shared areas must be cleaned by all of you.

As you may well understand pets or smoking are not allowed when living in a shared flat.

GENERAL INFORMATION

Housing Guarantee

Students at Mid Sweden University, Campus Östersund, are covered by a housing guarantee.

Conditions for the housing guarantee

The housing guarantee includes students whom are accepted to at least 15 hp/semester at Mid Sweden University, campus Östersund.

The housing guarantee includes students whom applies for student accommodation at the latest 31 July (autumn semester) and at the latest 31 December (spring semester). Students that applies later will be offered student accommodation in order to supply. The housing guarantee don't include pupils in upper-secondary school and distance students.

This guarantees accommodation within the various forms of student accommodation currently available. We can offer the following alternatives:

- Rooms in a corridor (10-20 kvm/24-30 kvm)
- Double rooms (26-29 kvm)
- Student apartments (20-40 kvm)
- Cottage apartments, "Odenslingan" (26 kvm/31 kvm/45 kvm)

How to apply for a room

Vacant flats are presented continuously on the web-based marketplace Studenttorget. Go to www.ostersundsbostad.se and click on Studenttorget. You can only apply for one flat at a time. Fill in a client application form at the same time as you apply for a vacant flat. You will receive an offer by e-mail or post.

Rules for renting

To be able to apply for student accommodation you must be enrolled at a course at Mid Sweden University, Campus Östersund, you must be at least 18 years old and your financial resources must be such that you will be able to

afford the rent. If you receive a study allowance from CSN or have an income at the same level then your financial resources will suffice. Any debts you may have to other property owners must be paid off before you will be applicable for renting student accommodation.

Student flats are only available to students at Mid Sweden University, Campus Östersund. When you receive an offer you must send a copy of accepted enrollment or proof of registration to the property owner in question at the latest the last day of your offer.

When you have completed your studies or for any other reason drop out of the course you are required to give notice of your lease. Regular time of notice is applied. You are not allowed to stay on in a student accommodation if you are no longer a student. If you are discovered living in student accommodation without fulfilling the conditions, you will have to leave the flat/room by the end of the time of notice.

Rules for giving notice

Please note that rules for giving notice vary, depending on whom your landlord is. You are required to submit notice in writing, not via email or fax. The present month is not counted in the period of notice.

Östersunds bostäder: The period of notice for Östersunds bostäder's student accommodation is 3 months (present month not counted). If on the other hand you move within Östersunds bostäder's group of student accommodation the time of notice on the current student accommodation will coincide with the time of notice for the flat you are moving into. If you move from student accommodation to Östersunds bostäder's regular housing, the time of notice is 3 months (present month not counted).

Storsjö Förvaltning AB: The student accommodation is rented per semester. If giving notice at other time, the time of notice is 3 months.

Östersunds Stugby & Camping:

(Odenslingan) 3 months notice.

Akelius: 3 months notice. Exception: if you move within Akelius' various types of housing; 1 month's notice.

Example of 3 months notice

You submit notice to your landlord in writing on January 17. In this case you must move out by April 30 at the latest and pay rent during this entire period

Pay the rent in time

You are required to pay your first rent before you can collect the keys to your new flat. Thereafter, the rent is always paid monthly in advance, at the latest on the last day of the month. Use your landlord's bank or giro account for your payments. Normally the landlord sends rent invoices, but even if you haven't received one you still have to pay the rent. Call your landlord and inform her/him that you haven't received your invoice.

Landlords are aware of the fact that disbursement of student grant allowances is sometimes delayed – something which quite often occurs at the beginning of the term. If this happens and you have difficulty in paying the rent on time, it is your responsibility to contact your landlord at once to discuss when the payments can be made.

Autogiro (direct debit) If you want to simplify paying the rent, you can use autogiro. Inform your landlord if you are interested in paying via autogiro.

Signing out and returning keys

You sign for and collect the keys at your landlord's office. If the date of occupancy falls on a weekend, the keys will be signed for and collected on the first following workday. You return the keys at the inspection when you move out.

**If you are looking for student accommodation; contact Östersunds bostäder
- suppliers of all student accommodation in Östersund.**

Östersunds bostäder AB

Rådhusgatan 29
831 35 Östersund
student@ostersunds bostader.se
063-14 04 27
www.ostersunds bostader.se



Akelius

Köpangatan 36
831 30 Östersund
063-14 12 60
www.akelius.se



Storsjö Förvaltning

Hamngatan 14
831 34 Östersund
063-57 14 90
www.storsjo.se



Östersunds kommun

063-14 30 00
www.ostersund.se/student

