

# What you need to know about living in a student's room





**More information?**  
Visit our website.



bostaden.umea.se

**Still uncertain?**  
You can always contact your  
area landlord.



# Welcome!

In this booklet we have put together information useful for you living in a student's room. You will be able to find out who to turn to if something in your room breaks and suggestions on how you and your neighbours in the corridor can organize cleaning.

## **Parking cars and bicycles**

In most areas there are both visitors' parking places and places with posts for engine preheaters. You are able to rent a parking place with a post. The easiest way to do this is via our website.

Our areas are car free, but you are allowed to drive in to the yard for loading or unloading.

Please use the bicycle parking places available, and do not park your bike in front of the entrance. Emergency vehicles must be able to come through in case of emergency.

## **Fire protection**

In order to keep the fire protection in the corridor working, you are not allowed to put furniture, bicycles,

tyres or shoes in the corridor, stairwell or other common areas. Please make sure the fire hydrant (where there is one) is not blocked.

We continuously control that everyone is following the rules of fire protection. Among other things, this means that bicycles and other objects that are in the way.

## **Broadband**

Bostaden has an open network, which means that you can choose between several different providers. At Bostnet.se you can find current providers and get an overview of the range. Here you will also find information about prices and terms and conditions and easily order your broadband service.

If you have any problems, you are welcome to contact Bostnet's support by phone 090-17 77 17 or e-mail [support@bostnet.se](mailto:support@bostnet.se).

Once you have created an agreement, it is the internet provider you have chosen that you should contact if something goes wrong.

## **Your responsibility as a tenant**

As our tenant, you are responsible for taking care of your room and you are ultimately responsible for your housing. This means, among other things, that you need to report faults and problems that occur. We also expect you to use your housing in a way that does not cause unnecessary wear or disturbances, and that you



report faults and damages in electrical installations and sanitary areas.

### Private electrical radiators

It is not allowed to use electrical radiators. If you do, the ordinary heating system runs the risk of being put out of running and it can also overload the electrical supply system and cause broken fuses. It also poses the risk of fire.

### Reporting faults

If there occur damages or faults in your room, in the corridor, in the building or in the yard which you are not able to take care of yourself, you need to contact your area landlord and report the fault. You can make a fault report on My Pages, email or phone in your report. You can find the contact information on our website and in the entrance to your building.

If there occur serious damages or faults in evenings or weekends, you can contact our on-call company. You can find the contact information in the information you received when you moved in, and on the notice board in the stairwell or in the corridor. In the event of fire, accidents or break-ins you should call the national emergency number 112.

### When you report faults, please remember to:

- State your name, address and telephone number.
- State the unit number (objektnummer) of your room. You will find this on your rent notice or above the door to your room.
- Describe the damage or fault as detailed as possible.
- Tell us if you let us enter your room using a master key.

Please keep in mind that you can solve many problems on your own with the help of the guide on our website.

### Home Insurance

A lot of unexpected things can happen, so it is important that you provide yourself with home insurance.

If you cause a damage, such as a fire, that also affects other tenants, you will

have to pay for their damages if you do not have home insurance.

### Pets

We want tenants who suffer from allergies to be able to live in our rooms. For this reason, it is not allowed to have pets in common areas. Because of the allergy risk you should not keep pets in your room either. It is very difficult to remove dog's and cat's hairs, even if you clean carefully. The Department of Health and Environment does not advise keeping pets in furnished rooms that are shared by many tenants.

### Conditions of tenancy

There are certain rules and conditions you must fulfil in order to rent a student's room with Bostaden.

- You must be admitted to Umeå University or SLU and study at least 22,5 credits per term.
- In accordance with the tenancy agreement you may not share your room with anyone else. You are of course allowed to have visitors, but our student's rooms are only intended for one person. In addition to this the common areas are only adapted for a certain number of people per corridor.
- You are not allowed to sublet your room without permission from us.
- You must pay your rent on time.
- You and the other residents of the corridor are responsible for the cleaning of the kitchen, corridor and, where these exist, common shower areas.

### Refrigerator and freezer

It is not allowed to keep an extra refrigerator or freezer in the common areas.

### Sound levels

It is of course allowed to have a party every now and then, but please keep in mind that other residents might, for example, have an exam the next day and need to sleep. If you plan to have a party, it could be a good idea to talk to your corridor neighbours first. Please remember to keep the sound level down at times when you are not having a party. High sound level is always a disturbance no matter when it occurs.

### Furniture

All our student's rooms are let out with basic furniture. In your tenancy agreement you will find information about what furniture is included in your room.

If you wish to use your own furniture you are of course allowed to move the furniture included in your room. But you are still responsible for the furniture belonging to the room during the period of contract, and you must find storing space for this on your own. You cannot, for example, put it in the common areas.

In the kitchen and dining area, basic furniture is included.

### Abnormal wear/moving out

When you move out we do an inspection of your room. You will have to pay for damages that we do not consider to be normal wear. Some examples of abnormal wear are cracked basins and missing furniture.

Please remember to clean out your room properly when you move out, and return all the keys you have signed for to your area landlord.

### Smoking

It is not allowed to smoke in the corridor, laundry room or stairwell. If you smoke in your room we may in some cases consider this to be abnormal wear, and we may have to clean up stains and smell. This will be charged to you when you move out.

### Vermin

Bostaden has a contract with a pest control company. If you experience a vermin problem, please contact them. You will find the contact information in the information you received when you moved in, or on notice boards in the stairwell or corridor.

Please remember to report vermin problems to your area landlord as well.

### Household waste and recycling

You are responsible for sorting your waste. Everything that you are not able to sort in your waste room must be taken to a recycling centre (återvinningstation). Please visit umeva.se or contact your area landlord if you want more information.

# Cleaning: a shared responsibility

All the residents of the corridor are jointly responsible for the cleaning of the corridor, kitchen and common areas. You must provide the cleaning materials yourself. Below, you will find suggestions and advice about what needs to be cleaned.

## Suggestions and advice for the joint cleaning of the corridor

### Every week:

1. Wipe all surfaces, such as worktops, cupboard doors and tables.
2. Clean the outside of the stove. Wipe the kitchen fan and the ventilator.
3. Wipe the outside of the refrigerator.
4. Vacuum clean and swab all the floors.
5. Clean toilets and shower areas (where this applies).
6. Take out all household waste and materials for recycling to the waste room.

### Every month:

1. Dust doorframes and window posts.
2. Wash the filter to the kitchen fan. **Suggestion:** put the filter in a deep baking tray filled with warm water and washingup liquid over night, then rinse thoroughly.
3. Wipe the inside of the refrigerator and throw away old foods.
4. Wipe the inside of the pantry and throw away old foods in order to avoid vermin, such as flour beetles.
5. Clean the inside of the oven.

### A few times a year:

1. Defrost the freezer and throw away old foods.
2. Clean other common areas such as the corridor storage area. Clear out and throw away rubbish.

### Cleaning before the summer

Empty the corridor of your belongings and thoroughly clean and empty the refrigerator and pantry.

### Cleaning during and after the summer

It is important that you still living in the corridor over summer make sure that the cleaning of the corridor works.

### Cleaning the laundry room

Please clean the laundry room after every time you have used it, please see the notice in the laundry room for instructions.



## Here's how you can approach cleaning:

- Please expect that other people do not have the same view on cleaning as you do.
- Set up a meeting with the other residents of your corridor and find rules you can all agree upon.
- A good idea could be to set aside a common cleaning day for a thorough cleaning, and afterwards arrange a party or dinner.
- Please be generous. Clean someone else's left behind plate while you are doing the washing up. Hopefully, someone else will clean your plate next time.



If you and the other residents of the corridor do not clean in an acceptable way, you can be **charged** for the cost of the cleaning.