

**RULES AND REGULATIONS  
FOR  
U C HOUSE  
NIBEVEJ 12  
DK-9200 Aalborg**

**Terms of the Lease and occupancy**

**§ 1**

The premises shall not be occupied by any person other than those designated below as TENANT. TENANT agrees not to assign or sublet the premises, or any part thereof, without first obtaining written permission from LANDLORD.

TENANT or his/her guests and invitees shall not disturb, annoy, endanger or inconvenience other tenants of the building, neighbors, the LANDLORD or his agents, nor violate any law, nor commit or permit waste or nuisance in or about the premises. Silence in common areas after 23.00 on evenings before weekdays, and after 02.00 nights before holidays.

Smoking within the buildings is strictly prohibited. The only designated smoking area is outside the premises, on the western side of the main building.

Preparing of food is only allowed in the common kitchens, and not in the TENANTs room. The only appliance allowed in the room is the refrigerator supplied by the LANDLORD

The Buildings have a high degree of security against fire, and the TENANT must be aware that setting of the fire alarm will cause the Fire Department to arrive. **Payment for an uncaused fire alarm will be charged to the TENANT, with DKK 7.500 eqv. to EUR 1.000**

TENANT promises to keep the premises in a neat and sanitary condition and to participate in a cleaning of the premises building. It is strictly prohibited to have bicycles, trolleys etc. inside the building that also includes the TENANTs room. There are designated areas for bicycles next to the main entrance of the building.

TENANT shall not make any alterations to the premises (repair works). Only LANDLORD is permitted to make all alterations, repairs and maintenance that in LANDLORD'S judgment is necessary to perform. TENANT shall immediately reimburse LANDLORD for any sums necessary to repair any item, fixture or appurtenance that needed service due to TENANT'S, or TENANT'S invitee, misuse or negligence.

**Violations to the above will cause immediately eviction.**

The room is, per person, furnished with the following furniture, which are the LANDLORDS property: 1 bed with top madras, 1 computer table, 1 study lamp, blinds. TENANT shall immediately reimburse landlord for any sums necessary to repair any item due to TENANT'S, or TENANT'S invitee, misuse or negligence. All other furniture in the building, such as tables, chairs, bins etc. in the kitchens and the living rooms shall remain there. Lights shall be turned off and doors and windows locked when TENANT leaves the premises.

Prior to TENANT vacates the premises, LANDLORD shall carry out premises inspection in TENANT's presence to acknowledge that said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. In case of any damages to be reimbursed, LANDLORD keeps the right to charge TENANT in the forthcoming invoice.

**§ 2**

The premises can ONLY be leased to a person who is currently undergoing studies at one of the Danish post-secondary training institutions. In case of TENANT's status change, he/she is not any more eligible to occupy the premises in question LANDLORD keeps the right to terminate the Agreement in accordance with § 82 and 83 of the Danish Rental Act and § 7, point 4 and § 77 of the Housing and Construction Act. Shall the TENANT fail to comply with the terms and conditions of the lease, he/she will be evicted from the premises in question without any written notice. In case of TENANT's status change, the TENANT is given 2-month notice prior to move-out.

**§ 3**

**If rent is not paid within 3 weekdays from the due date, which is the last bank day of the month the LANDLORD keeps the right to terminate the Agreement in question without any notice and withdraw the TENANT's right to occupy the premises.** So called security deposit, paid by the TENANT to secure his/her faithful performance of the terms of this lease, will be reimbursed to the TENANT when he/she vacates the premises in question. U C House administration keeps the right to deduct administrative costs during the process of vacation of the premises without any notice in accordance with the Rental act.

TENANT is responsible for informing LANDLORD in the questions of rental agreement termination. LANDLORD keeps the right to check all information provided by the TENANT.  
Replacement of lost key Dkk 250 eqv. to EURO 35

I have read and understood the Rules and Regulations for U C House

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