

# Maintenance rules for Rebæk Søpark Kollegiet

## 1. Introduction

In accordance with the tenancy agreement, the residents have a duty to maintain their tenancies during the residence period. These maintenance rules elaborate this obligation and provide guidance for the extent of each tenant's duty of maintenance. The rules further describe which conditions that apply when you move in and out of the residence.

The tenancy must undergo normal repair at the time of the moving out, and for each month that you live at our residence, the residence takes over 2.08% of the normal repair. In other words, if you live at our residency for 3 years, you must pay 25% and the residency will pay 75% of the normal repair, if you live more than 4 years at the residency, the residency will take over 100% of the normal repair.

## 2. Taking over when moving in

A move-in inspection at the date of taking over the tenancy will be carried out, and the move-in inspection will be carried out by the manager and in his absence, by a temporary manager.

The move-in report will be sent by email together with a link to a list of errors and omissions.

The tenant will take over a tenancy, which appears newly painted.

The tenant must however accept that the tenancy, its inventory and installations reflect wear and tear that are deemed reasonable for a property of the age in question.

Some of the floors will not appear, as new but will be in a good state of maintenance; however, tints may appear due to response to light.

### Defects:

Where the tenant at the taking over of the tenancy discovers defects in accordance with the provisions of these rules, the tenant must call attention to these defects no later than two weeks from the date of moving in using the link to a list of errors and omissions, which the tenant has received by email at the moving in. Considerable inconvenience will be rectified as soon as possible. In case the defect is of less importance, rectification may be omitted but must be included on the list of errors and omissions, which will be kept by the administrator together with the contract. A copy of the list of errors and omissions will be sent by email to the tenant, who has security for not being held financially responsible for this defect at a later stage. The tenant has a duty of maintenance even in cases where a defect of less importance cannot be rectified.

### 3. Maintenance during the tenancy

#### a) The tenant's duty of maintenance:

During the tenancy, the tenant must keep the property management clerks informed as to the state of the tenancy in order for maintenance works to be carried out in due time. It is not allowed to make holes in tiled walls of the bathrooms. Maintenance must be carried out in accordance with the guidance for the tenants.

#### b) The residency's maintenance share:

In case of normal wear and tear, the residency is responsible for maintaining: doors, locks, cupboards, woodwork, floors, radiators, electricity, sanitation, drains etc. This implies that the before mentioned objects are not be painted. Where this has not been observed, it is a case of breach and re-establishment will be carried out at the expense of the tenant. Repair or replacement of fixtures, e.g. switches, doorstops, hinges etc. due to normal wear and tear will be carried out by and at the expense of the residency. The residency arranges and pays the costs for maintenance, repair or replacement, if deemed necessary. The extent will be decided upon by the residency, and the work will normally be carried out when moving out. In case of breach, wrongful or irresponsible use, the tenant is liable for the total expenses for repair or replacement.

#### c) Notification of defects:

In case of damage in the tenancy, the tenant must immediately report this to the manager of the residency at <https://rsk.dk/defect-report/> In case of failure to do so, the tenant will be ordered to cover any additional costs due to lack of notification.

### 4. When moving out

When the tenant moves out of the tenancy, the property must appear nice, and the overall impression must be reasonable.

Where no breach or wrongful treatment of the tenancy occurs, only normal maintenance is required, which includes whitening or painting of the floors, walls and woodwork. This work will be carried out by the residency and will be paid by the tenant moving out using the normal maintenance amount of the tenancy. Where breach, vandalism or wrongful use of materials is established, the tenant is liable for the total costs for the repair, which will be carried out at the request of the residency. Positions are reserved on hidden defects and breach, which could not have been discovered at the normal inspection.

#### Cleaning:

The property must be handed over in a clean state. This also applies to inventory, toilet, sink, mixer fitting, mirror and mirror shelf, walls and floor at the bathroom, which must be decalcified. In addition, windows must be polished on the inside. Where the cleaning has not been carried out in a satisfactory way, the costs in relation to this will be fully imposed on the tenant.

Inspection and tenant examination:

In connection with moving out, an inspection of the tenancy will be carried out. The inspection will be carried out by the manager of the residency, or perhaps of a temporary manager. At the termination of the tenancy, the manager will fix a time to be sent by email to the tenant as to when the inspection will be carried out. This inspection is decisive for the extent of work that will possibly have to be carried out. In case the property has not been made ready for inspection at the fixed/arranged time, it is a case of breach, if the manager has not been informed of such delay no later than at 08.00 on the same day. A fee will be added, corresponding to the elapsed time when arranging a new inspection.

Thus adopted at the board meeting on 30 November 2021.