



House rules at St. Blichers Vej 73A

Please note: Violations of the house rules may cause the contract to be terminated.

Obligations

- The tenant is obliged to tidy up and clean the room regularly during the leasing period.
- The tenant is responsible for keeping the common areas including the outdoor areas clean and tidy at all times. Do not throw cigarette stubs and snuff bags on the ground.

Please note: Once a month there will be a common area inspection (you will be notified approx. one week in advance). If the cleaning is insufficient a cleaning company will be hired to do the cleaning. The costs will be divided between the tenants.

- The tenant is responsible for waste sorting as required in Aarhus.
- The tenant is obliged to keep the room heated properly and ventilated adequately so that a healthy indoor climate is secured at all times.
- The tenant must save energy by limiting the use of light, radiator, laundry machine and dryer as well as avoiding standby use in general.
- The tenant must replace broken kitchenware during the lease and before moving out.
- The tenant must replace broken light bulbs during the lease and before moving out.
- The tenant must change the batteries in the smoke detector when needed (you will hear a beeping sound from the detector).

Please note: The smoke detector must not be removed! If the smoke detector is removed a fine of 750 DKK will be deducted from your deposit.

- The tenant must leave the furniture in the same condition as received apart from normal wear and tear. It is not allowed to remove furniture from the room or the common areas.
- The tenant must leave the residence in the same condition as received apart from normal wear and tear. It is not allowed to paint the residence or add any permanent decoration.

Restrictions

- It is not allowed to dry clothes inside the house as this creates an unhealthy indoor climate for the tenants as well as the house. You must use the dryer or dry your clothes outdoors.
- Subletting and overnight guests are not allowed. Only the person stated in the contract must live in the residence or stay overnight.





- For the sake of neighbours and other tenants it is not allowed to have parties in the residence. All outdoor activities, including outdoor eating, must happen in consideration of neighbours. Loud speaking, shouting, noise, and music are not allowed.

Please note: All noisy behaviour (both indoor and outdoor) that may disturb the neighbours is not allowed. Violations of this restriction cause the contract to be terminated.

- Smoking is not allowed at the residence including in the rooms as well as indoor and outdoor common areas.
- Pets are not allowed at the residence including in the rooms as well as indoor and outdoor common areas.
- It is not allowed to park a car or van on the residence.

Enquires

- AU Housing is responsible for general enquires as well as issues with furniture and kitchenware.

AU Housing can be contacted via email (housing@au.dk).

- The landlord is responsible for issues with electricity, water, heat, drains, laundry, internet, and the general condition of the house. Please notice that the landlord may not be able to fix issues immediately.

The landlord can be contacted via email (allan@tp149.dk) or telephone (between 8 am and 4 pm). Please only contact the landlord after 4 pm if the matter is urgent. If you call with a non-urgent matter after 4 pm, you may be required to pay a 500 DKK fee. After 10 PM you should only contact the landlord in case of fire or water damage.

- If the tenant loses a key, AU Housing must be contacted as soon as possible. The tenant may have to pay for lock conversion and/or key replacement (up to 6000 DKK).

The landlord may be able to unlock doors and/or provide an extra key between 8 am and 4 pm. If you call after 4 pm, you will be required to pay a 500 DKK fee. After 10 pm will be required to pay a 700 DKK fee.

NB: The most recent version of the house rules can be found in Online Residence Information (use the QR code to access).

In the Online Residence Information, you can also find information about cleaning, waste sorting, moving-out procedures etc.

