



General information

The contract

The contract regulates the tenancy. It is expected that you as a tenant carefully familiarize yourself with the provisions of the contract.

Right of withdrawal

The right of withdrawal when signing the contract is determined by the Norwegian law of withdrawal. If you move in before the right of withdrawal expire, your right of withdrawal is lost, cf. the law of withdrawal §19 and §22 c.

The right to withdraw does not apply to renewal of contract or room change.

If you do not have the right of withdrawal, ordinary rules of termination apply.

Contact information

The tenant is obliged to always keep all their contact information on sio.st.uniall.no up to date.

Housing allocation

Well before the contract expires, existing tenants will be offered a new contract. This happens before we offer a contract to new tenants. The new contract must be signed at sio.st.uniall.no before the given deadline. If you do not sign the contract before the deadline, you must apply in the same way as new tenants. New contracts will not be offered if you have rent past due date with SiØ. A new contract will also be refused in the event of breach of the contract. It is assumed that the new contract continues without a time interruption from the previous contract.

Rent and deposit

SiØ does not require a deposit. If the new tenant is not admitted to Østfold University College, SiØ must be notified of this by 31st of July. If SiØ is notified after the 31st of July, a 3 -three- month notice period applies.

Rent is invoiced for the current month and is due on the 15th of each month. The invoice is published on your profile at sio.st.uniall.no. You can pay by bank transfer and by card.

Reminder, dept collection and eviction

Missing payment of rent results in one reminder with a dept collection notice. If the payment is not registered within 14 days after the reminder, the invoice will be sent to dept collection. Dept collection fees are according to rates given by the dept collection agency. The tenant must pay all fees.

This can result in eviction See §13 in the contract. In case of eviction, the tenant must also pay expenses incurred for eviction in addition to fees required by the bailiff.

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Electricity

A fixed amount per month is paid for energy consumption, see invoice for rent. The fixed amount is estimated from the energy cost SiØ has per year. To the extent that the development of energy consumption or price shows that the actual energy cost will deviate significantly from the estimate, SiØ has the right to adjust the fixed amount so that the costs are covered during the current lease period. SiØ encourages all tenants to use electricity wisely in order to avoid a change in the fixed amount.

Application for payment deferral

Application for deferment of payment must be made in writing before the rent's due date. The application must contain when and how you intend to pay. You cannot have rent past due from previous months. Applications must be sent to: sioست@hiof.no.

Internet

All of our dorms have internet access. Use requires an agreement with Østfold University College. For more information, check www.hiof.no.

Parking

Parking is only allowed in designated/allocated spaces. Parking outside this will result in towing away the vehicle at the owner's expense and risk. Unregistered vehicles will be removed.

Furniture and fixtures

It is not allowed to remove furniture and fixtures belonging to the dorm/apartment without an agreement with SiØ. It is also not allowed to insert furniture, fixtures, appliances etc. in common areas.

If anything is placed in the common areas, the responsible tenant will be asked to remove it. If it is not removed within the given deadline, it will be removed by SiØ.

Fire instructions

All tenants will receive fire instructions on August each year. The fire instructions must be read, and the signature must be delivered to SiØ Housing office before the 31st of August. The fire alarm systems at Bjølstad and Remmen are connected to the fire department. If an alarm is triggered, the tenant must contact the fire department on 110. Unnecessary calls will be invoiced the tenant.

Smoking and illegal substances

Smoking is not permitted in SiØ's buildings, neither in dormitories/apartments nor common areas. Smoking is also not permitted in front of the buildings entrances. Use the ashtrays and do not throw the cigarette on the ground.

Use, storage and sale of narcotic substances is not accepted in or in connection with buildings SiØ owns and disposes of. Breach of the is grounds for termination of the contract and will be reported to the police.

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Termination

All contracts ends on the 30th of June each year, with a commitment period of 3 -three- months. Termination must be registered on your profile and you have a 3 -three- months notice period effective from the 1st or 15th of the following month.

Moving out

Moving out must happen on weekdays between 08:00 and 15:00 and no later than 12:00 on the same day as the contract ends.

When moving out, the dorm must be handed over clean and without any damages. Booking of inspection when moving out must be made at least one week before the desired move-out time. Booking must be made by e-mail to slost@hiof.no. Once the inspection is completed the tenant loses access to the dorm.

At the agreed time, an employee from SiØ Housing will do the inspection. If the tenant does not attend the inspection, the tenant will lose the right to correct any deficiencies of the cleaning.

Cleaning

In the event of inadequate cleaning, both during the stay and upon moving out, a cleaning fee will be charged. The size of the fee will depend on the time used to clean.

Fees

- Parking (only applies to Bjølstad): NOK 200 per month
- Storage: NOK 100 per month
- Room change: NOK 500
- Lost key card: NOK 100
- Locking in at night: Security company – separate rate
- Cleaning, dormitory: from NOK 2 000
- Cleaning, apartment: from NOK 5 000
- Cleaning, common area: from NOK 2 000 per resident
- Fire emergency as a result of a triggered alarm: According to local fire service rates

Inquiries

All inquiries must be reported through your profile at slost.unialltid.no. If immediate action is necessary, the caretaker must be contacted in addition to the inquiry.

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