

# **Terms for the lease agreement between the tenant and Norges grønne fagskole - Vea**

## **The tenancy**

The tenancy applies to dormitories at Norges grønne fagskole - Vea, with its approval the tenant has accepted the conditions in this document. The conditions are supplemented by the rules in Husleieloven, LOV-1999-03-26-17. This agreement applies to the letting of housing to be used by persons with special housing needs of a temporary nature, cf. Section 11-2 of the Husleieloven. The parties agree to the property's jurisdiction in all disputes relating to the tenancy. Upon moving in, the tenant must report any defects to [hybel@vea-fs.no](mailto:hybel@vea-fs.no).

The tenancy applies from 16.00 on the day of arrival until 08.00 on the day of departure. Student kitchens can be used until 12.00 on the day of departure.

Contents-, fire- and movable property insurance must be taken out by the individual tenant for valuables brought into the home. Vea is the owner of the building and does not cover theft/damage to things stored in the home.

## **Room distribution**

No individual adaptations and/or changes in room distribution are made unless there is a doctor's certificate showing what adaptation needs the tenant has.

## **Animal husbandry**

It is forbidden to keep animals in Vea's dormitories and housing units.

## **Prices and terms**

Dormitory rental includes bed linen and two towels. Extra for student/pupil: In the event of a crisis (inquiries concerning fire, water damage, triggered alarms or lack of access to a reserved room for which Vea is to blame) the on-call phone can be used without incurring a fee. Inquiries to the on-call telephone outside normal working hours that are not considered an emergency will trigger a fee. Missing or unapproved cleaning will be invoiced. Subletting of the dormitory is not permitted, and the dormitory must not be used for anything other than residential purposes. The tenant may be held financially responsible when the fire alarm is triggered, if this is due to gross negligence.

## **Lessor's obligations during the rental period**

Vea is obliged to ensure that the dormitory with duvet/pillow/bed linen/towels is available to the tenant during the rental period, and that it is cleaned and in good condition at the agreed time.

## **Tenant's duties and responsibilities**

The tenant is obliged to treat buildings and fixtures with care and is obliged to respect other tenants. There must be general quiet from 23.00 to 07.00.

When the conditions require inspections, maintenance work, repairs and renewals to be carried out, the tenant must agree that Vea, or the person authorized by Vea, obtains access to the home. The tenant must immediately notify Vea at [hybel@vea-fs.no](mailto:hybel@vea-fs.no) of any damage that needs to be rectified. If the lessee fails to give such notice, the lessee loses his possible claim for compensation and claim for price reduction. The tenant must not remove or change furniture from the dormitory without Vea's permission, and it is forbidden to make changes to the dwelling's fixed installations, hang pictures and the like.

It is not permitted to store drugs that are in violation of Norwegian law on Vea's premises. Tenants who must use drugs as a form of treatment must provide a doctor's statement to this effect.

Overnight visits must be notified to the dormitory email no later than two working days before the overnight stay.

### **Access card**

A lost access card will incur a fee for the production of a new card. For students/pupils: The student card is an access card. The tenant must carry the student card with them for the rental period.

### **Tenant's breach of contract**

The tenant accepts eviction without legal action if the rent or agreed additional benefits are not paid within 14 days after a written demand/warning has taken place, cf. Tvangsfullbyrdelsesloven §13-2. If the payment deadlines are exceeded, the lessee is obliged to pay interest as determined in the Lov om morarenter LOV-1976-12-17-100. If the home is not placed at Vea's disposal on the day the tenancy ends, Vea can demand remuneration corresponding to the agreed rent until the tenant's use ceases, possibly compensation if the conditions in the Husleieloven §10-3 are met. The tenant must also pay the costs of eviction and clearing. Student/pupil: If the tenant is guilty of expulsion from the course, Vea can terminate the tenancy with one week's notice.

### **Cleaning and return of dormitory**

The lessee is liable for damages if it turns out to be damage and/or defects for which the lessee cannot document that the lessee is not liable for damages, and the damage/deficiencies are not due to normal wear and tear. Bed linen/towels must be delivered to the designated place by 08.00 on the day of departure. Damage/loss of bed linen/towels/curtains will be invoiced to the tenant according to actual costs.

Extra for student/pupil: The tenant is responsible for the cleanliness and order of their own dormitory. The tenant is obliged, together with the other residents, to keep common rooms tidy and in order. The cleaning staff at Vea washes common areas. When the rental period has expired, the tenant must return the dormitory and accessories to Vea, cleaned and in the same condition as when it was taken over. Waste must be emptied when moving out and must be sorted at source and emptied by each individual at designated places. The tenant must keep their part of the kitchen cupboard/fridge/freezer clean and tidy. Dormitories and all cupboards/fridges/freezers must be emptied and cleaned on departure.

### **Cancellation**

Student/pupil: You must cancel no later than 4 days before check-in if the order is to be refunded. If you cancel later than this, you will not be refunded the payment. For absences due to illness, a medical certificate can be submitted for crediting of the stay.

### **Fire protection**

Smoking is only permitted in designated outdoor areas. Corridors/stairs are escape routes and must be free of obstacles. Bicycles/prams/skis and the like must only be placed in designated places. It is forbidden to connect engine heaters, caravans, or the like to power outlets in the housing unit, or other power outlets on Vea. There are electric car chargers in the car park for charging your car. Plugs for electrical kitchen equipment must be pulled out after use. It is not allowed to bring fan ovens or similar equipment. If the guidelines are not followed, the electrical equipment will be removed by Vea without warning.

**Violation of terms**

In the event of a breach of dormitory regulations or tenancy conditions, Vea will issue a warning and/or sanctions in the form of eviction from the dormitory.