



UMEÅ UNIVERSITY

International Housing Office

Terms of Tenancy – Full academic year contract

Duration of contract

1 I am responsible for the rent for the entire contract period. As a tenant holding a two-term successive contract (e.g. an autumn and a spring term contract) I understand that any cancellation of the room needs to be made in advance to the International Housing Office (henceforth referred to as the IHO). The minimum period of notice is **two calendar months**.

2 If I wish to extend the contract for my student room, I am aware that all rules and regulations from the first contract are applicable. In order to extend my stay, I have to come by the IHO and sign a new contract before the stated deadline (8 November for the spring term).

3 I am aware that, as an international student, I cannot rent the student room longer than one academic year (two terms).

4 At the end of my stay, I understand that I must do all of the following:

- Return all keys to the IHO before 12 noon on the day of my departure.
- Clean my entire room according to the specifications of the IHO. (See the housing web page.) Negligence will lead to cleaning charges.
- All of my rent must be paid in full in accordance with my contract.
- The condition of the room and thereto belonging furnishings must be the same as when I moved in. (See paragraphs 16 to 20.)

5 I understand that failure to comply with any of the tasks outlined in paragraph 4 will result in further charges for which I am responsible.

Conditions of occupancy

6 I understand that I need to be a registered student at Umeå University to be a tenant with the IHO.

7 I am aware that all IHO rooms are **single-occupancy**. It is only permissible for one person to live there. I understand that visitors are welcome to stay in my room for a short period of time (approx. 10 days). The IHO shall be informed of the dates in advance.



UMEÅ UNIVERSITY

8 I understand that I am NOT allowed to rent the room to a third party during my contract period.

9 I understand that if I fail to comply with paragraphs 6, 7 and/or 8, the IHO has the right to terminate this housing contract.

10 I am obligated to observe the rules within the building and corridor, which are set up to preserve the good conditions where I live.

11 I am aware that in the case of unacceptable behaviour on my – or a second party's – behalf, such as smoking indoors or disturbing my neighbours, my home university will be notified as well as the department at Umeå University responsible for my studies.

12 I am aware that if needed, the IHO reserves the right to offer other kind of accommodation than first intended. This also applies during the contract period should a situation occur where this is needed.

13 I understand that, for safety reasons, any spare key to my room will be kept at the IHO.

Rent payment

14 I am obliged to pay the rental fee before the due date. If I fail to pay the rent, the IHO has the right to terminate the housing contract. Costs resulting from this action such as court costs, legal fees, etc. will be my responsibility.

15 I understand that if Bostaden (the owners of the student housing buildings) changes the rental fees after the contract with the IHO has been signed, my rental cost will be adjusted accordingly.

Condition of the room

16 I am fully responsible for the student room that I rent. I will report any and all damages that occur during my stay. Should anything need to be repaired I am obligated to inform the IHO as soon as possible. Should I neglect this duty, I will also be **held responsible for further repair costs** that result from the damage not being reported.

17 I will report and pay repair costs for damage caused by any other person or myself. I understand that if this is not done this rental contract can be terminated.



UMEÅ UNIVERSITY

18 I give the right to the IHO to carry out any maintenance work of the building as well as the room during my stay. Bostaden, Bredband2, and the IHO have the right to enter my room for repairs in case of emergency during office hours.

19 I will fill out the “Inspection Report” on the condition of the room and its contents and return it to the IHO within seven days of my arrival (the IHO will provide me with a report).

20 I am not allowed to make any structural changes to the appearance of the student room/ apartment.

Internet

21 I am responsible for all use of the internet connection in my room, by myself or a second party. It is my responsibility to make sure that the internet connection is not misused, nor utilized for illegal downloads or postings, or other unlawful activities.

22 In signing my Housing Contract I agree to adhere to the internet provider’s (Bredband2) terms of use for the internet connection. The IHO has made the terms of use available to me before I sign my contract.

23 I understand that it is not possible to terminate the internet lease; it is a permanent part of the housing contract.