



## Welcome as a tenant at Uppsala Akademiförvaltning

### Good to know about your new home – information, advice and recommendations

**Comfort** – Everyone should feel comfortable both in their own home and in the building's common areas. By being considerate and having a positive attitude, you'll go far, as it's not possible to have rules for everything. Are you unhappy about something? Have a conversation rather than giving orders. Common sense and care make living more enjoyable.

**Common Areas** – The attic, basement, and storage rooms can often become cluttered. Therefore, keep track of your belongings and do not store them in the corridors, stairwells, etc., due to fire risks and health and safety concerns for our cleaning staff. It is also nicer to collect or drop off your things without having to navigate past other people's items. Remember to turn off the lights when you leave. The storage rooms are not secure, so do not store valuable items there.

**Dishwasher** – Not included in the accommodation.

**Disturbance Service** – See Fault Reporting.

**Electricity** – You are responsible for household electricity and must sign a separate electricity subscription. You will sign a network agreement with Vattenfall ([www.vattenfall.se](http://www.vattenfall.se)) and provide your official apartment number. You can choose your electricity provider.

**Fault Reporting** – Can be done 24/7 via our website [www.uaf.se/reporting](http://www.uaf.se/reporting) problems or by phone at +46 18 143020. For emergency cases, always call +46 18 143020.

**Filters** – Clean the fan filter regularly. If it needs to be replaced, you will arrange that yourself.

**Home Insurance** – You should have home insurance to protect yourself and your belongings. Home insurance covers damage in both the apartment and in basement or attic

storage. It also covers damage from fire and theft. The landlord's insurance only covers damage to the building, not your personal property. Therefore, get home insurance that protects your home.

**Internet, TV, and Telephone** – The apartment has network sockets where you can sign a contract with Zitius for access to broadband, telephone, and TV in an "open network" via a service portal called Zmarket. This means you can freely choose from a variety of service providers and offerings on equal terms. For orders, visit [www.zmarket.se](http://www.zmarket.se).

**Keys** – If an apartment key is lost, contact Uppsala Akademiförvaltning to arrange a lock change. The cost of the lock change is covered by the tenant.

**Laundry Room** – Clean up thoroughly after yourself so that the laundry room is more pleasant to use for you or your neighbor the next time.

**Light Bulbs** – You are responsible for replacing all light sources in the apartment, including bulbs in the fridge/freezer and oven.

**Pets and People** – Some neighbors may have fears of animals or allergies, and this must always be respected. It's a good idea to keep a close eye on your pets, consider your neighbors, and show consideration. If you have pets, you are responsible for keeping them away from your neighbor's patio, sandboxes, etc. For everyone to enjoy living here, understanding each other's situations is essential. It is not allowed to have cat scratch posts on the balcony.

**Renovation and Improvements** – If you want to make any changes to your apartment, make sure it's done professionally. Wallpapers, colors, and designs should not be too extreme. Remember that the landlord is not responsible for maintenance of what you put up, and you cannot claim compensation for improvements you make. When moving out, it is your responsibility to restore the apartment to its original condition after installations or changes.

**Safety and Security** – Everyone should feel safe in their home and building. Getting to know your neighbors is a good way to prevent break-ins, as more people keep an eye out and can quickly inform each other if something is wrong. It's important that we monitor the common areas and ensure that the entrance door, as well as doors to the attic, basement, and storage rooms, remain locked. If a lock is broken, contact the fault reporting.

**Smoke Detector** – The apartment is equipped with a smoke detector. You are responsible for maintenance and checking, as well as changing the batteries when necessary.

**Smoking** – Smoking is not allowed in the apartment, on the balcony, or in the building's common areas. The apartment should be well-maintained, and if the surfaces are damaged by nicotine, you will be liable for compensation.

**Stairwell** – The stairwell is a common area. It's pleasant when it's welcoming, neat, and clean. From a fire safety perspective, it's important that the stairwell is free of things like strollers, bicycles, and trash to maintain clear evacuation routes and facilitate emergency medical transport. Storing shoe racks or doormats in the stairwell also causes problems for our cleaning staff.

**Subletting** – The landlord must give written permission (or the rent tribunal). There must be reasonable grounds to approve subletting. Contact your property manager for more information.

**The Apartment** – It's easy to forget that you're not alone in the building, and we all need to coexist. Be mindful of the volume on the TV, radio, or music system so that your neighbors are not disturbed, especially early in the morning or late at night.

**The Balcony** – The balcony is your extra room that you should use and enjoy. Feel free to plant there, but be considerate of your neighbor when watering to prevent water from dripping onto their space. Place trays under the pots, and the balcony boxes should always be on the inside of the balcony railing for safety reasons. Be aware that it can get dusty when sweeping the balcony floor, and make sure clothes are properly wrung out before hanging them there. Rugs and bed linens should be cleaned or aired on the clothesline. You are not allowed to grill on the balcony, and satellite dishes are not allowed to be installed on the railing or facade.

**The Courtyard** – The shared outdoor environment will be beautiful and pleasant if all residents use designated places for bicycles, mopeds, and cars. Patios and courtyards should be places for people to socialize, play, and relax. It's obvious not to leave trash behind and to take care of plantings and bushes. When grilling in the courtyard, be mindful of smoke and your neighbors.

**Trash** – The garbage room has bins for combustible and compostable waste, as well as some recycling fractions. Other waste and bulky items must be transported to the recycling center. You can find your nearest center at [www.uppsalavatten.se](http://www.uppsalavatten.se). Make sure your trash bags are properly sealed before disposing of them. Properly managing what you throw away makes it easier for those handling the waste and helps avoid bad odors and is better for the environment.

**Water Traps, Pipe Parts, and Floor Drains** – These should be cleaned regularly of debris, dirt, and grease. After removing the water trap, pour out any water that may have collected. Then, clean the trap itself using a brush to remove any debris or dirt. If there is grease or something harder to remove, use a mixture of baking soda and vinegar to break it down. Let the mixture sit for a while before flushing it with warm water. Use a cloth or brush to clean the parts of the pipe that are accessible. Check for any debris or blockages in the pipe that may cause a clog. If you need assistance, report it as a fault. You will be charged for the cost.