

Attachment 1

Attachment to the tenancy agreement

Housing Regulations

1. Each tenant is responsible for cleaning and tidying his/her accommodation and also for keeping any common rooms clean, together with the other uses of those spaces
 - a) A shared kitchen and any common rooms must be washed at least twice a week by those entitled to use them. Rubbish must be emptied daily. Each tenant must keep his/her kitchen cupboard clean and tidy. Left-over food must not be kept until it goes bad. Shared cupboards must be kept clean and tidy. The monitor is responsible for seeing to this.
 - b) Corridor and shower/toilet room must be washed at least twice a week.
 - c) If there are several users of shared rooms such as kitchens, shower/toilet, etc, rotation lists must be posted.
2. Storerooms belonging to the accommodation must be kept tidy. The use of bare flame in storerooms is forbidden.
3. All rubbish must be packed properly before being placed in designated areas. In addition, regulations concerning rubbish chutes etc. must be observed.
4. Unless other rules are decided, washing machines can only be used from 08.00 until 22.00.
5. Clothes, rugs, carpets or other textiles must not be shaken or beaten from windows, balconies or verandas.
6. Pictures etc. may only be hung on the walls in accordance with the rules that apply at any given time. This also applies to common rooms, stair wells etc. Notices, announcements etc. can only be posted in the places designated for this purpose.
7. Pets are not allowed unless special prior permission has been granted.
8. Engine heaters etc. must not be connected to power outlets in Student accommodation unless there is a special socket for this purpose and prior permission has been obtained.
9. Tenants are not permitted to bring washing machines and/or similar equipment and furniture, or to remove/exchange furniture and fixtures without the prior permission of the landlord.
10. Tenants must respect each other's need to work undisturbed. After 23.00 on weekdays and 24.00 on days before holidays, there must be no noise inside the accommodation or outside. Each tenant is responsible for the behaviour of his/her guests in the flat, in common rooms and on the property in general. If the tenant is unable to keep his/her guests quiet, he/she is obliged to seek help. The supervisor or his authorized representative, can, if necessary, insist on guests leaving the accommodation and the property.
11. All emergency exits (stairways and hallways) should at any time be cleared of personal belongings in case of emergency. Placing items which may block these exits is prohibited. The caretaker may, without warning, remove these items which he/she thinks block these exits.
12. As a tenant of the Students Welfare Organization in Hedmark, you're obligated to get to know the directives in case of fire in your building, and where the emergency exits are located.
13. Without any warning, the landlord may remove and exterminate foul-smelling materials. SiH may also remove items which put the building or its tenants in a possible danger.
14. Bicycles, baby carriages, skis and the like, including motorized vehicles can only be parked in areas advised by landlord and the caretakers.
15. Bedsits and apartments which are estimated for one person only, can house a guest for no more than two nights in a row, and not more than ten (10) nights a semester. By the concern of safety, it's very important to let the

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landlord know at all times who is staying your room. All who share a apartment with a friend or family have to state the name and birth date of these people to the landlord.

16. The landlord's person in charge of your building may inspect all rooms. Inspections should be announced in advance. In some exceptional cases, there may be a need to do a inspection with any announcements. The landlord does have access to the whole building at any time to perform needed repair jobs and renovation. If possible, renovations and repairs should be announced in advance.
17. If the use of the internet and local area network access through the network of Hedmark University College is in conflict with the regulations of the University College, the access will be closed. The regulations of using this network access are attached to your Tenancy Agreement. The Student Welfare Organization in Hedmark encourages their tenants to learn these regulations earliest convenient.
18. If the tenant have lost or forgotten the keys after the work hours of the caretaker (please see poster notices of the caretakers work hours at your building), may the tenant contact Securitas. The tenant have to pay for being helped by Securitas and will get invoiced shortly after the work is done.
19. The elected student representative of the landlord may be involved to help maintaining the regulations of The Student Welfare Organization in Hedmark.

Prices, listing on page 3 in this document

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Prices from August 1 2014 until 31 July 2015

(Prices are per month and includes electricity, water, cable TV access and internet)

Sqm	Type of accommodation	Rent
Fredrik Monsensgt. 21 og 23, 2315 Hamar		
47	3- room apartment	6880,00
47/2	Shared 3- room apartment	3440,00
38	2- room apartment	5860,00
38/2	Shared 2- room apartment	2980,00
29	Studio Apartment	4560,00
34	Studio Apartment (BigBedsit)	4560,00
20	Bedsit w/bathroom and small kitchen	3900,00
16	Bedsit w/bathroom	3578,00
11	Double bedsit	3610,00
15	Big Double bedsit	4070,00
14/12	2 Bedsits w/shared bathroom	3320,00
12	Bedsit	3300,00
Seminargt. 14, 2317 Hamar		
22	Studio Apartment L,1A, 2A, 3A+H3A	3750,00
23	Studio Apartment H3E	4060,00
31	Studio Apartment H4A	4640,00
32	2- room apartment H3C	5460,00
38	2- room apartment, L1,2,3B, 1,2,3C, H3D	6240,00
42	2- room apartment H3B	6465,00
52	2- room apartment H4B	6730,00
16	Studio Apartment H1A,	3860,00
22,5	Studio Apartment H1B,	4305,00
11-12,5	BedsitH2A, H2B, H2C	3540,00
23,5	Studio Apartment H2D	4405,00
19	Bedsit H2E	4070,00
15	Bedsit H2F, H2G	3705,00
19	Studio Apartment H2H	4070,00
Grønnegt. 72, 2317 Hamar		
50	2- room apartment m/utsikt	7075,00
50	2- room apartment	6955,00
50	2- room apartment, rullestoltilpasset	6955,00
35	2- room apartment	6070,00
36/2	Double bedsit 4.og 5. etasje	3645,00
36/2	Double bedsit 2. og 3. etasje	3545,00
Meierigt. 16-26-28, 2406 Elverum		
12	Bedsit	3320,00
40	2- room apartment	5560,00
55	3- room apartment	6700,00
55/2	3-room apartment (flexible)	3350,00
Huldreveien 26-38, 2450 Rena		
12	Double bedsit	3300,00
13	Bedsit 2	3200,00
44	3- room apartment	6600,00
44/2	Bedsit flexible	3300,00

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Fees valid from June 16 2014 until July 31 2015	
By loss of keys the tenant pays for new keys and for the cost of cylinder change:	kr . 1580,- kr. 3554,-
Reminder of payment fee	kr. 64,-
Internal transfer	kr. 600,-
Lock in by Securitas	Kr. 800,-
Cleaning fee (if cleaning is not approved) is calculated from spent time and current hourly rates.	

Regulations for Use of the HUC Computer Network at the SiH Halls of Residence

§1 Agreement's Area of Application

§1.1.1 This agreement applies to the use of the Student Welfare Organisation in Hedmark (SiH)'s computer network from Hedmark University College (HUC) to the tenant's terminal in the Hall of Residence. This agreement is subject to the HUC regulations:

<http://www.hihm.no/it/itutstyr.htm>

The computer network entails shared computers and IT systems, networks, programs and data provided by SiH and HUC, including local, national and international networks, as well as other people's computers and systems made available through such resources.

§1.1.2 The agreement applies for all that are granted access to the computer network, hereafter called users.

§1.2 The regulations are a section of the tenant's rental agreement which is to be signed before moving in.

§2 Objectives

§2.1 The computer network is to be used by resident exclusively.

§2.2 The computer network has been acquired in order to be used for study purposes by the students.

§3 Ownership

§3.1 The computer network is the property of SiH. The user is committed to following the guidelines that prevail at any given time.

§4 User equipment

§4.1 The computer network connection applies to the actual resident and can not be loaned or leased to other people.

§4.2.1 Only one terminal per outlet is to be connected to the computer network.

§4.2.2 Connecting a modem/phone to a terminal connected to the computer network is prohibited.

§4.2.3 Installing private networks connected to a private outlet is prohibited.

§5 Use

§5.1.1 Commercial activities are not allowed through the computer network.

§5.1.2 The user is not allowed to send unsolicited bulk e-mails (so-called SPAM e-mails).

§5.1.3 Setting up any form of server services from the terminal, even for private use, is prohibited.

§5.2.1 The computer network must not be used to spread copyrighted information.

§5.2.2 The computer network must not be used to spread information which pursuant to Norwegian legislation it is prohibited to possess/pass on, or encourage or contribute to illegal actions.

§5.2.3 The computer network must not be used to spread information posing a potential threat to the reputation of SiH, HUC or a third party.

§5.2.4 The students must not use the computer network to harass others. This includes the use of offensive or inappropriate e-mails.

§5.2.5 When using the computer network for authentication purposes, messaging and so on, the user is obliged always to identify himself/herself by name, his/her own user ID, password or in

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another regular fashion.

§5.3.1 Allocated privileges cannot be transferred to others.

§5.3.2 Everyone is obligated to take protective steps to avoid unauthorised use.

§5.3.3 The user is committed not to reveal passwords or other security elements to others.

§5.4.1 The user must not contribute to downtime in any part of the computer network or in any way cause inconvenience for others.

§5.4.2 Every user is obligated to take every precaution to avoid computer virus infection and spreading.

§5.4.3 User is obligated to be aware that programs or data may contain undesirable elements and must himself/herself take appropriate steps to ensure quality control.

§5.5.1 User is obligated to possess the necessary licenced software to be used on one's own terminal. SiH and HUC are under no circumstances responsible for lack of software licences etc used by the user.

§5.5.2 User is himself/herself responsible for the use of information, programs etc made available through the computer network. SiH and HUC disclaim all responsibility for financial loss as a result of faults or deficiencies in programs, data, use of information from available databases or other information obtained through the computer network.

§5.5.3 User is legally and financially liable for any damaged caused by information distributed by the user through the computer network.

§5.6 Hacking is illegal and is a serious abuse of the HUC and SiH computer network, and will entail blocked access and suspension for 6 months, cf § 8.1.3

§5.7 The user is jointly responsible for the best possible utilisation of the resources. Resources are defined as time and capacity of both network and personnel working with the computer network.

§6 User Obligations

§6.1 Loopholes in the computer network or knowledge of special passwords must not be used to destroy the computer network, acquire extra resources or remove resources from other users. If such security breaches are detected, IT Service is to be notified immediately.

§6.2 User is to familiarise himself/herself with, and follow the IT regulations at HUC, this agreement as well as any supplementary clauses to these.

§6.3 User is to follow the directions provided by the IT Service regarding the use of the system or connected services.

§6.4 User is to become properly acquainted with the user manual, documentation etc, so that the user reduces the risk of unwittingly causing network disruptions, loss of data, programs or equipment.

§6.5.1 User is obligated to follow the ethical guidelines regarding Internet use, as established by Uninett.

Uninett ethical guidelines: <http://www.uninett.no/dokumenter/unot/94-007.html>

§6.5.2 User is obligated to follow the guidelines regarding acceptable use of the Internet, as established by Uninett.

Uninett guidelines for acceptable use of the Internet:

<http://www.uninett.no/dokumenter/unot/94-006.html>

§7 SiH's and HUC's Responsibilities and Right of Inspection

§7.1 SiH and HUC have the right to apply for access to the individual domains in the system so as to:

(1) secure the functionality of the system, or

(2) verify that the user doesn't violate or has violated the clauses stated in this agreement, assuming that this access is applied for only in cases of major importance for the operations or

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the responsibilities of the university college and only when there are reasonable grounds for suspicion.

§7.2 HUC reserve the right to reduce the band width in order to maintain adequate capacity of the internal computer network at the university college.

§7.3 SiH reserves the right to shut down the computer network periodically for upgrades or improvements.

§8 Sanctions against Violation of the Rules

§8.1.1 Violations of the rules may lead to denied access and suspension from using the SiH computer network for up to 6 months.

§8.1.2 Repeated violations of the rules will lead to permanent access denial.

§8.1.3 Serious violations may lead to permanent access denial and network suspension already at the first offence.

§8.2 In serious cases the network manager may, if deemed necessary, for a period or permanently shut down the entire computer network.

§8.3 In cases where unauthorised use of the computer network leads to financial loss, additional costs, or in any other way causes excessive damage for SiH, HUC or a third party, the user is legally and financially liable for this.

§8.4 Attempts at or assisting physical or “digital” forced entry to the computer network entail legal and financial liability.

§8.5 Serious offences will be reported to the police.

§8.6 SiH Board of Directors is the body of appeal in cases regarding employees or students.