

# Welcome to Hülphersgatan 3 student accommodation

*We are happy to have you as our tenant!*



1 Shared Kitchen  
(10 persons)



3 Shared  
Showers  
(10 persons)



4 Shared WC  
(10 persons)



Shared Laundry  
Facilities



Furnished



Internet via Wi-Fi  
available

## Contact information that may come in handy during your stay

Contract / Keys / Rent payments Bostad Västerås  
021-17 19 50  
[info@bostadvasteras.se](mailto:info@bostadvasteras.se)

Damage / Malfunction / Maintenance SE BOSTAD  
/ Room Inspection [info@sebostad.se](mailto:info@sebostad.se)

## If your neighbours are disturbing please call

Bostad Västerås: 021-17 19 50 - office hours  
AVARN Security: 010-210 90 00 - nights and weekends



bostad västerås



SE Bostad

# Information and rules for a pleasant and safe living environment

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## Fire alarm

Each room are equipped with smoke detector. Check regularly that the alarm is functioning by pressing the test button. Battery replacement is carried out by the tenant.

## In case of fire

Check the fire evacuation plan by the entrance to your building for information about the routines in case of fire.

## Bed Bugs

If you suspect that you have bed bugs in your room, contact [info@sebstad.se](mailto:info@sebstad.se) immediately.

## Bicycles

There are bicycle wracks outside the building. Bicycles cannot be parked in the staircase or corridors due to evacuation requirements in case of fire.

## Room Inspection

To avoid any deductions from your deposit – thoroughly clean your housing before inspection. You will get cleaning instructions from Bostad Västerås when terminating your lease agreement. You only get one chance to clean. The inspection will be carried out after your departure. Email [info@sebstad.se](mailto:info@sebstad.se) to organize an inspection time at least one week ahead. The keys must be returned to Bostad Västerås the day your lease ends.

If the accommodation is left in poor condition, in terms of cleaning or broken furniture you will be charge and the amount will be deducted from your deposit. Full cleaning costs SEK 1500 and cleaning parts of the accommodation costs SEK 1000.

## Landlord

SE Bostad  
Contact [info@sebstad.se](mailto:info@sebstad.se)

## Damage or malfunction

E-mail: [info@sebstad.se](mailto:info@sebstad.se)

If you have any damage or malfunction in the housing: write an email to [info@sebstad.se](mailto:info@sebstad.se). In your email state your name, room number and the nature of the problem. Also give your permission to the landlord to enter your room with the main key if you are not at home when they arrive to handle the problem.

## Internet

Wireless internet is included. Password: SEBOSTAD

## Disturbance

Show consideration towards your neighbours by not playing music too loudly or making other types of loud noises after 10pm. This applies in your student room and also in the common areas like the stairs and garden. Parties are strictly prohibited.

Washing machines and dryers should not be operated between 10pm - 6am as the noise from the machines may disturb your neighbours.

If a disturbance complaint is made, a warning will be given. If it occurs more than once your contract will be reviewed.

If the security company is alarmed because you acted disturbingly in anyway - you will be charged for the visit.

If your neighbours are disturbing or if you suspect any criminal activity - contact: 010-210 90 00 AVARN Security.

## Keys

Your keys are valuable. The tenant is responsible for the keys and will need to cover the fee of SEK 1000 if lost.

## TV

Via antenna with basic supply of channels. For pay TV channels contact Boxer.

## Storage

There is no storage for this accommodation.

## Parking

There are 3 parking spaces for SEK 300 per month.  
There may be a queue for these.

## Outdoor area

This area is for the use of everyone who lives in the house up until 10pm. The area should be left clean and tidy after every use.

## Safety

Never disclose the door code or the wireless internet password to any unauthorized persons and do not let any unknown person into the property. Close exterior doors after yourself and make sure they lock to reduce the risk of burglary and theft.

Safety cameras are located over the bicycle area, car parking and garden to lower the risk of burglary, theft and damage. The recording of images and sound will be stored for up to 14 days. Upon request, recorded material may be handed over to the police. SE Bostad stores the recordings remotely.

## Cleaning

The tenant is responsible to keep the shared areas like kitchen, bathrooms, laundry room and hallway clean. The filter in the kitchen fan needs to be cleaned once a month. For best result, rub detergent onto the filter and then wash with boiling water. The shared kitchen is to be left clean. No dishes or waste should be left. It is extra important that you do not leave food waste on the floor or on other surfaces, this can lead to vermin. Show respect to your fellow residents and leave the kitchen neat and clean.

## Smoking

Smoking in the building and in close proximity to the building is NOT allowed. Please consider people with asthma and allergies might react severely to smoke.

## Waste disposal

Bins are located outside the house. Waste must not be left out in the hallways, stairs, shared kitchen or common areas. If this should occur, a warning will be given. If it occurs more than once your contract will be reviewed. All day to day waste from the household is to be sorted into specific bins situated outside the building. For big cardboard boxes, heavy waste or other miscellaneous waste (batteries, paint etc.) needs to be taken to the Återbruket (recycling station). The closest one is VafabMiljö Återbruket Ängsgärdet – Malmabergsgatan.

Advertising that comes in the mailboxes must not be left. If you do not wish to receive advertising, please put a note on your mailbox "Ingen reklam tack" ("please no advertisements.")

## Laundry room

Laundry room is for the tenants only. Be sure to leave the laundry clean and tidy after you have finished washing. Booking of the laundry room takes place through the booking board.

All waste needs to be removed when leaving the laundry room and don't leave anything behind. If you open any windows make sure to close them when you are done to avoid unauthorized persons and animal to enter.