

# Welcome to Kristiansborg room student accommodation

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



1 Shared Kitchen  
(6 persons)



2 Shared  
Showers  
(6 persons)



2 Shared WC  
(6 persons)



Furnished



Shared Laundry  
Facilities



Phone  
subscription  
possible



Internet  
subscription  
possible

Door code: 0421

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

Contract / Keys / Rent payments    Bostad Västerås  
021-17 19 50  
info@bostadvasteras.se

Damage / Malfunction / Maintenance    Sebastian  
070-567 01 96  
info@sebostad.se

Internet    Tele 2  
[www.tele2.se](http://www.tele2.se)

Cable-TV    Boxer – Own subscription

## If your neighbours are disturbing please call

During office hours    021-17 19 50 (Bostad Västerås)  
During nights and weekends    021-31 45 50 (Svensk Bevakningstjänst)



bostad västerås



SE Bostad

# Following rules and regulations will contribute to a pleasant and safe living.

---

## Inspection

To avoid a cleaning cost from landlord when you move out - be careful with cleaning before inspection. You are not sure how or what needs to be cleaned carefully, check with your landlord. Inspection is done only at one time. When the inspection is done keys must immediately be submitted to Bostad Västerås.

## In case of fire

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

## Smoke detectors

All rooms are equipped with smoke detectors. Regularly check that it is working by pressing the test button. Battery replacement is carried out by the tenant.

**Think of security for yourself and your neighbors!**

## Real estate management

Real estate management is SE Bygg och Entreprenad AB. Our manager is Sebastian 070-5670196  
Monday - Friday 10.00 am - 12.00 am, 070-567 01 96.

## Fault report

sebastian@sebyggochentreprenad.se

## Pets

It is not permitted with pets on this accommodation.

## Access

The building is equipped with an access system that requires a code. The code is obtained from Bostad Västerås 021-171950

## A common Internet

Internet is not included but as a courtesy there is one common Internet wifi for the tenants.

## TV

Contact Boxer to open a subscription.

## Storage

There is no storage for this accommodation.

## Parking

There are 3 parking spaces to rent for 150SEK/each/month.  
Two garage spaces for 1000SEK/each/month.

## Patio

Should be cleaned and left clean for next.

## Damage or malfunction

Please e-mail [Sebastian@sebyggochentreprenad.se](mailto:Sebastian@sebyggochentreprenad.se).

Do not forget to mention your name, room number, the nature of the problem and give your permission if the landlord is allowed to enter with their main key in case you are not at home when they arrive to tend to the problem. **It is tenant's responsibility to buy and install new light bulbs when needed.**

## Disturbance

If your neighbours are disturbing, if you suspect any criminal activity in the building or if you have locked yourself out at night - please call: Bevakningstjänst 021-31 45 50.

Show consideration towards your neighbours by not playing music too loudly or make other types of loud noises. If the security company is alarmed because you acted disturbingly in any way - you will be charged for the visit.

## Keys

Keep track of your keys! Your keys are valuable and can cause a lot of problems if lost. The tenant is responsible for the keys and will cover the cost for any lost or misplaced keys that need replacing.

## Kitchen

The grease filter in the kitchen fan needs to be cleaned once a month. For best result, rub detergent onto the filter and then flush with boiling water. Do not use aluminium foil or forms in the microwave oven! This will damage the oven. The shared kitchen is to be left clean. No disk or waste should be left there. Remember that it will be used by others. Shelves, refrigerator and freezer will be shared by the residents.

Show respect!

Leave the kitchen neat and clean.

## Room Inspection

To avoid any deductions from your deposit - make sure to clean the room thoroughly before the inspection of your room. Visit [www.bostadvasteras.se](http://www.bostadvasteras.se), the English pages, for cleaning instructions. You only get one chance to clean. SE Bygg will do the room inspection after your departure.

## Smoking

Smoking in room, corridor, stair case, basement and laundry room is NOT allowed. Please consider that persons with asthma and allergies might react severely to smoke.

## Source separation for household waste.

Bins are located outside the house. Garbage must not be set out in hallways, stairwells, or provided in the shared kitchen. Should this occur, the real estate manager provides a warning to this person. If this were repeated after warning the contract will be reviewed. All waste from the household are to be sorted into specific bins. Advertising that comes in the mail boxes must not be left. If you do not wish to receive advertising please let the red tag be showed in the mail slot.

## Disposal must be carried out as follows:

- Compostable kitchen waste
- Metal
- Batteries
- Clear glass
- Colored glass
- Residual

## Laundry

Laundry room can only be used by our tenants, in addition, you must not wash for someone who does not live in the property. Be sure to clean up after yourself when you have washed. If you open the window in the laundry room do not forget to close it when done. Remember that animals and other unauthorized persons can easily get into the house that way.

Be sure to clean up after yourself when you have washed.

If there would be problems with the machines. Fault report the product to: sebastian@sebyggochentreprenad.se

## Post / Mail

Mailboxes are located in the basement. Marked with the room number. Contact [Sebastian@sebyggochentreprenad.se](mailto:Sebastian@sebyggochentreprenad.se) for a nametag. Remember to change the address.