

# welcome as tenant

Thank you for choosing us at HSB Gambrinus as your new landlord! In order for us to get a good start on our tenancy, we want to tell you a little about ourselves, as well as inform about your rights and obligations as a tenant.

#### Who are we?

HSB Gambrinus is a wholly owned subsidiary of HSB Göta ek förening. We own and manage around 2600 apartments as well as a number of premises, shops, offices, etc. Most of our properties are located in Jönköping, Huskvarna, Borås, Gislaved and Värnamo. If you want to know more about our properties, feel free to look at our website: [www.hsb.se/gota](http://www.hsb.se/gota)

#### To keep in mind when you move in:

* Register / change address in advance.
* Move electricity and telephone.
* When you move in you will receive a number of key so make sure you get the right number and remember that you are personally responsible for these.
* Do You have home insurance? If not, our recommendation is to sign one as soon as possible.

We always inspect the apartment when change of tenant. If you are dissatisfied with something, get in touch with us directly. You can reach us on 077-110 10 30.

#### You as a tenant can expect:

* Fast and professional service
* Security and quality in the accommodation
* Good indoor and outdoor environment

#### We have the right to expect you:

* Pay your rent in time
* Take care of your apartment
* Do not disturb the neighbors
* Immediately report errors and deficiencies to our fault report (phone 077-110 10 30)
* The Rental Act regulates the rights and obligations that apply to both the tenant and the landlord.

#### Cable TV and broadband

In almost all our apartments there is cable TV with basic offer from ComHem. If you want an expanded TV supply or broadband via Com Hem, please contact them at +46 771-55 00 00 or through their website [www.comhem.se](http://www.comhem.se).

Fiber connection is available in most apartments see [www.bredbandswebben.se](http://www.bredbandswebben.se) for your particular address.

In Värnamo there is fiber through Värnamo Energi.

It is not allowed to put up satellite dish on the roof or façade of the property.

#### Care for the apartment

Equipment and accessories vary in our apartments, but here is some general advice:

* Pay your rent in time
* Clean the hood at least once a month
* Clean the floor drain. In the bathroom there is a floor drain that should be cleaned at regular intervals to avoid stop and bad smell. Lift the grille covering the floor drain and remove hair residue and other things that stick to the well.
* Clean valves. It is important that the valves are not clogged. They should be washed with lukewarm water and mild detergent a few times a year. In your apartment we have installed a smoke detector belonging to the apartment. It is longlife type which means that you do not need to change batteries, but we change the smoke detector if necessary. To be sure of the operation of the smoke detector, check it regularly. Once a quarter, you should check the function by pressing the smoke alarm control button.
* Once a year, the smoke detector should be cleaned externally with a vacuum cleaner.
* Defrost the refrigerator and freezer if necessary

#### Pay your rent on time

The rent must be paid in advance, no later than the last working day before the beginning of each calendar month. We send out notifications quarterly. If you have not received any or lost avin, please feel free to contact us. We do not send reminders, but unpaid rents are handed over to a collection agency.

#### Rent increases

Rent increases normally occur once a year and most frequently on 1 January. In negotiations with the Tenants' Association, any rent increases are determined. This may mean that you already receive a different rent than what is stated in the contract.

#### You must report errors and damages in the apartment

If you are wrong with the apartment, you should make a fault report. According to the Rental Act, you are obliged to make a fault report as soon as possible if there is an error or damage in the apartment so that the damage does not worsen. Some things you are responsible for e.g. changing light bulbs, fluorescent lamps, flashers and fuses.

#### Subletting

You may never sublet your apartment unless you have received written permission from us. We only give permission for the reasons listed as noteworthy under the Rental Act.

#### Termination

If you are moving, you should make a written notice of termination. The notice period starts at the end of the month after the notice has been received by us. The notice period is shown in the lease and is normally three months.

#### Rules of procedure

Follow the rules of procedure that are available in the laundry room. Remember to wash only on your booked time.

Cars may only be parked in specified locations.

Play in stairwells or common areas is not allowed for safety reasons

Always close doors to the entrance hall, basement and attics.

#### Fire safety

For reasons of fire safety, it is not allowed to store bicycles, strollers, furniture, recycled paper or other combustible or blocking goods in stairwells, basements and attic passages.

In addition to the risk of fire, it is a problem for our staff who will clean the stairwell. Coarse waste in the form of old furniture, packaging and the like should be left on the nearest sorting farm.

#### Disturbance hotline

When you stay with us, we want you to feel safe and secure in your home. If you are exposed to serious disturbances in your accommodation or if you notice that unauthorised persons are in the property, you can call our emergency services and Securitas will send a security guard. Phone number 010-4705184.
Here you can call 24 hours a day.

**Error report**

During regular business hours 077-110 10 30 or via [www.hsb.se/gota](http://www.hsb.se/gota)

#### Contact us

For other questions regarding your accommodation, please contact us at +46 77 110 10 30

Sincerely
HSB Gambrinus