

## House Rules - Banegårdspladsen

Property     Banegårdspladsen 6C  
                 2nd and 3rd floor  
                 Herning

Landlord     Banegårdspladsen Herning ApS  
                 Co/Jacobsen Group ApS  
                 Nygade 3C  
                 7400 Herning  
                 ph. 97 11 86 66  
                 Mail: [info@jacobsengroup.dk](mailto:info@jacobsengroup.dk)

Office hours   Monday through Thursday at 09.00 to 16.00  
                 Friday at 09.00 to 14.00  
                 Closed for lunch break every day at. 12.00 to 13.00

Emergency    Monday to Friday from 4pm to 8am and during the weekend and public holidays,  
                 you will be able to reach an employee in case there is an emergency.  
                 Call ph. 97 11 86 66 – press 0

If it is not an emergency and you call anyway, you will be charged 400DKK.

### **EMERGENCIES:**

If an emergency occurs outside of office hours, you can call the emergency phone, where you will reach one of our employees.

Call ph. 97 11 86 66 and press 0 to reach the emergency line.

**DON NOT** call the emergency line if the situation is not an emergency. If you call without having an emergency, you will be charged a 400DKK fee, that will be added to your next bill.

An emergency is defined as a sudden event which does, or possibly could, pose a threat to either tenants or properties.

An emergency could be:

- Leaking pipes or radiators
- Clogged drains that can lead to flooding – DO NOT use caustic soda to unclog drains!
- Flooding
- Fire in or around the property that can cause damage to tenants or buildings. (In case of fire, always call 112 first)
- No water, heating, or electricity. (In case of a power outing, check that you have paid the bill and if the residual-current device is on.)
- Fallen objects that have or may be able to cause damage to tenants or buildings.

If your situation is not an emergency, you can call the office the next business day.

### **WASTE:**

There are buried container in front of the station building. These **MUST** be used and the instructions on sorting of waste must be followed. In Herning Kommune there is waste sorting, which means that in the case of incorrect or defective sorting, no waste is collected.

Waste must **ALWAYS** be placed in containers as indicated above and not elsewhere in or around the property. Waste that is not removed with daily waste, without extra payment, eg. large garbage, bottles, cans, larger quantities of cardboard, etc. must be removed by the tenant at his/her own expense. Furthermore, the instructions of the caretaker, the authorities, the fire service, and the day-care must always be followed.

Waste must **NOT** be left in the hall or in the parking basement, this will result in a charge, and if this happens several times, a written complaint will be sent.

### **CARS:**

It is possible to purchase a parking card for the parking cellar. Please take others into consideration when driving in the area - note the sign with reduced speed.

### **FIRE ALARMS:**

The property has several fire boxes on each floor. These must be activated in case of fire / smoke in the property - **AND ONLY IN THESE CASES**. Any unnecessary activation of the alarms will result in prosecution and a fine. Repeated unnecessary activation of the alarm is cause for termination.

### **BIKES:**

Bicycles must be stored in the cellar, not in the halls.

*The current house rules can be changed by the landlord at any time and the changes must be respected by the tenant.*

**DOOR PHONES:**

Door phone systems are installed at the main staircase as well as at the elevator.

**ELEVATORS:**

In the property there is an elevator in connection with the main entrance (Entrance C). You can gain access to the 2nd and 3rd floor through the elevator with the use of your keys.

**NARCOTICS:**

Sale, use and storage of euphoric drugs will result the termination of the lease without further notice, the termination of the lease will take effect immediately. This also applies when using and storing euphoric substances inside the apartment, and if guest bring any euphoric drugs into the property.

**INSURANCE:**

The tenant is responsible for having a glass-, home-, and theft insurance. The landlord's insurance covers only the property.

**FIREWORKS ETC.:**

Fireworks may not be stored and / or set on fire in or near the property or its premises.

**COMMON AREAS:**

All common areas, passages, stairwells, entrances and exits, etc. MUST always be fully navigable as these also act as escape routes. Therefore, objects are not allowed to be placed on these areas, and these will be removed WITHOUT NOTICE, WITHOUT LIABILITY AND AT THE RENTAL'S ACCOUNT. The tenant is liable for any damage he / she causes to common areas / rooms and furniture stored therein. These damages must be reported to the landlord immediately, after which they will be repaired at the tenant's expense.

**COMMON ANTENNA:**

The setting up of private antennas and satellite dishes is not allowed.

**PETS:**

Pets are not allowed in the property. The tenant is responsible for any damage caused by visiting pets and is liable for damages.

**INDOOR CLIMATE - AVOID FUNGUS:**

As older houses are energy renovated and made closer, it requires greater efforts by residents to avoid fungus. It is important to clarify that there are always traces of fungus in the air, so if you give these traces good conditions to grow in e.g. a corner, they WILL do it.

In the property you live in, fungus will usually only grow if there is stagnant, moist air in an area where warm air meets a cold surface (a cold bridge), so the moisture in the air settles on the wall (condenses) and thus allows the fungal traces that are in the air to settle and grow larger.

This can be avoided by:

1. Do not insert furniture completely into the corners.
2. Do not place mattresses or similar directly on the floor or completely into the corner.
3. Be sure to vent in all rooms min. 2 times a day with through draught. This is done by opening the windows completely for a minimum of 10 minutes.

It does not help to have the windows open all day, while this will make the walls cold. The humidity in the air will therefore condense more easily when, for example, you close the window at night.

4. Air the bathroom after bath and in the kitchen after cooking.

There is constantly moisture in the air. Adult breathing air contains 2-3 liters of water a day, and when you take a bath or cook, moisture is released into the air as well. All this water can only come out of a room by venting as mentioned.

Good ventilation usually also results in a lower heating bill, as moist air is much harder to heat than dry air.

If you in smaller areas detect something that can be fungus, it can be washed off with several means - we recommend Hysan or Prottox. Follow the instructions for use on them.

For more information about fungus and how to avoid it, we encourage residents to visit the website [www.bolius.dk/skimmelsvamp](http://www.bolius.dk/skimmelsvamp). Here you will find several articles on the topic, which are constantly updated. You are also welcomed to visit the office and take a look at these articles.

#### **INTERNAL MAINTENANCE:**

Internal maintenance is the responsibility of the tenant, including cleaning of the common areas. According to the tenancy agreement, the apartment will be newly renovated at the take over and it must be handed over in the same condition when you move out.

Thus, the lease must be handed over properly repaired, i.e., that upon the receipt of movement inspection it must be possible to present a receipt from an authorized craftsman if the tenant does not want to use the craftsmen associated with the property.

A repayment period of 14 days is calculated in connection with relocation, which means that the lease must be cleared and vacated 14 days before re-rental / expiry of the notice period.

#### **MUSIC, NOISE etc.:**

The tenant must ensure that all members of the household and their guests do not act in such a way that they create a nuisance to the other tenants in the property. It is the tenant's responsibility to insure that children do not play on the stairs or hallways.

Do not play loud music or make noises which is to the detriment of the other residents and never after 23.00 - Don't play music for open windows and doors.

The neighbors must be notified if you are planning a party. Give them a way to contact you if the noise is a nuisance.

Technical aids and installations must be installed so that they do not interfere with the property or its tenants in the event of noise or otherwise. The use of drilling machines and other noisy tools must not take place in the period between 21.00 and 08.00

This does not apply to landlord craftsmen who will often start earlier.

#### **KEYS:**

For each lease a minimum of 2 keys are delivered (possibly several if using separate key for mailbox, etc.). It is the responsibility of each tenant to ensure that the people to whom he or she has entrusted the keys follows the house order. The tenant is liable for any damages caused by his / her guests. Lost keys are replaced by tenants when ordering through the caretaker. If a key is missing at relocation, the lock will be re-coded / changed at the tenant's expense.

**MAILBOXES:**

According to the law, mailboxes must be put up in- or outside the property. The tenant is required to empty the mailbox and keep the area free of paper waste.

In the hallway at the main entrance (entrance C), mailboxes are hung for all leases. The signs show the Apartment number and the tenants' name. The mailboxes set up by the landlord must not be removed or replaced with other mailboxes. In addition, there must be uniform signage on these, which the caretaker provides when moving in. Contact the office to get the signage changes or updated.

**ADVERTISING:**

We strongly emphasize that it is **NOT** allowed to leave unwanted advertisements. The fire authorities are very strict in this area, so everything must be taken into account. If you wish not to receive advertisements, please acquire labels at FK.dk. Advertising can be unsubscribed from FK.dk's website;

<https://fk.dk/Contact/Forbrugerkontakt/Reklamernejtakformular>

**SMOKING:**

Smoking is not allowed in the common areas, stairwells, etc.

**ROOF TERRACE:**

At the very top of the building is the communal roof terrace, which can be freely used by the residents of the house. As in and around the rest of the property, common caution must be exercised here.

**TOILET:**

Only toilet paper must be used in the toilet, and nothing that can clog the drain must be thrown into the toilet bowl. If the cistern becomes leaky, this must be notified to the landlord immediately.

Do not use caustic soda to unclog drains, as it is highly corrosive.

**OUTDOOR AREAS:**

It is expected that each resident contributes to keeping the areas free of waste or objects, by always cleaning up after themselves and their guests.

**LAUNDRY ROOM:**

There has been established a common laundry room with washing machines and dryers on the second and third floor. These can be used for a fee. It will be stated on the screen what it costs to use the individual programs.

If the washing machines do not work, this must be reported to the landlord immediately. If you lose your chip, you can order a new one with the landlord. A new chip costs 100 DKK.

If you experience issues with the electronic payment system or the chip, get in touch with Jacob Rask, ph. +45 29 89 50 87.

**WINDOWS:**

Ordinary traditional curtains, blinds or slats **MUST** be hung in the windows if you want to shield them from sun and / or views. It is **NOT** allowed to hang blankets, duvet covers, sheets, cardboard, or anything else creatively.

*The current house rules can be changed by the landlord at any time and the changes must be respected by the tenant.*

