

# ABK rules regarding student accommodation

- Only a person who has been accepted for education can sign a contract with ABK for student accommodation. Proof of acceptance from the university must be produced when signing the contract.
- Anyone who does not have a Swedish personal registration number always requires a guarantee. This applies also to those who do have a personal registration number but whose number is less than two years old.
- If you live in the student accommodation for two years, the deposit amount will be repaid on condition that the rent has been paid punctually throughout these two years. In other cases, the period for retaining the deposit will be extended for a further 12 months.
- If you move out earlier, the deposit will be repaid minus any due rent or other expenses for damage and failure to clean in accordance with the vacation inspection.
- Where a person who has paid a deposit moves to other ABK accommodation within two years, the deposit will follow that person to the new accommodation. There is no possibility of getting back part of the deposit in connection with this move.
- We do not pay back any part of the deposit until the period of notice has passed.
- In order for us to be able to pay back the deposit without delay, we require:
  1. Name and personal registration number of the tenant
  2. Name & address of the account holder. **It is very important for this information to be spelled correctly.**
  3. The account holder's account number must consist only of digits.
  4. The name & place of the recipient bank
  5. The SWIFT/BIC code of the recipient bank.
- Our student accommodation is for one person only. Sharing student accommodation is not permitted except for those with special double rooms. There are also special rules in the accommodation that are rented directly from the university and where the residents have not signed a separate contract with ABK.
- Our student accommodation has two rent-free months (June and July). The rent usually includes both electricity and cable TV. Some accommodation also has broadband.
- A person who has a separate rent contract for student accommodation cannot normally apply for new accommodation until six months after moving in, but can immediately start applying for new accommodation if there are special reasons for so doing.
- A person who moves from ABK always has to give three months' notice, i.e. the current month plus a further three months.
- Following six months' conscientious occupation, a person who has a separate rent contract for a student room or hall of residence accommodation will have his period of notice reduced to one month when changing to other ABK accommodation.
- All accommodation will be inspected upon vacation. We will then check the condition of the accommodation and note any faults and inadequacies in an inspection record. Notification of the time for the inspection will be sent automatically. The accommodation will be checked for cleanliness in connection with handing back keys. The actual person vacating must call his property manager and book a time for this.
- If the accommodation has been poorly cleaned or if there is abnormal wear and tear and damage, the person vacating must pay for the repair costs.

