



Student living with **Gavlegårdarna**



- 3** WELCOME
- 4** APARTMENT SIZES
- 5** HERE CAN YOU FIND THE APARTMENTS
- 6** ABOUT YOUR FLAT
- 8** COMMON SPACES
- 10** TAKE CARE OF YOUR ACCOMODATION AND YOUR NEIGHBOURS
- 11** ABOUT YOUR CONTRACT WITH US
- 12** IMPORTANT PHONE NUMBERS

Feel like home!



Welcome to Gavlegårdarna



Gävle has a population of over 100,000, so there are many people to choose from to get to know here. Everything is close by and accessible with a very good public transport system.

Gavlegårdarna offers you, as a student, your own apartment where you can live by yourself or a room in a bigger apartment where you share kitchen and bathroom with other students. You can decide whether you want to live close to the university college, in the central area or on the Campus Sättra area, some kilometres outside the city centre, near the large sports complexes.

Outdoor serving and night clubs swarm with people in almost all weathers. At Boulognerskogen, which is Gävle's own "Central Park", you can take a bath, play volley ball, block and frisbee, while the picnic barbecue is getting hot. Gävle's football team Gefle IF and ice hockey team Brynäs IF play their home games only a stone's throw from Campus Sättra. Busses goes from the town centre to the arena area.

Students who come to Gävle enjoy their stay here and we at Gavlegårdarna welcome you as a customer.

FRIDSTAPLAN

- 1 room with kitchen 27-36 sqm
- 1 room with kitchen+loft 44 sqm

CAMPUS SÄTRA

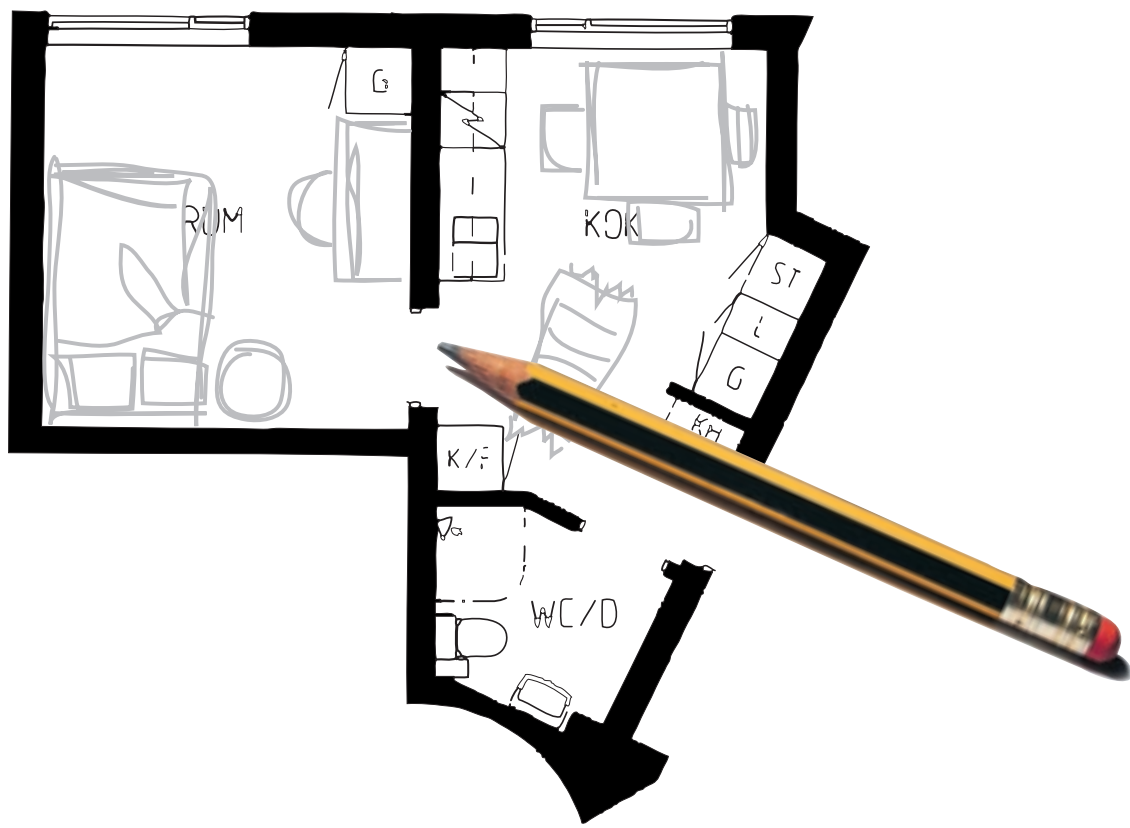
- 1 room with kitchenette 22-33 sqm
- 1 room with kitchen 23-41 sqm
- 2 rooms with kitchenette 37-40 sqm
- 3 rooms with kitchen 85 sqm
- 1 room in a bigger apartment with shared kitchen and bathroom

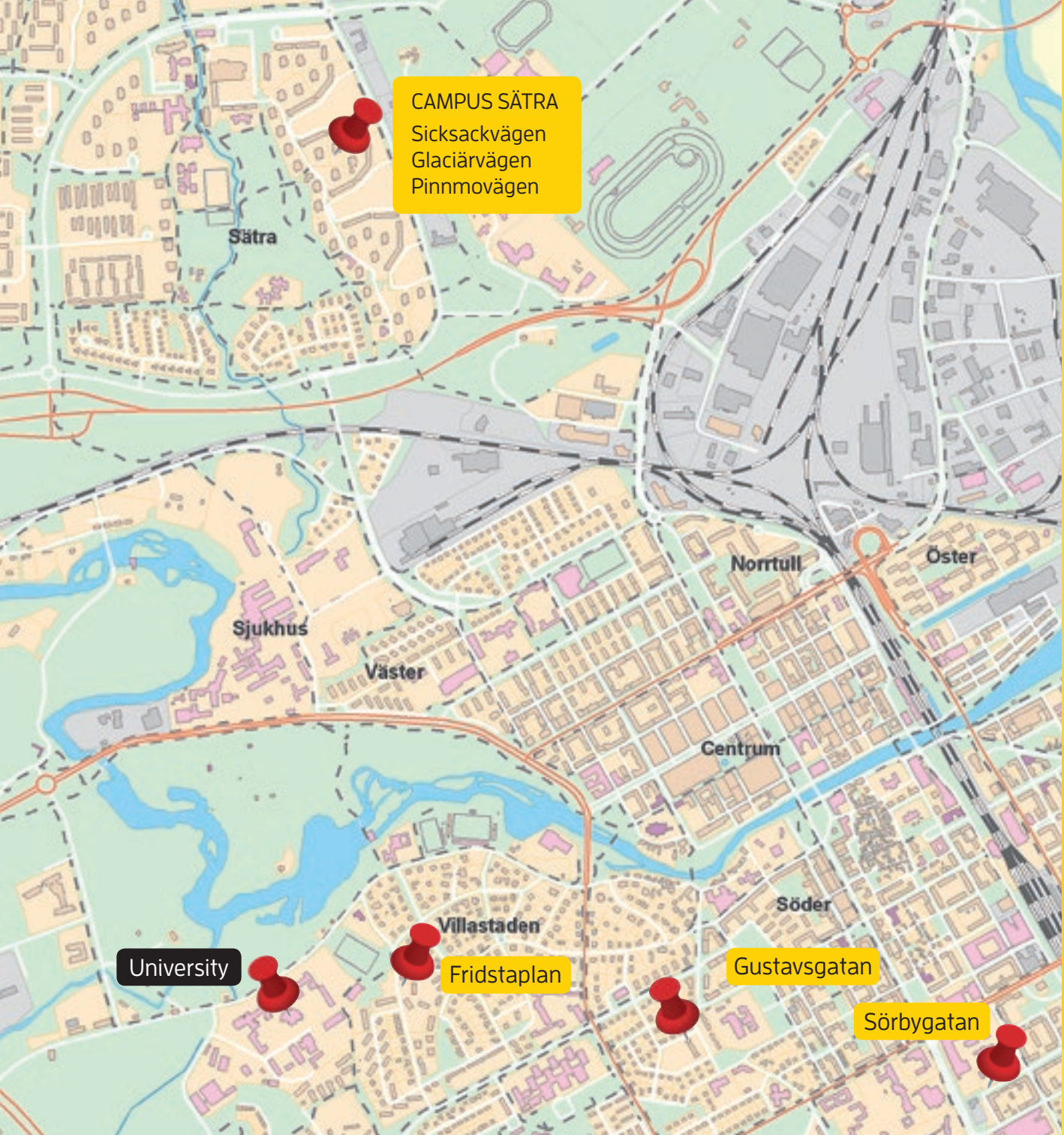
SÖRBYGATAN

- 1 room with kitchenette 25 sqm
- 1 room with kitchen 25 sqm

GUSTAVSGATAN

- 1 room with kitchen 31-42 sqm
- 1,5 room with kitchenette 29 sqm
- 2 rooms with kitchen 40 sqm





CAMPUS SÄTRA
Sicksäckvägen
Glaciärvägen
Pinnmovägen

University

Fridstaplan

Gustavsgatan

Sörbygatan

5 HERE CAN YOU FIND THE FLATS

Applicable to all accomodation

There is a fire detector, a bathroom cupboard and a wardrobe in every student flat. Make sure that all of them are in the flat when you move in and that the flat is in a clean condition and complete when you move out. Apart from the fire detector, you are allowed to take other things down and put them away, but you are responsible for storing them safely. Before moving out, you must restore the flat to what it looked like when you moved in.

Blinds, shower curtains, extra locks and peepholes may be in the flat but they are not included in our selection. This means that we will not replace or repair them if they are torn or broken.

In our furnished rooms/apartments the most important furnitures are included, such as bed, kitchen- and desk furniture and lamps.

Shared apartments

When you rent a room, you share the kitchen and bathroom with other students in the same apartment. There are many of you that share common spaces. Come to an agreement with each other in the building how you would like it to be so that everybody feels at ease. This is a very good way to avoid possible conflicts. Clean up after you and wash your dishes for others sake. This is also your responsibility according to the contract.

Is electricity included or do you need to order it?

Electricity is included in the rental for some flats. In other flats, you need to organize an electricity agreement yourself. In your rental agreement you can see what is applicable for your accomodation. For information or help in English, contact Gävle Energi, tel. **026-17 85 75**.

Broadband

A 100/10 megabit broadband is included in the flat rental. For broadband support, call Bahnhof, **08-51 00 00**.

Heating and air-regulators

The rent includes heating. According to the contract, the temperature should be maintained at about 21°C during the winter. It is possible to make minor adjustments to the heat with the regulator control on radiators.

Too cold or too hot? The conditions indoors often depend on how you use the air-regulators and not on the fact that something is wrong. It is very important that you make sure that the air-regulators in the kitchen and bathroom are always open in order for the air in the flat to be good. It is also essential that you clean them regularly. The air-regulators that are in or next to the windows must always be open. If you follow all this, the air circulation in the rooms will be on the right level.

The same applies for the kitchen exhaust fan. You are responsible for keeping the filter clean, to avoid the fan from breaking down and to make sure that the ventilation is working. Remove the filter at regular intervals and clean it with hot water and washing-up detergent. Make sure that it is dry before putting the filter back to the exhaust fan.

Balcony

If you have a balcony, you can air your clothes on it or simply have a cup of coffee or tea there. This is the reason why the neighbours above you are not allowed to shake their mats, throw cigarette butts or any other rubbish over their balconies. This applies to you too. If you want to have a satellite dish or plant box, they must be attached to the inside of the balcony. If you want to have a B-B-Q, you must do this in the garden, not on the balcony. These rules exist to increase the level of safety and security for you and your neighbours.



Laundry

Your flat is connected to a laundry that is used by others. Do you usually get annoyed or angry when others wash their clothes in your booked time? You and all the others are responsible for keeping to the laundry times that have been booked. For information on how to book a time, see the notice on the wall in your laundry. It is most important that you show respect and clean up after you for your well-being and others.



Garbage and waste

Your garbage must be thrown into the joint garbage rooms. Sort the garbage and waste according to the labels on the signs. If your garbage is bulky or heavy, e.g. furniture, electronics and environmentally hazardous waste, you must take it to and leave it at Gästrike Återvinnare (recycling station). For further information, see gastrikeatervinnare.se.

Stairwell and entrance

You who live in a block of flats are jointly responsible for keeping the stairwell and entrance in good order. You are not even for a second allowed to put garbage and other things there, due to fire-danger, as well as to make cleaning in the stairwell and the entrance easy to carry out. The entrance door must be locked to reduce the risk of unauthorized people entering the building.

Remember! The stairwell could save your life

Stairwells function as emergency exits. This is the reason why it is very important to keep them free of bicycles, for example. The Rescue Service must be able to get in quickly if someone is ill. In addition, you must be able to get out of the building quickly if something catches fire.

Courtyard

The courtyard is an area you all share, where you for example can have a BBQ. However, make sure that you do not leave the barbecue unattended and to put the fire out properly after you have finished with it. Show consideration to others by cleaning up after you. In this way, everyone will be happy. Many of our courtyards have special containers for used disposable BBQ-grills. For safety reasons, it is forbidden to put up pools and barrel baths.

Parking

Most often, there are parking places connected to our student residences. You need a parking permit in most instances. You can obtain this from the Gavlegårdarna Customer Service (Kundcentrum). Only one permit is allowed for each flat. Make note that you are not allowed to have a car parked for more than 72 hours in a row in the same parking place. If you need more information about parking, contact Gavlegårdarna Customer Service **026-17 27 00**.



General care / If something does not work

It is very important that you take good care of your flat and clean it for your well-being and others'. When cleaning, make sure that you use the right products that do not do any damage to materials in the flat.

If something is/gets broken or does not work, make an error repair at gavlegardarna.se

If you do not report damage and it consequently gets worse, you may be responsible to pay compensation. If there is any neglect or damage to the flat, you can be responsible to pay compensation. In addition, you may run the risk being given notice to leave.

Painting and wall-papering

You are allowed to paint and wall-paper your flat, as long as it is done skilfully. If the work is defective, you may be responsible to pay compensation. If you have any questions about what is allowed, contact Gavlegårdarna Customer Service on **026-17 27 00**.

If you are going to have a party

Having a party is always fun. However, the neighbours might have completely other plans. So, inform them, preferably in person or by putting a note in their letter box. If you inform them about the time that the party will start and when it will end, they are often more tolerant.



If someone disturbs

Parties and partying are a part of student life. However, it can sometimes be too much and you can be disturbed by loud music, noises or people running up and down the stairs. When you feel disturbed by such things, contact our Customer Service (Kundcentrum), during evenings and at weekends, phone our Emergency Security Services. The phone number can be found on the notice boards in the stairwell or at gavlegardarna.se/student.

Your rental contract is a valuable document

You are responsible for the contract during the time you live in your flat. Read it through carefully and make note of what is applicable for your particular flat.

We do not send reminders, avoid debt collection demands

Your rent must be paid on time. We do not send out letters reminding you to pay. If you have not paid on time, your debt is sent directly to a debt collector at extra cost for you. If, for some reason, your payment is going to be late, phcontact Gavlegårdarna Customer Service on **026-17 27 00**. **Have you got a collection claim? Please contact Intrum 08-616 77 20.**

You alone are responsible for making sure that the rent is paid at the end of each month, even if you have not received an advice of payment. Contact our Customer Service (Kundcentrum) if you have not received an advice slip on **026-17 27 00**.

If you want to be sure that your rent is always paid on time, you can use a direct debit system (autogiro). Notify our Customer Service about your direct debit system at **026-17 27 00**.

Subletting

There are special rules for subletting. Ask our Customer Service or read more at gavlegardarna.se/student. If you sublet without permission you may lose the right to your home.

The period of notice

The period of giving notice is stated in your contract. In most cases, it is three months but it can be one month for certain flats. The period of notice is always counted from the last day in every month. This means that, if you give notice to end a contract in the middle of a month, you will have at least 1½ months' notice. If you have any questions, contact our Customer Service, **026-17 27 00**.

IMPORTANT PHONE NUMBERS

Gavlegårdarna Customer Service

Weekdays 07.00-16.00

info@gavlegardarna.se

026-17 27 00

Emergency Property Services after office hours

020-37 00 37

Locked Out

24 hours

026-17 28 20

Disturbances after office hours

026-17 28 20

Broadband support

Bahnhof, the students internet supplier

08-510 00 00