

HOUSING GUIDE
V-Dala nation
Autumn 2018





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Welcome!

Welcome to Uppsala!

Uppsala University Housing Office (UUHO) rent rooms from the house owner Västmanland-Dala ("V-Dala") Nation and sublets them to international students at Uppsala University. UUHO is working as a non-profit assignment from the University.

Uppsala University Housing Office sincerely hopes your stay in Uppsala will be rewarding!

Room reservation

If you have any questions you are welcome to contact us, but we expect you to have read the information in this booklet first. Many people contact us in the beginning of every semester (August, September, January and February). During these months it might take a while before we can get back to you.

Your room is reserved for a limited time only. Make sure you are well informed of the dates and details in your Leasing agreement.

We offer fixed rental periods and our Leasing agreements typically covers an entire semester or academic year. From the first until the last day of your Leasing agreement the room is your responsibility and you are bound by the terms of condition of your Leasing agreement.

You will pay rent for the room for the whole period in the Leasing agreement, regardless of your actual arrival or departure date. For example, if you arrive for the autumn semester you will typically be liable to pay rent starting from August 1st or 15th, even if you arrive September 3rd.

Please notify Uppsala University Housing Office (UUHO) immediately if your exchange in Uppsala is cancelled and you are not coming to Uppsala as planned. Make sure to keep UUHO informed of any problems or delays regarding Visa or immigration that may affect your ability to come to Uppsala as scheduled.

Cancellations later than 1 month before the first day of contract is charged with the first month rent and after the start date of your contract has passed, the full notice period specified in your Leasing agreement is needed to end the contract.

Uppsala University Housing Office has the capacity to offer housing for a maximum of two semesters for exchange students and four semesters for fee-paying master students. If you are staying longer you must find housing for the rest of the time on your own. For a complete list of housing companies, see: www.studentboet.se

More information at:

www.housingoffice.se
www.uu.se/welcome

Staying at V-Dala Nation

Membership in V-Dala nation

To stay in the accommodation at Västmanland-Dala (V-Dala) nation you must become a member of the nation. Membership in a student nation in Uppsala gives you access to the rich student community in Uppsala. There are 13 student nations, all of which offers student lunch restaurants, cafés, pubs, night clubs, and many other social activities such as choirs, orchestras, social- and sports clubs and much, much more.

Membership in one of the nations will give you access to all 13 of them but students usually get discounts in the nation they are a member of. To become a member visit the nation office after arrival and pay the membership fee. The V-Dala Nation is found on S:t Larsgatan 13 (the V-Dala Accommodation office is found on Svartmangatan 16). Visit the V-Dala nation website for more information: <http://www.v-dala.se/en/>

Please note that your Leasing agreement is with Uppsala University Housing Office (your landlord), not with V-Dala nation.

About the facilities

Through V-Dala nation UUHO offer 9 rooms of various types and sizes. Some are in corridors with shared facilities while a few are private studio- or two room apartments. The V-Dala accommodations are located in different parts of Uppsala.

The rooms are let with basic furniture and there is a pillow and quilt for the bed in all rooms. Towels and bed linen is not included. All kitchens are fully equipped.

Karlsrogatan 3: three rooms in corridor. The rooms are 19 m² and have a private bathroom (shower). Kitchen is shared between the tenants in the corridor. This address is in V-Dala area: **Triangeln**.

Luthagesplananden 83 and 91: two studio apartments. The studios are about 28 m² and have private kitchen and bathroom. Electricity and water are not included in the rent and will be paid separately. This address is in V-Dala area: **Majklockan**.

Luthagesplananden 27B: one 2-bedrooms apartment intended for two students. The apartment is 53 m² and the two students share kitchen and bathroom. This address is in V-Dala area: **Observatoriet**.

S:T Johannesgatan 30F: one room in corridor. The room is 22 m² and has a private bathroom (shower). Kitchen is shared between the 8 tenants. This address is in V-Dala area: **Nya Triangeln**.

Svartmangatan 14: Two rooms in corridor with 6 or 7 rooms. The rooms are 19 m² and have private bathroom (shower). Kitchen is shared between all tenants in the corridor. This address is in V-Dala area: **Svartman**.

All of the V-Dala areas are presented on V-Dala nation accommodation office website (www.v-dalabostad.se) where you can read more details about them and see some pictures. **Note that since you are renting the room through UUHO, not all details found on V-Dala website about contracts are valid for you. Contact UUHO if you have questions about your Leasing agreement.**

Guests staying overnight

The room that has been allocated to you is the residence of the contracted tenant only. You may not house other individuals in the room for extended periods. For guest accommodation please have a look at the website www.studentboet.se (under "Temporary Housing" for a list of hostels and hotels in and around Uppsala).

Keys, tags and cards

All tenants are responsible to keep their keys and keycards in a safe place. Never keep any information about your address or room number together with your keys.

Majklockan: The door code to the entrance of your building can be found if you log in to your account on the V-Dala Accommodation website: www.v-dalabostad.se. Remember to handle the code securely.

Loss of keys or cards

If you lose your key, keycard or tags, you must contact V-Dala Accommodation Office as soon as possible to have your door lock changed and to acquire new keys: bo-stad@v-dalabostad.se; +46(0)18-12 80 70. Cost of lock change as well as new keys, keycards and tags will be charged to the tenant. It is very expensive to change a lock so for your own sake, keep your keys safe.

For emergencies and opening assistance, call the caretaker emergency number: +46(0)738-79 31 91 (weekdays 07:30-16:15) or the security company: Securitas, +46(0)10-470 57 69 (weekends and nights). You are liable to cover the cost of the security personnel if you have lost your key. Be prepared to show ID-card or passport and we also recommend you to keep a copy of your Leasing agreement in your room.

Garbage and recycling

In Sweden you are expected to recycle as much of your waste as possible. There are garbage facilities in connection to all accommodations. You must sort your garbage according to the different containers available in the garbage room, typically: combustible waste, compostable waste, clear and coloured glass, hard plastic, paper packages and metal packages. Make sure that your garbage bag is securely closed before you throw it in the right container. If you wish to throw away waste that there aren't any bins for in the garbage facility you must transport it to a recycling center (for more information, visit www.uppsala.se). Please note: it is not allowed to leave old furniture or other bulky waste in the garbage rooms, these items must be transported to a recycling center.

Triangeln and nya triangeln: The regular waste room is located on Karlsrogatan 5. A specific place for placing used electronic devices is located outside at S:t Johansgatan 30A, and for bigger objects there is a container at S:t Johannesgatan 30A. All garbage rooms can be opened with your room key.

Majklockan: There are different garbage rooms for different addresses: if you are living on Luthagesplanaden 83 use the garbage room number 3, and for Luthagesplanaden 91 use the garbage room number 1.

Laundry

All tenants have access to common laundry rooms (Swedish: Tvättstuga). Please follow the instructions in the laundry room or check with your neighbours on how to use them. Locations of laundry rooms:

Triangeln: Laundry room is located in the basement. Outside the room is a booking board where you can book a time slot.

Nya triangeln: Laundry room is located in the basement of Johannesgatan 30A. Outside the room is a booking board where you can book a time slot.

Observatoriet: Laundry room is located in the basement. Outside the room is a booking screen where you can use your tag to book a time slot.

Svartman: Laundry room is located in the basement of Svartmangatan 16. Outside the room is a booking board where you can book a time slot.

Majklockan: There is a laundry room in every building that you are free to use.

Parking

In some areas parking spaces are offered by the house owner, V-Dala accommodation Office. Contact them for more information: bostad@v-dalabostad.se, +46 (0)18-12 80 70.

Storage room

The storage room is located either in the attic or in the basement of your building and marked with your apartment/room number. Please lock the storage with your own padlock even if you do not use it to make sure no one else place things in it. You are responsible for the storage being left empty of all things when moving out.

Heating

The general temperature in your room should be 20 degrees. If the temperature is lower than that you should make a fault report to the caretakers: www.v-dalabostad.se/felanmälan. You must measure the temperature in the middle of the room yourself before making a fault report. Please note that the radiators are regulated centrally and may be working even if they are cold or luke warm.

Internet

Internet is provided through an agreement between the house owner and an external supplier, Bredband2. In order to have access to Internet you must buy/bring your own Net Cable, there is no wifi. For internet support contact Bredband2 directly: +46(0)770-811 000, www.bredband2.net

Maintenance

Your room will be your home for some time and we expect you to take well care of it. Cleaning and upkeep of the room/apartment is the student's own responsibility. Cleaning and upkeep of the common areas in a corridor, such as the kitchen and living room is shared between the tenants, normally on a weekly rota. This also includes throwing away garbage and waste. Sharing a kitchen and other common areas with other students can be very rewarding, but of course also sometimes quite challenging.

The students are responsible for buying detergents for cleaning the kitchen themselves. Often the students living in a corridor have a common fund to buy common supplies. Collaborate with your neighbours, be helpful, and clean up after yourself.

We kindly ask you to respect a couple of rules:

- Furniture must not be removed from the room. You are personally responsible for furniture and equipment in your room.
- Posters, tape or other things that may cause damage to the walls are not allowed.
- Smoking in your room or anywhere else inside the building is not allowed.
- Respect your neighbours' need for privacy and silence. Especially after 10 pm.
- Do not store any waste or garbage in your room or in common areas.
- You must always clean up after yourself when using common areas and facilities.
- Do not use caustic soda to dissolve blockage in the sewage system. **Clean the drains regularly**, both in the kitchen and in the bathroom.
- Try not to throw away any oil (like frying oil) from cooking, in the sink. The oil should be collected and taken to a recycling facility.
- Stove tops of glass should be cleaned with specific detergent for this purpose. Do not use any cleaning method that may scratch the surface.
- When defrosting the fridge/freezer - do not to let water run out on the floor.

Fault Report

If anything is missing, malfunctioning or broken – make a Fault Report.

Maintenance by the caretakers is free of charge unless you have caused the damage on purpose or by neglect. If you find faults at the time of moving in, please report it as soon as possible to avoid being charged for it. In the beginning of the semester the caretakers have a lot to do when many tenants move in at the same time. Urgent problems will be prioritized.

Make sure that your service request includes your address, room number, e-mail address and telephone number (preferably Swedish). You should always note in the request if you allow the caretakers to enter your room with a service key if you are not at home. This will make it easier for the caretakers and they will be able to fix the problem sooner.

All problems concerning **furniture, plumbing, heating, electricity or other installations in the house** should be reported to the house owner through their website: www.v-dalabostad.se/felanmälan .

For **urgent matters** concerning plumbing, electricity and such, contact responsible caretakers directly:

Weekdays 07:30-16:15: +46(0)738-79 31 91; or +46(0)18-128070 - then press "3"
Weekends and nights: +46(0)10-470 57 69 (Securitas)

NOTE: If the light doesn't work you must buy a new light bulb yourself, and change it. If the light doesn't work with a new light bulb – please make a fault report to the caretakers: www.v-dalabostad.se/felanmälan .

If you need further instructions on where to report a problem you can visit www.housingoffice.se for guidance.

Fire protection

Every room has a smoke detector installed in the ceiling and it is your responsibility as a tenant to check if the alarm is working properly and change the batteries if needed. If the alarm gives off a sound every ten minutes or so, it means that the batteries needs changing.

If the fire alarm in your room seems broken or is missing, you must immediately report this to the house owner: bostad@v-dalabostad.se, +46 (0)18-12 80 70.

It is strictly forbidden to clog the fire alarm with paper or other items. This kind of behaviour puts the lives of you and your neighbours in danger and is utterly unacceptable. Never leave any candle lights unattended.

Due to fire safety reasons it is important to keep the common areas and staircases free from all items, such as strollers, bikes and garbage.

Insurance

The tenant is obligated to have an adequate home insurance. The tenant will be liable to cover costs for damages in the accommodation caused by neglect or on purpose. Damages and repairs can amount to considerable costs so it is important to make sure you are protected.

Most exchange students and fee-paying master students are covered by an insurance policy taken by Uppsala University at Kammarkollegiet (the Legal, Financial and Administrative Service Agency) called STUDENT IN. Check with Kammarkollegiet or Uppsala University if you are covered by the policy and what it includes.

Your home University or home insurance company might be able to inform you concerning home insurance abroad. The Uppsala Student Union (www.uppsalastudentkar.se) can also assist you in arranging a Swedish home insurance for a reasonable price.

Information regarding vermin and pests

If you suspect your room has got vermin or pests it is **important that you report this immediately** to V-Dala accommodation Office, bostad@v-dalabostad.se, +46 (0)18-12 80 70. The house owner has their own insurance for extermination of vermin and there will be no extra cost for you as a tenant so please don't hesitate to report any problem immediately. The exterminators contracted by the house owner will, if necessary, come to your accommodation to treat the problem and they will provide all the information you need about what you should do to get rid of the vermin.

Bed bugs? Things you must do before the fumigation appointment

Bed bugs travel with luggage, find shelter under beds and are active at night. They are quite harmless and do not spread diseases.

1. Wash

The bugs do not survive heat over 45° C. All bed linen, quilts, cushions/pillows, curtains and washable textiles must be washed in a washing machine at a minimum of 60° C. Please follow these steps:

- Put everything in plastic bags and tie them securely before going to the laundry.
- Don't open the plastic bags until you are about to put everything in the washing machine.
- Put the textiles in the washing machine and wash them at a minimum of 60° C.

NOTE: If you have clothes and textiles that should not be washed at 60° C, you must talk to your house caretaker, who will arrange different treatment for your clothes/textiles. If your quilt does not fit into the machine, you can tumble-dry it instead at 60° C for at least 30 minutes.

2. Move things out of the way

Move your things so that the fumigation company can apply the right areas with the solution, you must follow these steps:

- Push all your furniture into the middle of the room so that they are at least 50 cm from the walls.
- Stand your bed on its end so that the fumigation company can apply underneath.

NOTE: Do not move any furniture out of the room! Everything must remain inside the room to avoid spreading bed bugs to your neighbours. It is not allowed to change room because of vermin.

3. Clean and tidy up

You must clean your accommodation thoroughly before fumigation. Don't forget to do the following:

- Vacuum upholstered furniture and in your wardrobes, cupboards, drawers etc.
- Vacuum along skirting-boards, and in all nooks and crannies.
- Put the dust-bag from the vacuum-cleaner in a sealed plastic bag and immediately throw it in the container for household waste outside the building.
- Mop the floor.

During their visit, the fumigation company applies a special solution to the floor, ceiling, skirting boards, bed and upholstered furniture. This solution is eco-friendly and harmless to humans. Allergy and asthma sufferers, children under two years, pregnant women and pets must however stay out of the apartment/room for 24 hours after the fumigation.

Rent

How to pay your rent

Rental invoices will be sent to your mailbox each month from the house owner, V-Dala accommodation office.

Rent is charged by month, and is to be paid in advance without notice. For example: The October rent must be paid at the latest on the 30th of September. It is not possible to pay several months at a time.

Rent is always charge for full calendar months (from the first to the last in a month = calendar month), except for the half months during the arrival months; August and January, and the departure months; January and June. It is not possible to pay rent by day.

You are liable to pay rent for the whole rental period stated in your Leasing agreement. There is a twelve-month yearly rent, and there are no rent free months.

If you, for some reason, are late with your rental payment, you will receive a reminder. If we still haven't received your payment after this reminder, we will contact your coordinator at Uppsala University. **Your coordinator at Uppsala University will contact your home university. If the debt remains, legal measures will be taken.**

”Majklockan” and ”Observatoriet”

Cost of electricity and water are charged separately on the rent invoices for these areas (Luthagsesplanaden 27B, 83 and 91). You can track your consumption if you log on to the V-Dala website: www.v-dalabostad.se

Leasing Agreement

Terms

The terms in your Leasing agreement are legally binding. We recommend you to read them carefully.

Cancellations

After arriving you may find out that your exams finish early and that you would like to leave earlier. There is a three month notice stated in your Leasing agreement, counting full calendar months. For example: If you would like to cancel the period June 1-15 the final date for cancellation is February 28. After this date you will be liable to pay rent up to June 15th regardless of when you move out.

Remember that cancellations are made by full calendar months, which means that your Leasing agreement always will end on the last day in a month. For example: If you plan to leave on December 17th, your Leasing agreement can still only end on December 31st.

You cancel by sending an E-mail to info@housingoffice.se specifying the date you wish to terminate your Leasing agreement. Cancellations can only be made through Uppsala University Housing Office, not through the house owner V-Dala nation.

NOTE: We cannot make any exceptions regarding these rules, and it is the student's own responsibility to keep track of his or her exams and take count of the three months' notice.

If you choose to terminate your agreement you do not have the right to extend it again to the original dates if you change your mind. Such extensions will be granted according to availability.

Room changes

Room changes are not allowed. If you are unhappy with your room you can search for accommodation elsewhere by yourself. Please note that you must always give three months notice to terminate your contract as described in the section above.

Extension of stay

You may extend your Leasing agreement over the summer for Leasing agreements signed for spring term. You extend by sending an E-mail to info@housingoffice.se specifying if you wish to extend until June 30th or July 31st. (This extension is possible only if your room is vacant during this period.)

We have a twelve months' rent which means that if you extend your stay over the summer months, you will pay the same monthly rent during summer as during the semester.

For Leasing agreements signed for the autumn semester only and vacancy accommodation, there is generally no possibility to extend. Send an e-mail to info@housingoffice.se to ask for any possibility to extend.

Extended exchange period

If you are a formal exchange student and your exchange has been officially extended for another semester, we will receive this information from your coordinator at Uppsala University, and your Leasing agreement will be automatically extended. You cannot apply again for a new room, only extend the current contract.

Vacancy Accommodation

Vacancy accommodations are rooms/apartments booked during the semester, and available for the ongoing semester only. Vacancy Leasing agreements can generally not be extended.

The only way vacancy accommodation can be booked or extended is if Uppsala University Housing Office has got available rooms during the requested period. There is no specific queue for vacancies, you need to request availability via info@housingoffice.se.

Departure

Departure

To avoid unnecessary costs upon departure you are expected to empty your room, clean it thoroughly and return your keys to V-Dala Accommodation Office.

Your last possible check out day is the last date stated in your Leasing agreement and your keys must be returned on the same day before 11:00 am.

Cleaning Inspection

Before leaving we expect you to make sure that your room is clean and tidy. There will be a cleaning inspection after your departure. If you fail to clean properly Uppsala University Housing Office will charge you for the additional cleaning which must take place before the next tenant can move in. **The inspector will check that the drains have been cleared and cleaned so do not forget them!**

Note that the authorized inspector determines whether a room/apartment has been cleaned properly, not Uppsala University Housing Office.

Unpaid Rents

Unpaid rents and other debts will be reported to your contact person at the department, who also will contact your home university. If the debt remains legal measures will be taken.

Make sure that all your rents are paid before you leave.

Return Keys

Return the keys before 11:00 am on the last day of contract at the very latest.

The keys should be returned to V-Dala Accommodation Office, Svartmangatan 16. (For opening hours please see their website: www.v-dalabostad.se).

You are personally responsible for the keys to be properly returned, and you will be charged for the costs of a lock change if your keys are not returned on time.

The page features a decorative background of stylized house icons. These icons are scattered across the page, with a higher concentration on the left side. Each icon is a simple line drawing of a house with a gabled roof and a chimney, containing small squares to represent windows. The icons are arranged in a pattern that suggests a cluster or neighborhood.

Uppsala University Housing Office

E-mail

info@housingoffice.se

Telephone

+46 (0)18-490 51 00

Visiting Address

Kungsgatan 27
753 21 Uppsala

**For opening hours please
check our website**

www.housingoffice.se

Contact list problems and maintenance

Plumbing, heating, electricity or other installations in the house

Report online: www.v-dalabostad.se/felanmälan

Emergencies

Phone: +46(0)738-79 31 91

During weekends or nights:

Phone: +46(0)10-470 57 69

Furniture and kitchen-ware

Report online: www.v-dalabostad.se/felanmälan

Lost keys

Phone: +46(0)738-79 31 91

E-mail: bostad@v-dalabostad.se

During weekends or nights:

Phone: +46(0)10-470 57 69

Police

114 14

(+46 77 114 14 00)

Emergencies

Phone 112