

INFORMATION

Welcome

Good to know

Property owner
Granitvalvet Ludvika
AB

LODJURET 12

New address

No later than one week after you have moved in, you should have made a move notification and change of address! You make it easy, do it at www.skatteverket/flytt.se and www.adressandring.se. You will need the property designation which is "Granitvalvet 12".

Keys and locks

Your apartment includes three keys to the front door and a key to the storage and washing machines. You also get locking bars that are used to open the door and, where applicable, the garage. Keys and tags are obtained by receipt. The keys are locked, which means that a revision is needed from us to possibly make more keys.

Extra keys, extra locks and a peephole to the front door are paid for by you as a tenant.

If you have an extra lock on the front door and are going to travel away for a longer period of time, it is good if you inform us about this and leave a copy of the key, so that we can enter the apartment in emergency situations in case of water damage or other emergency. Since we do not perform a lock opening on call, it can be a good idea to keep a key with someone close to you.

Intercom / door code

When calling from the gate, your phone rings. You answer the call as usual, the call comes from nr. 071 900 002 531 74. For lock opening, press 5 on your phone. The door is unlocked and the call is ended. If you do NOT want the door to open, end the call immediately without pressing any number. The function is deactivated at night!

Tip! Save the door phone number as a contact in your phone to know immediately that the call is coming from the door. To be able to connect you on the intercom down at the entrance, we need your telephone number. Let us know as soon as possible after you have moved in. The intercom works with both a landline and a mobile phone.

Phone

Remember to request the transfer of your phone well in advance. The telephone company wants to know the telephone number of or the name of the person who lived in the apartment before you. Contact us if you don't know how to do this and we will gladly help you.

Electricity

If household electricity is not included in your contract (included in apartment 262-282), you must register yourself- and moved to VB Energy so that you will have electricity in the apartment when you move in. Remember that according to your lease, you are obligated to have a valid electricity subscription throughout the contract period. You can reach VB Energy via info@vbenergi.se or 0240-876 00.

Home insurance

Make sure you have a valid home insurance. The property's insurance never covers the tenants movable property. Keep in mind that you may be liable for compensation if you, for example, forget to turn off the stove and a fire obtains. If you do not have home insurance, you will not receive any compensation for your belongings in the event of fire or water damage.

TV / Broadband

The property has TV channels via ComHem and their basic offer is included in the rent. If you want more channels, contact ComHem on telephone 0771-55 00 00.

Waste / Garbage

Residents in the "new part" (Carlavägen 1) leave their household rubbish in containers in the garage. Residents in the "old part" (Storgatan 26 and Carlavägen 3) use the rubbish dump. For other waste, we refer to the recycling center near the swimming hall on Prästgårdsgatan 13 where you throw away glass, cardboard, metal, plastic and newspapers.

Laundry

Residents in the "new part" (Carlavägen 1) have a laundry room on the 5th floor and residents in the "old part" (Storgatan 26 and Carlavägen 3) have a laundry room in the basement.

To book a washing time, the washing cylinder is locked at the desired date and time. Remember to remove the lock cylinder when the washing time is over! (If you do not start washing within 30 minutes of your washing session, it is permitted for another tenant to use the machines). When you have finished washing, you must clean the laundry room after yourself! Wipe the machines, clean the floor and clean the filter in the dryer. Bring all your belongings. Damaged or stolen laundry will not be replaced.

Parking

Under the property there is a garage where you can rent parking space. Contact us for availability and price. There are no places to rent outdoors.

Fire alarm

A smoke alarm is installed in your apartment. An accident can happen quickly and then it's extra important to make sure that it works. When the battery is low, the alarm warns with short sound shocks, which means that you have time to change the battery before it runs out completely. The smoke alarm is equipped with a test button and a function light that flashes to ensure that it works.

Error report

Should something break in your apartment, you must report it to us as soon as possible, via fault report between 08:00 and 16:00 to telephone 08-564 215 06. Other time is considered on call! Reported errors are rectified as soon as possible, normally within three working days.

Jour

In case of urgent emergency, in the event of water leakage, power failure or other, at other times you call the emergency number 08-564 215 06 (Rapid). Lock opening is not performed during on-call time!

NOTE! This issue only applies to urgent emergency cases!

On-call lock opening is paid for by the tenant, the current price is 914 SEK

Emergency service

There is also access to emergency services at Rapid surveillance. If you are disturbed by loud neighbors during the evenings and nights, call Rapid, 08-564 215 06. Rapid then comes to the property and finds out where the disturbance comes from and tells the person / persons who are disturbing that they must stop immediately.

Rapid then reports to us as a landlord. According to the Rent Act, you can be evicted from your apartment if you disturb the order in the property and the landlord applies this.

Apartment owners where the disturbance comes from will be charged the cost of the call!

Storage units

Accommodation in the "new part" (Carlavägen 1) has storage on floors 5 and 6. Accommodation in the "old part" (Storgatan 26 and Carlavägen 3) has storage in the basement, in addition to flats 262-282, which have their storage in the attic. Stores are marked with apartment numbers. On the storage itself you put your own padlock. Remember not to store theft-prone or valuable items in storage units, unfortunately storerooms are occasionally affected by burglary. Also keep in mind that moisture can form in the basement. Therefore, do not place objects directly on the floor or touching the walls

Bicycle storage

In the old garage there is a bicycle storage. You get in there with your apartment key.

Additional equipment

Contact us before you install your own larger household appliances such as freezer, dishwasher and / or washing machine. The property's electrical or sewerage system may not be dimensioned for additional installations. Always hire a qualified installer! Those who sell machines are usually able to help with this.

Care of the apartment

Some things that can be good to think about;

Always put protection under heavy furniture that you are moving and cannot lift. Pull the furniture on a rug or wooden socks on the furniture legs.

The walls: can consist of different materials in the apartment, meaning the walls may not have the same strength as the other once. There are different types of hooks and screws on the market that fit different types of wall materials. Wallpaper tips! Before you make a hole in the wall, cut a small cross in the wallpaper and fold up the corners. When you then take down what has been on the wall, it is easy to glue the wallpaper again and the hole will be less visible/smaller! Do not drill holes in the tiles or joints in the shower / bathroom. Moisture can easily get in there and cause moisture damage. If you absolutely want to put something up on the wall, contact us and we will help.

Cleaning of painted and wallpapered surfaces: Painted wall surfaces can be cleaned with lukewarm water and a mild detergent. Some wallpapers can withstand a slightly dampened sponge / cloth to remove lighter stains, first try in a less visible place.

If you have the bed placed against a wall, remember to have a headboard mounted on the bed. Otherwise, there will easily be grease stains on the wallpaper and the room must then be repainted when you move, even if it is freshly wallpapered when you move in and you have only lived for a short time.

Floors: Use primarily dry cleaning methods (vacuuming, sweeping, mopping). For possible moisture drying, use water added with a neutral detergent (pH 6-8, for example, hand dishwashing detergent). Do not use hot water, strong alkaline cleaners or strong solvents. The floor has a basic protection, but if you want to improve it or get a higher gloss on the floor, you can use special products intended for this that are available in the trade. Follow the instructions provided for the product you choose. There are products for both linoleum floors and parquet floors.

Ceiling: If you disassemble the electrical sockets for the ceiling lamps to be able to set up your lamps, then you should keep in mind that you must reassemble them before you move.

Roof cleaning: Most roofs that are painted with a matte color are difficult to clean. Always consult with us before washing the roof. Keep in mind that an evenly dirty roof can often look better than a flaming roof after unsuccessful washing! The bathroom ceiling often gets dirty from e.g. soap residues. In most cases, it is good to dry these roofs because they are usually painted with a shinier color.

Kitchen: Fridge & freezer: If you defrost the freezer regularly, it gives a more even temperature and saves electricity. In addition, the goods last longer. Do not chop or break the ice, let it melt on its own! Otherwise there is a risk that you will damage the pipes with refrigerant.

Fan and valves: If you keep the kitchen fan and valves clean, the pollution of other surfaces in the kitchen is reduced. Regularly clean the filter in the fan, it reduces the risk of fire.

Stove: Wipe grease stains from the stove and oven as soon as possible, so that the fat does not burn. Be careful to use sponges with a rough surface, it can scratch the enamel and / or the ceramic hob. There are effective cleaning products specifically for the oven to buy.

Toilet and bathroom: Use a soft brush or sponge and a mild detergent to keep the crockery and mixer in the toilet and bathroom clean. Dry tiles or wall mats regularly, especially near and in the shower so that limescale remains do not get stuck and become difficult to remove.

Do not flush objects down the drain that could cause a blockage!

Do not forget to clean the floor drain at regular intervals. If you travel away for a long time, ask a neighbor or relative to flush water in the sink, floor drains, toilet seat and sink. The water in the water traps evaporates over time and then it starts to smell like sewage in the apartment.

Energy saving tips!

Air through fast cross strokes.

- Take a quick shower instead of bathing. Do not aim the water jet directly at the wall.
- Do not rinse dishes under running water.
- Do not place furniture in front of the radiators (elements).
- Close the curtains and blinds at night.
- Let us know if taps or toilet seats drip or stand and run.

Pests: According to the provisions of the Rent Act, you as a tenant must immediately notify us if you discover vermin in your apartment.

Your obligations

You pay the rent on time. You keep the apartment in good condition. Your rent covers so-called "normal wear and tear". If you, for example, break something you will be liable for compensation. You may not transfer the apartment to anyone else without our approval. You may not sublet the apartment without our permission.

Repainting / painting

You must always consult us first regarding the choice of color and wallpaper, but as a rule you have to repaint and wallpaper yourself. Remember that the work must always be carried out professionally! Your work may not be approved otherwise at the eviction inspection. If this is the case, you will have to bear the cost of the repainting / painting that must be done.

Our obligations

Your landlord, Granitvalvet Ludvika AB, is responsible for normal maintenance of the apartment. We make sure you have water and heat. We look after disturbing tenants. We will fix reported bugs as soon as we can, normally within three working days.

Well-being issues

In order for everyone who lives in the property to thrive, everyone must take each other into account. Think about the points below;

- Do not disturb your neighbors by having a TV or music system at high volume, or making loud noise in any other way. This is especially important after 22.00 in the evening until 08.00 in the morning. If you for example should have a party, inform your neighbors by talking to them or put up a notice in the stairwell before the party. Most people understand that you have a party sometimes, and are happy to know in advance that it may sound a little extra much.
- Avoid wearing hard shoes inside. The sound from example clogs propagate to other parts of the house and can not only disturb the nearest neighbors. The same applies if you nail or drill in the walls.
- Do not feed the birds outdoors. Birds litter and food that falls to the ground can attract rats.
- Do not shake carpets or other textiles from balconies or windows.
- Keep in mind that rinsing large amounts of water late at night or at night can be annoying.
- Balcony drawers and the like must be set up on the inside of the balcony.

Move?

Of course, we hope that you will enjoy your stay with us and that you will stay for a long time. If you should come to the conclusion that the apartment you rent today no longer suits you, you can always go to our website, www.granitvalvet.se, where we regularly post current vacant apartments.

We do not have a queuing system, but through a written application, a decision is made on the right tenant.

The notice period is always three months and we want your notice in writing.

We will contact you in good time to book an inspection of the apartment. On the one hand, we make a preliminary inspection before the final inspection, which takes place when the apartment is emptied and cleaned when moving out. Remember to also empty and clean out any storage and not to leave anything in stairwells or basements.

Contact

If you have any questions or concerns, please contact us!

Granitvalvet Ludvika AB
Magasinsgatan 2
791 37 Falun

info@granitvalvet.se
www.granitvalvet.se

Phone

Rental, finances and rental issues	09:00-12:00	0770-33 75 55
Reporting errors during the day	08:00-16:00	08-564 215 06

JOUR!	16:00-08:00	08-564 215 06
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(Acute faults include water leakage, power failure, completely stop in drains etc. who can not wait until the next weekday)

Emergency Situations — SOS Alarm — Call 112

Good luck with your new home!