

Brf Silverdals Torg



**Information to You as
secondary tenant in our association**

Welcome to our condominium association

We in the board of the condominium association welcomes you as second-tenant and hope you will enjoy our association that you decided to stay in during the limited and authorized period!

We want to administer a good association that is attractive to live in, an association where we are all together, promote a pleasant internal environment in stairwells and cellar aisles, but also a clean and tidy exterior environment.

In this folder we have tried gather information which we think you need as secondary tenant in one of the association condominiums.

Renting secondarily

The property, where the apartment is located, is owned by the condominium association. A condominium association is a cooperative whose principal object is to indefinitely lease housing to its members.

You have now decided to rent one of our condominiums in second place by one of our members with the approval of the board.

As a secondary tenant you are required to properly care of the apartment. You also have the responsibility to the people staying in the residence do not disturb neighbours or otherwise behave inappropriately. At delinquencies, have the board of the condominium association the right to terminate the lease.

Otherwise, you are required to follow the regulations listed in the association's rules of conduct and rules of order.

Show consideration and mutual respect

Living together with many other people in a multi-family property requires consideration and respect towards the other residents in the building.

In our association, we are 159 households of different sizes that will live side by side with respect and consideration. While it is important that we remind ourselves that we have chosen to live in a multi-family house and therefore will notice our neighbors in different ways, we'll do our very best not to disturb or bother each other.

When we experience problems are these easier to solve if we have a dialogue with each other which is characterized by mutual consideration and respect.

Own responsibility as resident

Home insurance

As a secondary tenant, you must make sure that the furnishings in your residence are covered by a home insurance.

Apartment number

The number that the Tax Agency and the National Land Survey wants is NOT the same apartment number as the association (or our financial administration) have given the apartments. Information about the different apartment numbers are available on the association's website.

Nycklar till bostad, förråd och soprum etc

The association has a joint "locked / protected" locking system to the association's premises, facilities and condominium apartments.

It is only the board that could order extra and/or re-keying of the association locksmith.

- Apartment Key. The apartment key has designation [**•L#**] (and door no)
- Household Key, this key goes to the storage areas, garbage rooms, waste sorting room, garage, bicycle storage and boom into the courtyard. The household key has designation [**H•#**]
- baby carriage key, this key goes to the baby carriage room which you have at your adress. The baby carriage key has designation [**RB•#**]

Note: "[]"= designation, "•"=house letter (A-H, J-K), "# "=the number of the key

Laundry

Each apartment was equipped during the construction of the association with a washing machine and a dryer. In the property there is therefore no laundry room or any drying room.

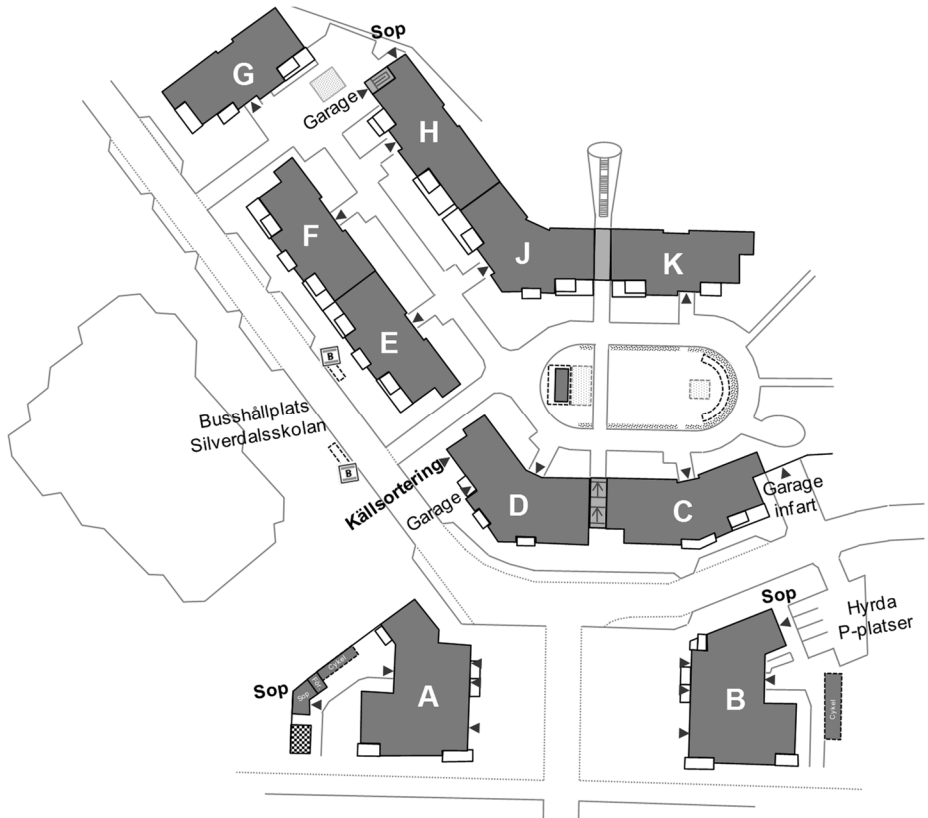
Ventilation

The apartments have mechanical exhaust ventilation where the outdoor air is supplied to the apartments via supply air diffusers which is placed under the windows, behind heat radiators. In the radiators are also air filters which clean the air.

Waste

Household waste and food waste are disposed of in one of the association's three garbage room (Sop).

In the waste sorting room (källsortering) you dispose newspapers, cardboard and corrugated cardboard, glass, plastics, metals, small electronics, lamps.



Heavy trash is your responsibility to haul to the dump, eg, recycling centre in Upplands Väsby (Smedby AVC), or if it is useful things, they can be given to a charity organisation, they can pick up from your home.

Broadband, TV, Telephony

The association has a team affiliation with Bredbandsbolaget, which means that we as residents have access to broadband, TV and IP telephony.

Learn more at Bredbandsbolaget:

- Broadband 100 (velocity 60-100 Mbit/s)
- Chanel package T-1 Base (the 20 most common channels)

- Telephony mini (Home telephone via broadband) *

To subscribe to a faster broadband, multi-channel, multi-line or telephone service you can contact Bredbandsbolaget customer service by phone 0770-777 000. For the extra services will Bredbandsbolaget charge a start up fee. For current startup costs refers to the Bredbandsbolagets Customer Service.

*) The fixed monthly fee for IP telephony is included in the fee.

Garage and parking

The association has a heated garage covering 137 parking spaces and 7 motorbike seats and four external parking spaces leased by Skanska (see the association's website for contact information).

Things to consider before moving in

It is the responsibility of the secondary tenant to:

- Inform the association property manager for the name and phone number to change the name plates (c / o address) and reprogramming of Intercom.

Conduct and order conditions

To Live together imposes some requirements on all residents (members or other secondary tenants, hereinafter also referred to as the "Member").

It is therefore important that everyone is trying to have the same attitude to our property, houses and inner courtyard and other common objects. On our website you can find the statutes, rules of conduct and rules of order to read. If everyone respects each other, we minimize the risk of being disturbed and misunderstandings may reduce.

The associations rules of order (for second-tenant)

1. Member should be diligent about and properly maintain the property of the condominium association.
2. Member may not use the apartment or other space in the condominium association for purposes other than intended.
3. If damage occurs within the property is the member obliged to immediately inform the association property manager or board.

4. Those who have pets in their apartment will ensure that pollution or harm does not occur in association or individual member's property. Cats or dogs may not run loose outside its own site.
5. Member should be aware of waterproofing in the bathroom - especially regarding the sealing layer (Swe. "tätskikt") joints and overlaps adjacent to and behind the tub.
6. The drain in the kitchen and bathroom may not be permitted to clog up. Dripping taps should be corrected.
7. You must not park vehicles so access is prevented or impeded for emergency vehicles, garbage collection, snow removal, mail handling, neighbours, etc. You are advised to follow the signage relating to permitted / prohibited parking on the condominium association's land.

The associations rules of conduct

Disturbing noise The time of night rest is between the hours. 22:00 and 07:00 when the utmost account of the neighbours to be taken and disturbing noise to avoid.

Drilling and other intrusive construction and craft activity shall be limited to the following times:

Weekdays	08.00 – 19:00
Weekends	10.00 – 18:00

When we are planning to have a party that is expected to last after 22:00, when the night rest occurs, shall the neighbors be informed in advance. It may be through personal contact or through grants in the entrance. We will notify our neighbors a phone number so that we can be contacted after 22:00.

Waste Disposal Only household waste gets thrown in refuse rooms. If we package the garbage well, we reduce our costs for waste collection.

Regarding the sorting may only containers of plastic, paper, cardboard, glass and metal thrown in recyclingroom.

In both refuse rooms and in recyclingroom posted notices instructions on how the sort should happen. We all have a responsibility to follow them and do our best to keep clean and tidy in these rooms.

It is worth remembering that the association each year to pay for the cleaning and removal of bulky waste that does not belong in our source sorting. Again affect such mismanagement and neglect our common economy negatively and could eventually lead to our low monthly fees raised.

If we have **bulky waste** that we want to get rid of, are we personally responsible for removal of these. Such may include bicycles, furniture, plastic items, bags or other more comprehensive electronic waste. (The nearest recycling center is at Brotorp, at E18.). However, the board tries to offer simple removal of bulky waste twice a year, once in spring and once in the fall.

Security

1. Fire

Open fire or flame such as candles, torches, propane or methanol stove must be kept under continuous visual monitoring and may only be kept lit in your own apartment or on the compound in order of set size, refer BBQ (Swe "Grillning") below.

2. Evacuation routes

Stairwells and corridors serve as escape routes in case of fire or other danger. It is therefore imperative that these are free from objects as they are a fire hazard and impede escape. These include: bicycles, strollers, skis, sledges, footwear, garbage bags and other flammable objects.

3. Storage rooms and public areas

In the garage level, in each entrance, there is a numbered storage space for each apartment (the same as the apartment number). In the storage areas must not larger quantities of flammable liquids are stored due to fire risk. Källarförrådens aisles must be empty and not cluttered with objects. Objects placed outside the repositories will be removed.

4. Garage

With regard to the fire risk, motorcycles and mopeds lined up in the garage, not in stores, pram or bicycle room, in particular, seconded **rented** space. You are responsible for the gate to the garage closed after enter and exit. This is particularly important to prevent

car break-ins, and reduce heating costs for the garage.

5. Entry into the property

We only let in people we know or people of their duties may identify themselves. The entry code do we protect and are wary of disclosing. In addition, we protect it when we key in it. When using doorphone we open only when we know who it is we are releasing into the property.

Smoking

We do not smoke in the public areas within the condominium association.

We neither throw nor butts from the balconies or on our common ground, especially as this is a fire hazard.

We should also remember that apartments supply diffuser sits beneath the windows and that smoking should not be done in connection with these.

BBQ (Grillning)

Charcoal grilling is not permitted on balconies or patios, due fire risk and sooting of facades and balconies roof, but should only be done on the compound in order consolidated area between Building D and row houses, and behind buildings A and B.

On the balconies, only grilling with gas and electric grill occur. We must always consider our neighbors when grilling no matter where in the area.

Pets

Many people are allergic to and / or afraid of animals. We keep track of and clean up after our pets when we stop for a break them. Of course, our pets do not disturb others. Our pets will not have rested on our courtyards and must be kept on a leash when they are staying there.

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