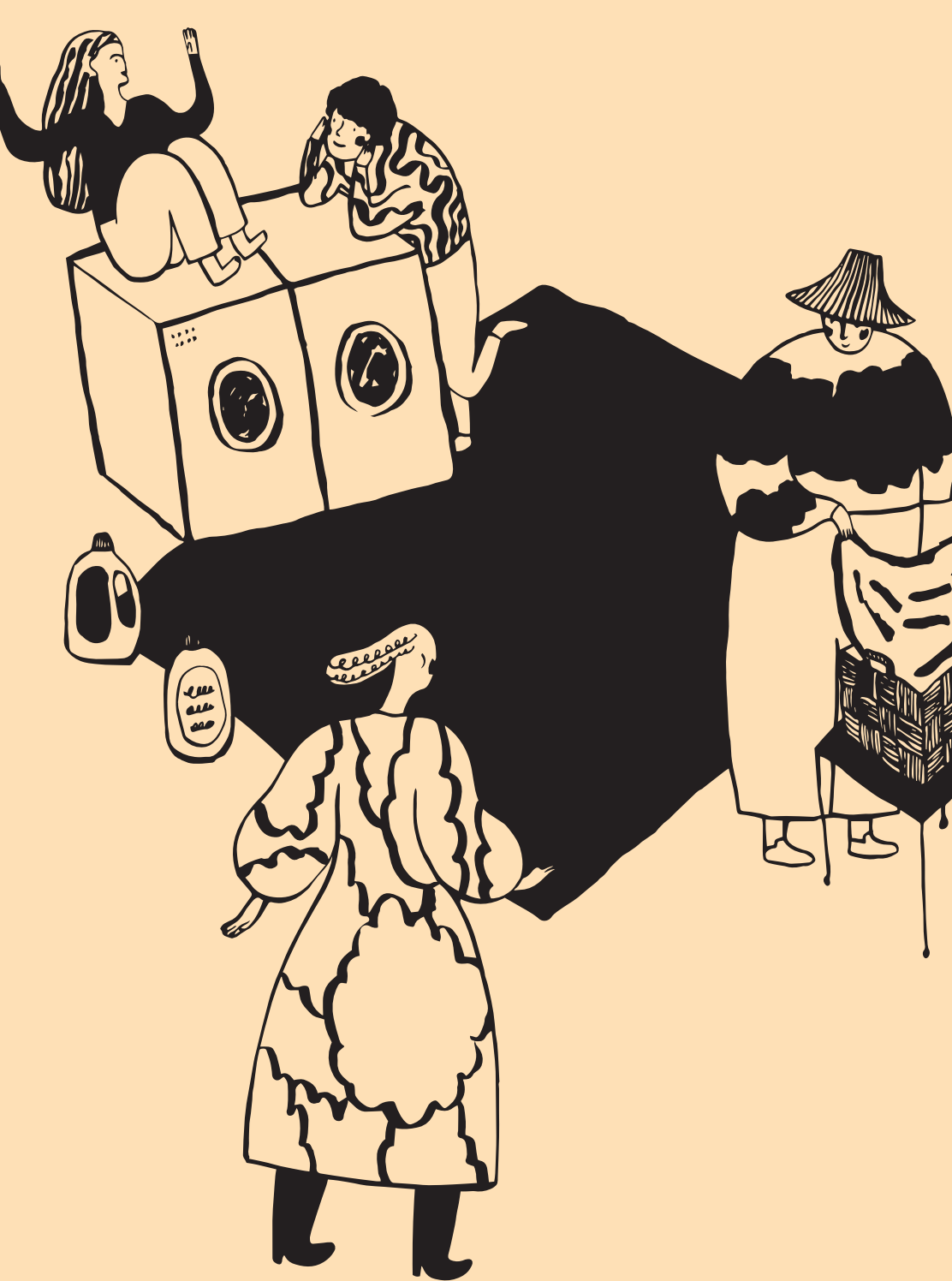




**Your rights. My responsibilities.
Your responsibilities. My rights.**





Everyone living at MKB has different ways of living.
But everyone has the same responsibilities.
And rights. MKB often receives questions about
what rules that applies and many have opinions
on what neighbours can do and can't do.

At MKB, everyone should respect and tolerate each
other, show consideration, and follow the applied
common rules of order. To clarify what these are -
and what happens if you don't follow them - we have
produced this brochure. Read, share, and save.



When you sign the lease agreement with MKB, there are simply
a number of rights and responsibilities as well as rules that you
are expected to follow at MKB. In summary:

Rights

- Prompt and professional service.
- A good indoor and outdoor environment.
- Accommodation in good condition.

Responsibilities

- Pay the rent on time.
- Take good care of your apartment, the courtyard, and the stairwell.
- Follow the applied rules of order in the laundry room, recycling room, and trash disposal areas.
- Do not disturb your neighbours.
- Any issues should be reported to us immediately.

In your lease agreement, you can read more in detail about
the applied rules.

My responsibility.

Your responsibility.

Everyone living at MKB has the right to use the common areas and courtyards. And everyone is obligated to take care of them, partly for everyone's well-being, and partly to prevent damage. This also applies to your apartment, your storage unit, and if you have a balcony or patio. This is called, with a more refined term, your duty of care. You may not have known this, but as a tenant, you have a very comprehensive liability for damages according to the rent law and are obliged to compensate for any damage you cause.

This includes, for example:

- Moisture damage in the kitchen and bathroom including damaged thresholds, door frames, and floors.
- Fire damage caused by burning oil on the stove.
- Water damage on the floor caused by spilled water on the floor that is not dried up.
- Damage from leaking refrigerators and freezers.
- Extensive nicotine damage from smoking.
- Moisture damage to parquet floors caused by flower pots.

If you do not follow our rules, you may need to cover expenses. In the long run, this could lead to termination of the lease agreement and you may be forced to move.

It is important that you report damages and faults immediately! This is for example, a dripping faucet, moisture damage, pests, or a leaking refrigerator and freezer.

If you do not report immediately, the consequences could be worse. Such as termination of the lease agreement, and you may be forced to move.



My dream party. Your nightmare night.

Imagine that your best evening could become someone else's nightmare. For everyone's comfort, noise in the building and in the courtyard should be kept to an absolute minimum between 10:00 PM and 7:00 AM. Additionally, smoking in the courtyard and throwing cigarette butts from the apartments is not allowed.



Laundry room rules

Respect your allotted laundry time. Consider the neighbour who will be using the laundry room after you.

Only wash for the family living in your apartment, not the entire extended family.

Machine malfunction? Place a service request through **MKB's housing app** or on **"My Pages"** on **mkbfastighet.se**

Dispose of dust and lint in the trash can provided. Other trash should be placed in the designated bins or in the clearly marked area for garbage.

Pour detergent into the appropriate compartment and remove any detergent residues.

It is not allowed to wash carpets.

It is not allowed to wash shoes.

It is not allowed to smoke in the laundry room.

It is not allowed to bring pets into the laundry room.

Sweep the floor before you leave.



My laundry lint. Your laundry time.

When you sign a lease agreement with MKB, you agree that common areas should be maintained according to the provisions of the rent law. Therefore, after using the laundry room, you are expected to clean it. This means cleaning the lint filter and following the applied rules of the laundry room. If you leave the laundry room unclean, MKB has the right to charge you a cleaning fee of a minimum of 400 SEK. To ensure that everyone understands their responsibility, we plan to, in the future, implement increased inspections of the laundry rooms.

My garbage station. Your garbage situation.

In the property's recycle room, you recycle and dispose of all garbage. Anything that cannot be left in here or at any other designated place for waste should be transported to the city's recycling centres. Such items include furniture, TVs, computers, and other bulky items. On specific days we place containers in your area where bulky items can be disposed of. If you place waste or bulky items outside of the designated area, MKB has the right to remove these at your expense, at a minimum of 400 SEK. Often the cost exceeds this, and you will be required to cover the actual cost of removal.





My favorite animals. Your pests.

It is forbidden to feed birds and other small animals in MKB's courtyards. Birdseed and bread attract mice, rats, and pigeons. Pets such as dogs and cats, they should always be kept on a leash within MKB's area. Obviously you need to clean up after your dog when you are out for a walk.

My stroller. Your fire hazard.

Together, we reduce the consequences of fires by following a few rules. For example, strollers and bicycles should always be placed in the designated area. Entrances and stairwells are evacuation routes and must be clear. Items left, including doormats, will be moved or discarded of by MKB. You will be liable for the removal for which MKB has the right to charge a minimum of 400 SEK.



If the cost exceeds this, you will be required to cover the actual removal expenses.

Always store your belongings in the apartment or in your storage unit. The stairwell should be free from all items such as newspapers, boxes, and strollers. Fires spread quickly and produce toxic smoke. To reduce the risk of arson, always lock the doors to the basement and attic.

Smoking in common areas is prohibited. This includes playgrounds, entrances, stairwells, storage rooms, laundry rooms, and garages.

Remember, it is always prohibited to throw cigarette butts from the apartments!



All apartments are equipped with a smoke detector. It is your responsibility to ensure it works and is functional. If it malfunctions, submit a service request through the housing app or on "My Pages" on the website to receive a replacement.

Test your smoke detector regularly. For example on Smoke Detector Day, which falls on December 1st every year.

Last but not least!

MKB must approve if you sublet your apartment. If you sublet without our approval, there is a high risk of losing your lease agreement and you may be forced to move.

Always keep entrance doors and doors to common areas closed; they must not be left open.

Drive carefully in your neighbourhood.

Cooperate with emergency services personnel.

My floor. Your ceiling.

I hope that this brochure will help you understand how we can live together in peace. A good thought to keep in mind is that your floor is actually your neighbour's ceiling. We live together and must respect each other. Whether big or small, the rules of order are meant to be followed. Ultimately, it's about good neighbourliness - be a good neighbour and you'll have good neighbours around you. Say hello to your neighbour!



