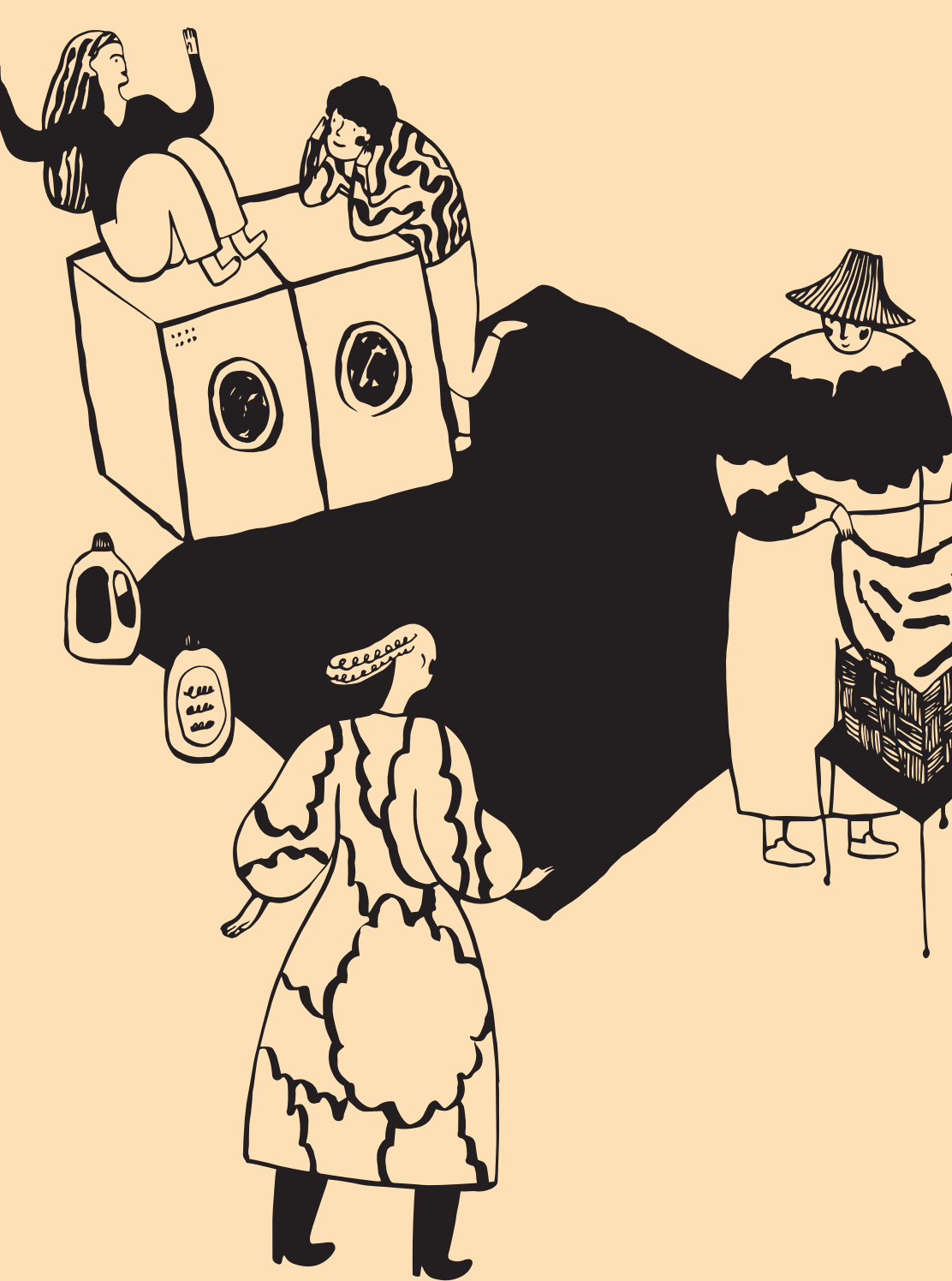




**Your rights. My responsibilities.
Your responsibilities. My rights.**





Lifestyle choices may vary amongst people living at MKB. But everyone has the same responsibilities. And the same rights. And they often contact MKB with questions about the rules that apply, or to express their opinions on what neighbours do and don't do.

At MKB, we believe that everyone should respect and tolerate each other, show consideration, and follow the rules that apply to everyone. We have produced this brochure to clarify what the rules are - and what happens if you don't follow them - and we urge you to read it, share it, and save it.



In simple terms, by signing your lease agreement with MKB, you gain a number of rights and take on a number of responsibilities. And you also agree to abide by a number of rules. 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.
- Comply with the rules for the laundry room, recycling room, and waste disposal areas.
- Do not disturb your neighbours.
- Report any issues to us immediately.

See your lease agreement to find out more.

My responsibility.

Your responsibility.

Everyone living at MKB has the right to use the common areas and courtyards. And everyone is obliged 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 your balcony or patio, if you have one. The official term for this responsibility is having a duty of care. You may not have known this, but as a tenant, you have a very comprehensive liability for damages under the Swedish Tenancy Act and are obliged to pay compensation for any damage you cause.

This includes, for example:

- Moisture damage in the kitchen and bathroom including damage to thresholds, door frames, or floors.
- Fire damage caused by burning oil on the stove.
- Water damage caused by water being spilled on the floor and not cleared up.
- Damage from leaking refrigerators and freezers.
- Nicotine damage from smoking.
- Moisture damage to parquet floors caused by flower pots.

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

It is important that you report damage and faults – such as a dripping faucet, moisture damage, pests, or a leaking refrigerator and freezer – immediately! The consequences for you, if you do not report immediately, could be serious: your lease agreement may, for example, be terminated, and you may be forced to move out.



My dream party. Your nightmare night.

It's worth remembering that your best evening ever could be someone else's worst nightmare. For everyone's comfort, noise in the building and in the courtyard should be avoided between 10:00 PM and 7:00 AM. Smoking in entrances and playgrounds, and throwing cigarette butts from the apartments, is also not allowed.





Laundry room rules

Respect your allotted laundry time. Show consideration to the neighbour who will be using the laundry room after you.

Do not use the laundry room to wash carpets or rugs.

Do not use the laundry room to wash shoes.

Do not top up the washing machine with water.

Smoking is not allowed in the laundry room.

You may not bring pets into the laundry room.

Clean up after yourself before leaving the laundry room.

Remove lint from the tumble drier/drying cabinet filter.

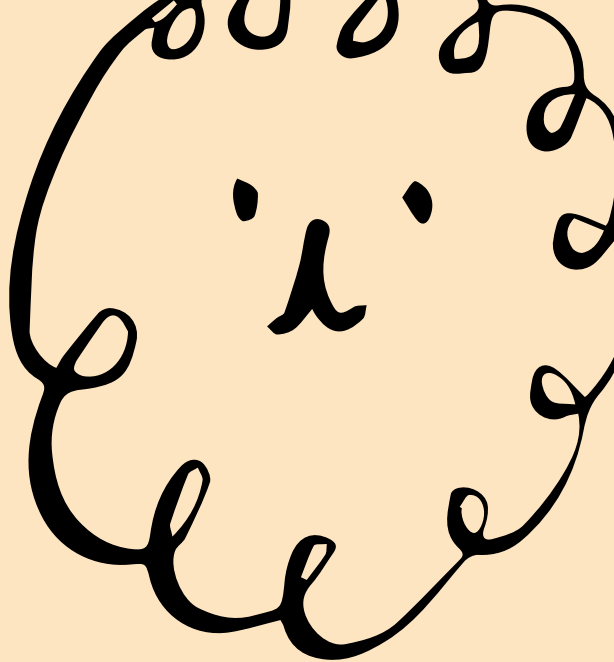
Wipe down machines, surfaces, and the floor.

Close windows and doors.

Take all of your laundry with you and throw all rubbish away.

Dispose of waste in the correct place.

Put dust and lint in the wastepaper basket in the laundry room. Sort packaging etc. in the recycling room.



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 Swedish Tenancy Act. So after using the laundry room, for example, you are expected to clean it. This means cleaning the lint filter and following the laundry room rules. If you do not clean the laundry room after use, MKB is entitled to charge you a minimum fee of SEK 400 for the cleaning we are obliged to carry out on your behalf. We have increased laundry room inspections to ensure that everyone understands their responsibilities in this respect.

My waste station. Your waste situation.

All waste should be recycled and disposed of in the property's recycling room. You should take anything that cannot be left in here or at any other designated waste disposal locations - as furniture, TVs, computers, and other bulky items - to the city's recycling centres. You can also dispose of bulky items in containers located in your area on certain specific days. Any waste and bulky items that you may leave in the stairwells or courtyards, MKB is entitled to remove at your expense. The minimum fee for this is SEK 400, but the cost often exceeds this amount, and you will be required to cover the entire cost.





My favourite animals. Your pests.

You may not feed birds and other small animals in MKB's courtyards. Birdseed and bread attract mice, rats, and pigeons. Pets such as dogs and cats should always be kept on a leash within MKB's grounds. And you must, of course, clean up after your dog when you are out for a walk.

My stroller. Your fire hazard.

If we all follow a few rules, we can reduce the consequences of any fires. Strollers and bicycles, for example, should always be placed in the designated area. Entrances and stairwells are evacuation routes and must be kept clear. Any items left there, including doormats, will be moved or disposed of by MKB. You will be liable for the cost of any such removal. MKB is entitled

to charge you a minimum fee of SEK 400 for this removal, but the cost often exceeds this amount, however, and you will be required to cover the entire cost.

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

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

And remember, throwing cigarette butts from the apartments is prohibited at all times!





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, free of charge.

You should test your smoke detector regularly, e.g. on Smoke Detector Day, which falls on December 1st every year.

Last but not least!

You must not sublet your apartment without the consent of MKB. If you sublet without our approval, there is a real risk of your lease agreement being terminated and you being forced to move out.

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.

This brochure will hopefully help you understand how we can live together in greater harmony. You might like to bear in mind that your floor is actually your neighbour's ceiling. We live together and must show consideration for each other. Whether big or small, the rules are there to be followed. Because ultimately, it's about neighbourliness – be a good neighbour and you'll have good neighbours around you. Say hello to each other!



