



Welcome

TO STUDY LIFE!

5 THINGS TO KNOW

BEFORE SIGNING A LEASE

1. BEWARE OF SHARED APARTMENTS

2. BEWARE OF FRAUDSTERS
& FAKE RENTAL LISTINGS

3. NOTIFY THE LANDLORD ABOUT
FLAWS & DEFECTS WITHIN 14 DAYS

4. BEWARE OF ILLEGAL TERMS
IN THE CONTRACT

5. PAY YOUR RENT
& PAY IT ON TIME





Welcome

TO YOUR NEW LIFE

AS A STUDENT

YOU PROBABLY HAVE great expectations for your life as a student, both in terms of academic content and social life.

YOU WILL EXPERIENCE many new situations when you study. You will need to find a place to live. Maybe you will live alone for the first time. This involves contacting a landlord. The vast majority of landlords are decent and fair. However, they may not know the rules of the rental law, including the rules that protect you.

UNFORTUNATELY, WE ALSO see cases where the landlord is actually cheating students. For example, fraudsters post fake housing ads and entice home seekers to pay money for a room or apartment they themselves have no right to rent out or that may not even exist.

The Tenants' National Organization (Lejernes Landsorganisation - LLO), the National Union of Students in Denmark (Danske Studerendes Fællesråd – DSF) and your local Student Council have together prepared this booklet with 5 things you should know before signing your first lease.





5 THINGS TO KNOW

BEFORE SIGNING A LEASE

1. BEWARE OF SHARED APARTMENTS

If you move into an apartment where only your friend's name is on the lease, you have unsafe rental conditions. In fact, you are technically subletting a room from that friend. If a dispute arises and your friend evicts you, you only have one month's notice to vacate.

If both you and your friend sign the lease, you may have problems when you move out. If the landlord does agree to take you off the lease, then you will be liable for any damages caused to the apartment until your friend also moves out.

2. BEWARE OF FRAUDSTERS & FAKE RENTAL LISTINGS

— especially when something sounds too good to be true!

Never pay a deposit or prepaid rent before you have seen the apartment. Keep calm and never pay cash even if you feel pressured to do so. It is always a good idea to get a receipt for the money you transfer.

Check out who is registered as the owner of the property at www.ois.dk. Knock on your neighbor's door to find out if they know the landlord.

If you are told that you are not allowed to register your address with the National Register of Persons, the landlord is probably not allowed to rent the home out at all. LLO can help see if the contract looks right.

3. NOTIFY THE LANDLORD ABOUT FLAWS & DEFECTS

- within 14 days.

When you move in, send a list of any faults and mistakes in the home. Flaws and defects can be anything from a paint stain on the floor to a missing door. You must do this within 14 days of moving in. Use good and sharp photos as documentation.

You should save your copy of the letter/email so that you are sure that the landlord does not require you to pay for any pre-existing flaws and defects.





4. BEWARE OF ILLEGAL TERMS IN THE CONTRACT

- Let LLO review your contract before signing.

Many tenants living in private rental properties pay a rent that is over the legal limit. In some cases, the law allows you to have this rent reduced, even if you have signed the contract agreeing to the rent.

If you file a complaint within a year of moving in, you can have the excess rent refunded. If you complain after one year has passed, the rent only be reduced from the time you file the complaint.

Have the LLO review your contract, preferably before you sign. They will tell you if your lease contains illegal terms and they will also inform you of your obligations arising from the contract. You can also read LLO's handbook on leases for free on the LLO website (in Danish) www.llo.dk/lejeaftaler.

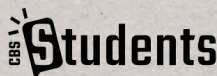
5. PAY YOUR RENT AND PAY IT ON TIME

Always pay your rent on time and set up an automatic transfer if possible.

If you do not pay your rent on time, the landlord must send you a notice to pay your rent within 14 days. If you still do not pay in accordance with the notice, you may be evicted very quickly.

If you have a conflict with the landlord, you should not withhold the rent as it is an easy way for the landlord to evict you. Always contact the LLO before retaining or deducting part of the rent.

Kind regards



STUDENTERRÅDET VED RUC
SAMMENOM ET BEDRE UNIVERSITET



Danske Konservatorie-
Studerendes Fællesråd



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