

Who does what?

Find out what you can do and what is Huge's responsibility.



The tenant is responsible for:

- Reporting any problems with the apartment on an ongoing basis. If a tenant repeatedly fails to let in a worker or inspector at an agreed time, he or she will be charged SEK 400.
- Cleaning out u-bends and drains in the bathroom.
- Taking care of oven and grill trays. The tenant must cover the cost of any cracked or broken stove rings.
- Keeping vegetable compartments, shelves, door compartments and other storage in good condition during your tenancy.
- Changing fuses and taking care of your own electric cables. Huge must first approve any supplementary electrics and ensure the installation is carried out by an approved professional. E.g. installation of a washing machine.
- Covering the cost of any repair or replacement of security locks. This is not the case for security doors installed by Huge.
- Covering the cost of replacement of cylinder or security locks in the case of a lost key. The tenant must also cover any costs for new keys/key fobs for the property where necessary.
- Cover the cost of broken inner windowpanes and maintaining or replacing Persian blinds where necessary.
- Keeping the storage locked at all times, even when not in use, and looking after the accompanying padlock.
- Ensuring that flammable liquids or explosive materials are not kept in the storage. An apartment can house a maximum of five litres of flammable liquids.

- Changing light bulbs in the apartment, except for oven, freezer and fridge bulbs.
- Cleaning kitchen filters and fans and replacing when necessary.
- Letting Huga know, when the contract period comes to an end, if any chosen equipment or machinery needs dismantling. If not the tenant will get responsibility for the equipment. During the contract period payment for the machinery/equipment is shown on the bill. Thereafter the fee and equipment annotation
- Ensuring the telephone jacks in the apartment work. Huga is responsible for the first jack, which is usually in the hall.
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- Arranging agreements with the various companies for any TV and digital services. Rent includes ComHem's basic package for TV channels. In the case of problems with image projection, channel assortment, broadband, digital TV channels, interactive TV services and Internet connection, contact the appropriate supplier:

www.comhem.se, tel 0771-55 00 00

www.bredbandsbolaget.se, tel 0770-77 70 00

- Putting back any equipment or fittings in the apartment that you took down when moving in. The tenant is also responsible for storing any such removed equipment or fittings in a secure manner during the tenancy.
- Immediately contacting Anticimex for the termination of pests or vermin. Such measures are included in the rent.

Anticimex tel 08-19 00 30



Huge Fastigheter AB is responsible for:

- Taking measures against reported problems within 3 working days, or letting the tenant know when the problem can be addressed.
- Adjusting and servicing taps.
- Clearing blockages in the sewage system.
- Repairing or replacing ovens, fridges and freezers.
- Finding faults with and repairing the electricity supply.
- Repairing and replacing broken locks. Please note that security locks are included in security doors installed by Huge, though not in regular outer doors.
- Providing three keys for every standard lock and three keys/key fobs to the building.
- Replacing broken outer windowpanes, frames, filters on ventilation windows and adjusting window frames.
- Ensuring the temperature in the apartment stays around +21° C and does not go below +18° C, in accordance with the National Board of Health and Welfare's guidelines.
- Repairing apartment storage areas and cellars.
- Changing oven, fridge and freezer light bulbs.
- Repairing and replacing filters in fans. Please note that maintenance only takes place during the contract period rental of such items.

- Changing filters in oven fans installed by Hüge.
- Finding faults with and repairing the chosen machinery and equipment during the contract period. When the period comes to an end, Hüge will take the machinery according to the tenant's wishes and put back any fittings as required.
- Finding faults with and repairing the apartment's initial telephone jack. The first jack is usually in the hall.
- Replacing broken broadband and multimedia sockets. ComHem and Bredbandsbolaget are responsible for services such as broadband, digital TV channels, interactive TV services and Internet connection.

Hüge will take the necessary measures for regular problems at no extracharge.
Such problems must have occurred due to age or natural wear.
If you have caused the damage yourself, it is classed as irregular wear
or damage and will therefore be charged to you.



Reporting faults

All faults must be reported to: 08-535 320 10

You can also report faults on Huge's web site:

huge.se



Phone: 08-535 320 00 Fax: 08-535 320 20
Box 1073, 141 22 Huddinge
Visiting address: Sjödalstorget 7
info@huge.se, huge.se