

Skibbroen Common Room

Terms and Conditions

By booking Skibbroen common room, the following terms and conditions are accepted.

Address: Havneholmen 12 A, st., 2450 Copenhagen SV

Rent: The rent is DKK 1,800.00 for a weekend. The rent is paid via the 'Mit Balder' app. It is free to rent the room on weekdays.

Access during the weekend: When booking a Saturday, access is granted from Friday at 2PM until Sunday at 10PM.

Access during weekdays: On the booked day from 9AM to 10PM

Access: The tenant will have access to the common room using their own electronic key tab during the specified time slot above. When the rental period begins, the tenant must update their key tab on the door reader at the tenant's own entrance door. The update occurs when each of the tenant's key tabs are held up to the door reader and held there for 10-15 seconds. Access on the key tabs only works during the specified time slot and automatically closes thereafter. The common room is equipped with an alarm, which is activated automatically at the end of the lease agreement. It is the tenant's responsibility to ensure that the common room is vacated and locked in time. Any alarm callouts will be at the tenant's expense.

Rules: The tenant must be present while the rented space is in use. The tenant has full liability for the room, furniture, ensuring that the noise limit of 85 dB is observed, and ensuring that guests behave in a manner that does not disturb others. The tenant is responsible for their guests and their movements throughout the entire property. Noisy behaviour must cease at 22:00 from Sunday to Thursday and at 24:00 on Friday and Saturday. Windows and doors must be closed by 22:00. The room can only be rented for parties on Friday, Saturday, and Sunday. The room may only be used for private events. The room is approved by the fire authorities for a maximum of 50 people, and therefore, no more than 50 people should ever be present in the room. Waterborne beer dispensers are not allowed due to the risk of water damage. Beer dispensers that do not contain water are allowed. Smoking in the room is prohibited.

Cleaning of the room: The room must be returned cleaned and locked, including:

- Tables wiped down and cleared of bottles, cans, and tableware, etc.
- Tables and chairs returned to their original positions
- Windows and doors closed and locked, and lights turned off
- Trash taken out to the respective waste containers
- Empty bottles disposed of
- Floors swept
- Tableware, etc., placed in designated areas
- Broken items placed on the kitchen table
- Tableware properly washed and put away
- Dishwasher emptied and cleaned
- Coffee machine and kettle emptied and cleaned
- Stove cleaned
- Ovens and associated trays and racks cleaned
- Refrigerators and freezers cleaned inside and out
- Toilets tidied up (on both floors)
- Outdoor areas free of cigarette butts, cups, bottles, etc.

Balder will inspect the room and outdoor areas after use. If extra cleanup and/or cleaning are

necessary, the tenant will be charged an additional DKK 350.00 per hour for the work. Costs for extra cleanup and/or cleaning, repairing damage to the room, furniture, etc., will be charged with the tenant's next rent invoice.

Changes to terms and conditions: Balder can change membership terms and prices, including the price of room rental, which will not take effect if the room is already booked at a previous price.

Cancellation: The lease agreement can be cancelled no later than 14 days before the commencement of the lease agreement, valid on weekdays and weekends. If the lease agreement is cancelled thereafter and is booked for a weekend, the tenant will be charged the full amount of DKK 1,800. All prices include VAT.