

## Agreement of tenancy regulated by Hyreslagen (12 kap. Jordabalken)

<b>1. Information</b>	This agreement of tenancy regulated by <b>hyreslagen (12 kap JB)</b> applies to a rental apartment, or room in a rental apartment. (This agreement of tenancy also applies to condominium, tenant-owned apartment, apartment in a one- or two family house or a room in any of these in the case of it being let as the second room.)			
<b>2. Object to let</b>	The landlord hereby rents out to the tenant the following:  Apartment <input type="checkbox"/> Room <input type="checkbox"/>		Apart. No.	
	Apartment/room size in sqm:			
	Street address	Post code	Town	
<b>3. Landlord</b>	Name		Personal identity number	
	Name		Personal identity number	
	Phone number		Cell phone number	
	Address	Post code	Town	
	E-mail			
<b>4. Tenant</b>	Name		Personal identity number	
	Name		Personal identity number	
	Phone number		Cell phone number	
	Address	Post code	Town	
	E-mail			

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<b>5. Rent</b>	<p>Rent is _____ sek/month.</p> <p><i>The rent shall be the same amount that the landlord pays to the owner of the apartment (or the room in which). If the landlords rent is lowered or increased the tenant's rent should be adjusted accordingly.</i></p> <p><i>If the apartment/room is fully furnished a 10% rent mark-up is reasonable as determined by the Swedish rent tribunal.</i></p> <p><i>If the rent is too high, the tenant can get money back retroactively for up to one (1) year back in time.</i></p>
<b>6. What is included in the rent?</b>	<p>Tenant has access to:</p> <p><input type="checkbox"/> Bicycle space no:    <input type="checkbox"/> Basement storage no:    <input type="checkbox"/> Attic storage no:</p> <p><input type="checkbox"/> The landlord rents to the tenant Parking space no:</p> <p>   payable at _____ sek/month</p> <p><i>Amounts should be the same as the amounts paid by the landlord.</i></p> <p><b>Electricity</b>    <input type="checkbox"/> Is included in the rent    <input type="checkbox"/> Is not included in the rent</p> <p>The tenant shall pay for his/her own electricity</p> <p><input type="checkbox"/> Through individual subscription</p> <p><input type="checkbox"/> Through payment to the landlord at _____ sek/month</p> <p><b>Gauge reading</b> The following gauge reading has been recorded (ex. electricity or gas) _____</p> <p>Recorded gauge reading _____ Date _____</p> <p><b>Furniture</b>    <input type="checkbox"/> Unfurnished    <input type="checkbox"/> Furnished</p> <p>Optionally but recommended: No later than the day when access to the apartment/room is given to the tenant a list (<b>appendix no 1</b>) of furniture and fittings shall be drawn up. This appendix shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant will each take one copy.</p> <p>The tenant is responsible for loss of or damage to furniture or fittings resulting from the tenants cause, through neglect or careless behavior. The tenant is not responsible for defects and damage to furniture or fittings resulting from <i>normal usage</i>.</p>

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	<p><b>Heating</b>    <input type="checkbox"/> Is included in the rent    <input type="checkbox"/> Is not included in the rent</p> <p>The tenant shall pay for his/her own heating</p> <p><input type="checkbox"/> Through individual subscription</p> <p><input type="checkbox"/> Through payment to the landlord at _____ sek/month</p>
	<p><b>Internet connection</b>    <input type="checkbox"/> Is included in the rent    <input type="checkbox"/> Is not included in the rent</p> <p>The tenant shall pay for his/her own internet connection</p> <p><input type="checkbox"/> Through individual subscription</p> <p><input type="checkbox"/> Through payment to the landlord at _____ sek/month</p>
<p><b>7. How shall the rent be paid?</b></p>	<p>The tenant shall, no later than the last weekday of the month, pay the rent and any additions to the landlord by:</p> <p><input type="checkbox"/> Payment is to be made to account _____ with account number (including clearing number) _____</p> <p><input type="checkbox"/> Payment through Swish to cell phone number _____</p> <p><input type="checkbox"/> Payment is to be made in cash to the landlord against receipt</p> <p>Late payments will be subjected to a reminder fee, for written notice, as determined by law.</p>
<p><b>8. Defects and damage</b></p>	<p>Optionally but recommended: No later than the day when access to the apartment/room is given to the tenant a list (<b>appendix no 2</b>) of defects and damages shall be drawn up. This appendix shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant will each take one copy.</p> <p>The tenant is responsible for defects and damages to the apartment/room resulting from the tenants cause, through neglect or careless behavior. The tenant is not responsible for defects and damages to the apartment/room resulting from <i>normal usage</i>.</p>
<p><b>9. Security of tenure</b></p>	<p>Security of tenure means that the second-hand tenant is not obliged to move if the first-hand tenant wants access to the apartment. Tenure can never be considered when renting a room but only applies to the rental of the entire apartment. Second-hand tenant may have tenure if the rental period is longer than two years and the parties have not canceled tenure (to cancel tenure a special form from Hyresnämnden is acquired).</p>

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<b>10. Responsibilities and obligations (The tenant)</b>	<p><u>The tenant</u> commit to:</p> <ul style="list-style-type: none"><li>• Not transfer the tenancy to anyone else.</li><li>• Take good care of the apartment/room.</li><li>• Report eventual damages to the landlord at once.</li><li>• Respect and follow the rules and regulations the landlord is obliged to follow in respect to the property holder.</li><li>• Leave the apartment/room tidy and clean as well as to hand over all gate and door keys at the end of the tenancy, even if the keys has been acquired by the tenant.</li><li>• Be responsible for loss of or damage to furniture or fittings as well as for defects and damages resulting from tenants cause, through neglect or careless behavior.</li></ul> <p><i>The tenant is not responsible for defects and damages to the apartment/room resulting from normal usage.</i></p>
<b>11. Responsibilities and obligations (The landlord)</b>	<p><u>The landlord</u> commit to:</p> <ul style="list-style-type: none"><li>• Make sure that the apartment/room is tidy and clean when the tenant moves in, as well as to hand over all keys to the tenant if such are available.</li><li>• If the object is an apartment, the landlord hereby certifies that he has permission from the property owner.</li></ul>
<b>12. Security</b>	<p>As security for the fulfillment of this agreement the tenant places a security in the form of:</p> <p><input type="checkbox"/> Deposition of _____ sek</p> <p><i>Reasonable deposit equals one (1) month rent.</i></p>

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<p><b>13. Period of validity and the agreement's prolongation</b></p>	<p><input type="checkbox"/> <b>Option 1 (Used if the period of tenancy shall run for an indefinite period)</b></p> <p>The tenancy agreement is valid from _____ and until further notice. The agreement has to be terminated to expire.</p> <p>If the landlord terminates the agreement, cessation may occur at the earliest at the turn of the month occurring after three (3) months from the termination or _____ (the shortest notice period is three (3) months).</p> <p>The tenant may terminate the agreement at the end of the month, which occurs no earlier than three (3) months after the termination, regardless of what has been agreed. The agreed notice period applies for the landlord.</p> <p><input type="checkbox"/> <b>Option 2 (Used if the period of tenancy shall be time-limited with automatic extension)</b></p> <p>The tenancy agreement is valid from _____ to _____</p> <p>The agreement is terminated with _____ months notice period.</p> <p>In case of no notice of termination, the agreement is extended by _____ month(s) for each time.</p> <p><input type="checkbox"/> <b>Option 3 (Used if the period of tenancy is no longer than three (3) months and shall be time-limited without automatic extension)</b></p> <p>The tenancy agreement is valid from _____ to _____</p> <p>The agreement must not be terminated to expire. The tenant shall move on the expire date. <u>The tenant</u> may however terminate the agreement before the said date, with one (1) week's notice period. <u>The landlord</u> may terminate the agreement only in case of serious breach of contract by the tenant, then the same notice period applies as for the tenant.</p> <p><input type="checkbox"/> <b>Option 4 (Used if the period of tenancy is no longer than nine (9) months and shall be time-limited without automatic extension)</b></p> <p>The tenancy agreement is valid from _____ to _____</p> <p>The agreement must not be terminated to expire. The tenant shall move on the expire date. <u>The tenant</u> may however terminate the agreement before the said date. <u>The landlord</u> may terminate the agreement only in case of serious breach of contract by the tenant. Then the same notice period applies as in <b>Option 1</b>.</p>
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<b>14. Householder's insurance</b>	<p><input type="checkbox"/> <u>The landlord</u> shall have a householder's insurance valid for the apartment/room during the period of this agreement's validity.</p> <p><input type="checkbox"/> <u>The tenant</u> shall have a householder's insurance valid for the apartment/room during the period of this agreement's validity.</p> <p><input type="checkbox"/> <u>Both parties</u> shall have a householder's insurance valid for the apartment/room during the period of this agreement's validity.</p>
<b>15. Moving out inspection</b>	<p>When the tenant is to move out of the apartment/room both parties undertake to inspect and draw up an inspection document where eventual losses, defects or damages are duly noted. It shall be evident from the inspection document whether or not both parties agree to the findings. It shall also be noted in the document how eventual losses, defects or damages are to be compensated.</p> <p>The inspection document shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant have each taken one copy.</p>
<b>16. Keys</b>	<p>The tenant receives _____ gate keys, _____ door keys and _____ mailbox keys to the apartment/room.</p>

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<b>17. Special provisions</b>	The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:	
<b>18. Signature</b>	Place/date	Place/date
	Landlord	Landlord
	Tenant	Tenant
<b>19. Agreement to terminate this tenancy agreement</b>	Because of agreement reached today between the landlord and tenant this tenancy agreement will terminate to:	
	<p style="text-align: center;">_____ (date)</p>	
	to when the tenant undertakes to have moved out of the apartment/room.	Landlord