

Agreement of tenancy regulated by Lag (2012:978) om uthyrning av egen bostad

1. Information	<p>This agreement applies to grant of condominium, tenant-owned apartment, apartment in a one- or twofamilyhouse or a room in any of these. This agreement is regulated by Lag (2012:978) om uthyrning av egen bostad.</p> <p>If several rooms are rented to different tenants, the law mentioned above only applies to the room that was granted first. (Every room equals an apartment in 12 kap. Jordabalken).</p> <p>For additional rooms that are rented, Hyreslagen is applicable. Then this agreement <i>shall not be used</i>, but instead "Agreement of tenancy regulated by Hyreslagen (12 kap. Jordabalken)".</p> <p>The tenant can never receive tenure.</p>		
2. Object to let	The landlord hereby rents out to the tenant following:		Apart. No.:
	Apartment <input type="checkbox"/>	Room <input type="checkbox"/>	Apartment/room size in sq. m.:
	Street address:	Post code:	Town:
3. Landlord	Name:		Personal identity number/ Social security number:
	Name:		Personal identity number/ Social security number:
	Phone number:		Phone number:
	Street address:	Post code:	Town:
	E-mail:		
	4. Tenant	Name:	
Name:		Personal identity number/ Social security number:	
Phone number:		Phone number:	
Street address:		Post code:	Town:
E-mail:			

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<p>5. Rent</p>	<p>The rent is _____ SEK/month.</p> <p>The landlord may only take reasonable rent. If the rent however is too high, the tenant cannot get money back retroactively, but may have the rent lowered by the Swedish rent tribunal.</p> <p>A reasonable rent is the market value of the residence x yield rate (2 %)/12 + operating costs.</p> <p>If the apartment/room is fully furnished, a 10% rent mark-up is reasonable as determined by the Swedish rent tribunal.</p>
<p>6. What is included in the rent?</p>	<p>The 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: payable at _____ SEK/month</p> <p><i>Amounts should be the same as the amounts paid by the landlord.</i></p> <hr/> <p>Electricity <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>Gauge reading The following gauge reading has been recorded (e.g. electricity or gas) _____</p> <p>Recorded gauge reading _____ Date _____</p> <hr/> <p>Furniture <input type="checkbox"/> Unfurnished <input type="checkbox"/> Furnished</p> <p>Optional, but recommended: No later than the day when access to the apartment/room is given to the tenant, a list of furniture and fittings (Appendix no 1) 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. This also applies to damages caused by persons who are there under the responsibility of the tenant. 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>Heating <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> <hr/> <p>Internet connection <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>7. How shall the rent be paid?</p>	<p>The tenant shall, no later than the last weekday of each month, pay the rent and any additions to the landlord by:</p> <p><input type="checkbox"/> payment to the following account type _____ with account number (including clearing number) _____</p> <p><input type="checkbox"/> payment through Swish to cell phone number _____</p> <p><input type="checkbox"/> payment 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>8. Defects and damage</p>	<p>Optional, but recommended: No later than the day when access to the apartment/room is given to the tenant, a list of defects and damages (Appendix no 2) 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>

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9. Responsibilities and obligations (The tenant)	<p><u>The tenant</u> commits to:</p> <ul style="list-style-type: none">• Not transfer the tenancy to anyone else.• Take good care of the apartment/room.• Report eventual damages to the landlord at once.• Respect and follow the same rules and regulations as the landlord is obliged to follow in respect to the property holder.• 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 have been acquired by the tenant.• Be responsible for loss of, or damage to, furniture or fittings as well as for defects and damages to the apartment/room resulting from tenants cause, through neglect or careless behavior. <p><i>The tenant is not responsible for defects and damages to the apartment/room resulting from normal usage.</i></p>
10. Responsibilities and obligations (The landlord)	<p><u>The landlord</u> commits to:</p> <ul style="list-style-type: none">• Make sure that the apartment/room is tidy and clean when the tenant moves in, as well as to hand over all the required keys to the tenant if such are available.• If the object is an apartment the landlord hereby certifies that the housing society approves of the rental.
11. Security	<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>12. Period of validity and the agreement's prolongation</p>	<p><input type="checkbox"/> Option 1 → 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 one (1) month after the termination.</p> <p><input type="checkbox"/> Option 2 → The tenancy agreement is valid from _____ to _____</p> <p>The agreement must not be terminated to expire. The tenant shall move on the date the rental period expires. The agreement may however be terminated before said date. Then the same notice period as in Option 1 applies.</p>
<p>13. Householder's insurance</p>	<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>
<p>14. Moving out inspection</p>	<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 each take one copy.</p>
<p>15. Keys</p>	<p>The tenant receives _____ gate keys, _____ door keys and _____ mailbox keys to the apartment/room.</p>

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<p>16. Special provisions</p>	<p>The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:</p>	
<p>17. Signature</p>	<p>Place/date:</p>	<p>Place/date:</p>
	<p>Landlord:</p>	<p>Landlord:</p>
	<p>Tenant:</p>	<p>Tenant:</p>
<p>18. Agreement to terminate this tenancy agreement</p>	<p>Because of agreement reached today between the landlord and tenant this tenancy agreement will terminate:</p> <p style="text-align: center;">_____ (date)</p> <p>To this date when the tenant undertakes to have moved out of the apartment/room.</p>	<p>Place/date:</p>
		<p>Landlord:</p>
		<p>Tenant:</p>