

TENANCY AGREEMENT FOR A FURNISHED/ UNFURNISHED ROOM Page | 1 (4)

Information	<p>The letting of a room means that the landlord let part of his/her house/apartment to another person. Even if the landlord reside somewhere else the lease situation is still to be seen as the letting of a room if the landlord has access to the house or apartment. If the landlord has given up access to the house/apartment the lease should be seen as a sublease.</p> <p>If the landlord charges a rent which is higher than the rent paid by the landlord, the Swedish rent tribunal can rule that any excess rent for the past year must be paid back. If the room is furnished, a ten percent increase on the monthly rent is seen as reasonable.</p> <p>This agreement has been drawn up by BoPoolen and may be used by anyone who fulfills BoPoolen's terms of use. For more information see www.bopoolen.nu</p>		
Landlord	Name		Personal identity number
	Name		Personal identity number
	Phone number	Cell phone number	
	Address	Post code	Town
	E-mail (CLEARLY)		
Tenant	Name		Personal identity number
	Name		Personal identity number
	Phone number	Cell phone number	
	Address during the tenancy	Post code	Town
	E-mail (CLEARLY)		
Room to let	<p>The landlord rents to the tenant, for residential purposes, the following room: Type of room (e.g., room in apartment) Floor nr. House/ Apartment number Room size in m²</p>		
	Street address	Post code	Town
	Tenant has access to: <input type="checkbox"/> Attic storage no.: <input type="checkbox"/> Basement storage no.: <input type="checkbox"/> Parking space no.: <input type="checkbox"/> Bicycle space no.:		
That rent			
Rent	Rent is payable at SEK _____ per month. If the room is in an apartment, the rent should be the same amount that the landlord pays for the part of the apartment rented to the tenant. If the landlords rent is lowered or increased the tenant's rent should be adjusted accordingly.		
Electricity	Electricity <input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent The tenant shall pay for his/her own electricity <input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.		
Heating	Heating <input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent The tenant shall pay for his/her own heating <input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.		
Internet connection	Internet connection <input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent The tenant shall pay for his/her own Internet connection <input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.		
Gauge reading	The following gauge reading has been recorded (ex. electricity or gas)		
	Recorded gauge reading	Date	
Garage and parking space	The landlord also let: <input type="checkbox"/> Parking space number _____ payable at SEK _____ per month. <input type="checkbox"/> Garage space number _____ payable at SEK _____ per month. Amounts should be the same as the amounts paid by the landlord.		

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Furniture etc.	<p>Room to be let:</p> <p><input type="checkbox"/> Unfurnished</p> <p><input type="checkbox"/> Furnished. Furniture and fittings is included for a compensation of SEK _____ per month.</p> <p>If the room is fully furnished a 10 % rent mark-up is reasonable as determined by the Swedish rent tribunal.</p> <p>No later than the day when access to the room is given to the tenant a list (appendix 1) 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 normal usage.</p>
How the rent shall be paid	
Payment of rent	<p>The tenant shall, no later than the last weekday of the month, pay the rent and any additions to the landlord.</p> <p><input type="checkbox"/> Payment is to be made to account _____ with account number (including clearing number) _____</p> <p><input type="checkbox"/> Payment is to be made in cash to the Landlord against receipt.</p> <p><input type="checkbox"/> Payment is to be made in cash to _____ against receipt.</p>
Reminder to pay	Late payments will be subjected to a reminder fee, for written notice, as determined by law.
Period of validity and the agreement's prolongation	
Period of validity and the agreement's prolongation	<p><input type="checkbox"/> Option 1 The tenancy agreement is valid from _____ to _____ With _____ months notice. If notice is not given, the agreement will be prolonged with _____ months at a time.</p> <p><input type="checkbox"/> Option 2 The tenancy agreement is valid from _____ to _____ With 1 weeks notice. If notice is not given, the agreement will be prolonged with _____ months at a time. N.B.! This option can only be used if the period of tenancy is no more than three (3) months.</p> <p><input type="checkbox"/> Option 3 The tenancy agreement is valid from _____ to _____ The tenancy agreement will terminate at the end of the period of validity, whereupon the tenant shall vacate the room without being specially requested to do so. N.B.! This option can only be used if the period of tenancy is no more than nine (9) months.</p> <p><input type="checkbox"/> Option 4 The tenancy agreement is valid from _____ and until further notice. The tenancy agreement will terminate at the end of the month directly after three (3) months after notice has been given.</p> <p>The tenant may always terminate the lease at the end of the month directly three (3) months after notice has been given. This is always the case, even if the lease has a fixed period of validity.</p>
Defects and damages	
Defects and damages	<p>No later than the day when access to the room is given to the tenant a list (appendix 2) 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 room resulting from the tenants cause, through neglect or careless behavior. The tenant is not responsible for defects and damages to the room resulting from normal usage.</p>
Householder's insurance and security	
Householder's insurance	<p><input type="checkbox"/> The landlord shall have a householder's insurance valid for the room during the period of this agreement's validity.</p> <p><input type="checkbox"/> The tenant shall have a householder's insurance valid for the room during the period of this agreement's validity.</p> <p><input type="checkbox"/> Both the tenant and the landlord shall have a householder's insurance valid for the room during the period of this agreement's validity.</p>
Security ect.	<p>As security for the fulfillment of this agreement the tenant places a security in the form of:</p> <p><input type="checkbox"/> A deposition of SEK _____</p> <p><input type="checkbox"/> A personal guarantee from _____ (Name and Personal identity number). A separate personal guarantee is given, see appendix 3.</p>

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Special provisions (continued...)		
Special provisions	The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:	
Signatures		
Signature	Place/date	Place/date
	Landlord	Landlord
	Tenant	Tenant
Agreement to terminate this tenancy agreement		
Agreement to terminate this tenancy agreement	Because of agreement reached today between the landlord and tenant this tenancy agreement will terminate the _____ (date) to when the tenant undertakes to have moved out of the room.	
	Place/date	Place/date
	Landlord	Landlord
	Tenant	Tenant