BoPoolen The Housing Pool

Information	The letting of a room means that the landlord let part of his/her house/apartment to another person. Even if the landlord resides 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. 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. 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

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	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 m^2

Street address	Post code	Town

Tenant has access to:
❑ Attic storage no.:   ❑ Basement storage no.:   ❑ Parking space no.:   ❑ 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 ❑ Is included in the rent ❑ Is not included in the rent The tenant shall pay for his/her own electricity ❑ Through individual subscription ❑ Through payment to the landlord at SEK_____ per month.
Heating	Heating ❑ Is included in the rent ❑ Is not included in the rent The tenant shall pay for his/her own heating ❑ Through individual subscription ❑ Through payment to the landlord at SEK_____ per month.
Internet connection	Internet connection ❑ Is included in the rent ❑ Is not included in the rent The tenant shall pay for his/her own Internet connection ❑ Through individual subscription ❑ 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: ❑ Parking space number_____ payable at SEK_____ per month. ❑ Garage space number_____ payable at SEK_____ per month.

Amounts should be the same as the amounts paid by the landlord.

Furniture etc.	Room to be let: ❑ Unfurnished ❑ Furnished. Furniture and fittings are included for a compensation of SEK_____ per month. If the room is fully furnished a 10 % rent mark-up is reasonable as determined by the Swedish rent tribunal. **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.** **The tenant is responsible for loss of or damage to furniture or fittings resulting from the tenant's cause, through neglect or careless behavior. The tenant is not responsible for defects and damage to furniture or fittings resulting from normal usage.**
	How the rent shall be paid
Payment of rent	The tenant shall, no later than the last weekday of the month, pay the rent and any additions to the landlord. ❑ Payment is to be made to account _____ with account number (including clearing number) _____ ❑ Payment is to be made in cash to the Landlord against receipt. ❑ Payment is to be made in cash to_____against receipt.
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	❑ Option 1 The tenancy agreement is valid from_____ to _____ With_____ month's notice. If notice is not given, the agreement will be prolonged with_____ months at a time. ❑ Option 2 The tenancy agreement is valid from_____ to _____ With 1 week's 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.** ❑ 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.** ❑ Option 4 The tenancy agreement is valid from_____ and until further notice. The tenancy agreement will terminate at the end of the month following the month the notice has been given if it is a room in a privately owned home (but only for the first contract if there are more than one tenant), and after three (3) months if it is a rental property (or contracts 2, 3 etcetera in a privately owned home).
	Defects and damages
Defects and damages	**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.** **The tenant is responsible for defects and damages to the room resulting from the tenant's cause, through neglect or careless behavior. The tenant is not responsible for defects and damages to the room resulting from normal usage.**
	Householder's insurance and security
Householder's insurance	❑ The landlord shall have a householder's insurance valid for the room during the period of this agreement's validity. ❑ The tenant shall have a householder's insurance valid for the room during the period of this agreement's validity. ❑ Both the tenant and the landlord shall have a householder's insurance valid for the room during the period of this agreement's validity.
Security etcetera	As security for the fulfillment of this agreement the tenant places a security in the form of: ❑ A deposition of SEK_____ ❑ A personal guarantee from_____(Name and Personal identity number). A separate personal guarantee is given, see **appendix 3**.

The tenant's responsibilities and obligations	
Responsibilities and obligations	The tenant commits to: - only use the room as a residence - not sublet the room or transfer the tenancy to anyone else - take good care of the room - report eventual damages to the landlord at once - respect and follow the rules and regulations the landlord is obliged to follow in respect to the property holder. - leave the room tidy and clean as well as to hand over all gate and door keys to the room at the end of the tenancy, even if the keys has 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 room and common areas resulting from the tenant's cause, through neglect or careless behavior. The tenant is to be held responsible even if loss or damage has been caused by his or her friends, members of family, guests, lodgers or persons undertaking work on behalf of the tenant in the room. The tenant is not responsible for defects and damages resulting from normal usage.
The landlord's responsibilities and obligations	
Responsibilities and obligations	The landlord commits to: - undertake to make sure that the room is tidy and clean when the tenant moves in, as well as to hand over all keys to the room to the tenant if such are available.
Keys	
Keys	The tenant receives_____ gate keys,_____ door keys and_____ mailbox keys to the room.
Moving out inspection	
Moving out inspection	When the tenant is to move out of the room both parties undertake to inspect and draw up an inspection protocol where eventual losses, defects or damages are noted. It shall be evident from the inspection protocol whether both parties agree to the findings. It shall also be noted in the protocol how eventual losses, defects or damages are to be compensated. The inspection protocol shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant have each taken one copy.
Special provisions	
Special provisions	The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:

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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