

Landlord (first tenant or owner of the condominium/house)

Subletting means that the holder of the master lease or owner lets their apartment/house to another person for independent use.

| | | |
|-------------------------------|--------------|------|
| Name | Surname | |
| Address | Post code | City |
| Swedish personal identity no. | E-mail | |
| Telephone daytime | Mobile phone | |

Subtenant 1 (Subtenant refers to a person who rents from the tenant that holds the first-hand lease or to a person that rents directly from the owner of a condominium/house)

| | | |
|---|-------------------|--------------|
| Name | Surname | |
| Current address | Current post code | Current city |
| Swedish personal identity no./date of birth | E-mail | |
| Telephone daytime | Mobile phone | |

Subtenant 2

| | | |
|---|-------------------|--------------|
| Name | Surname | |
| Current address | Current post code | Current city |
| Swedish personal identity no./date of birth | E-mail | |
| Telephone daytime | Mobile phone | |

Rental object

| | | |
|-----------------------|-----------------|------|
| Address | Post code | City |
| Apartment no. | Floor no. | |
| Area in square meters | Number of rooms | |

Rent

The tenant shall, no later than the last weekday of the month, pay the rent and any additions in advance to the landlord. If the rent or the tenancy terms and conditions change because of a deal between the property owner and the landlord or after a negotiation agreement in accordance with current negotiation clause, the change will also be applied to this tenancy agreement. If the rent is based on covering capital and maintenance costs according to the Law on Private Subletting (2012:978 *Lag om uthyrning av egen bostad*), the rent can instead be renegotiated between the parties as a change in condition has arisen. If the room is fully furnished a 10% rent mark-up is reasonable as determined by the Regional Rent Tribunal.

This agreement has been drawn up by BoPoolen and may be used by those who fulfill BoPoolen's terms of use. For more information see www.bopoolen.nu. BoPoolen is not responsible for the accuracy of the information given between users in this contract.

| | |
|--|---|
| Rent in SEK per month SEK _____ | The residence is sublet <input type="checkbox"/> Unfurnished <input type="checkbox"/> Furnished, see appendix <i>List of furniture and fittings</i> |
| Included in the rent <input type="checkbox"/> Electricity <input type="checkbox"/> Heating <input type="checkbox"/> Internet <input type="checkbox"/> TV <input type="checkbox"/> Garage/parking <input type="checkbox"/> Annat _____ | |
| Add-on for access to <input type="checkbox"/> Electricity <input type="checkbox"/> Internet <input type="checkbox"/> Garage/parking | Additional cost per month in SEK |
| Condition of the residence at the leasing time See appendix <i>Defects and damages in the residence</i> | |

Validity and period of notice

According to the Swedish Tenancy Act, the tenant has to give a three (3) month notice. However, a shorter period of notice can be agreed upon for the tenant in this tenancy agreement. If the tenancy agreement regards letting of one's own property, such as a condominium or house, and it is the first object that the landlord is letting, the Law on Private Subletting (2012:978 *Lag om uthyrning av egen bostad*) applies in addition to the Tenancy Act (*Hyseslagen*). According to the Law on Private Subletting, the tenant only needs to give one (1) month's notice. The landlord always has to give a minimum of three (3) months' notice regardless of what law applies, and it is not allowed to agree upon a shorter period of notice for the landlord. The notice period always starts on the first of the month after the notice was given.

| |
|--|
| <p>Option 1 (Limited time with the possibility to extend)</p> <p><input type="checkbox"/> The agreement is valid from _____ to _____ with _____ months' notice when given by tenant and three (3) months' notice when given by the landlord. If no notice is given, the sublease agreement will be extended by _____ months at the time.</p> |
| <p>Option 2 (Limited time)</p> <p><input type="checkbox"/> The agreement is valid from _____ to _____.¹ The sublease agreement will terminate at the end of the lease period stated in the contract, whereafter the tenant shall vacate the apartment/house without being specially requested to do so.</p> <p>Note! This option can only be used if the tenancy period is (9) months or less or if the tenancy falls under the Law on Private Subletting (2012:978 <i>Lag om uthyrning av egen bostad</i>).</p> |
| <p>Option 3 (From...until further notice)</p> <p><input type="checkbox"/> The agreement is valid from _____ and until further notice. The period of notice is _____ month(s) when given by the tenant and three (3) months when given by the landlord. The sublease agreement will terminate at the end of the period of notice.</p> |

¹ When subletting a private apartment or house according to the Law on Private Subletting, (2012:978 *Lag om uthyrning av egen bostad*), the tenancy agreement can be terminated before the end of the specified lease period by both tenant and landlord. According to this law, the tenant only needs to give a one (1) month notice, while the landlord has to give a minimum of three (3) months' notice. The notice period always starts at the turn of the month after the notice was given.

Payment

| | | |
|--|--------------|-------------|
| Rent is paid to the landlord by | | |
| <input type="checkbox"/> Direct transfer (banköverföring) <input type="checkbox"/> Bank giro <input type="checkbox"/> Direct debit (autogiro) <input type="checkbox"/> Other _____ | | |
| Bank | Clearing no. | Account no. |

Deposit

As a security for the fulfilment of this agreement the tenant is transferring a deposit to the landlord.

A deposit of _____ SEK is transferred to bank account no. _____

The deposit is paid back when _____

Tenure (besittningsrätt)

When subletting a rented apartment the subtenant does not have tenure.

Note! When subletting according to the Law on Private Subletting (2012:978) the subtenant never has tenure.

General tenancy terms

The landlord commits to

- obtain any permissions needed for subletting from the property owner. "The property owner" refers to the landlord that stands as the landlord on the first-hand lease (primary tenancy contract), e.g. a private or public property company or, when letting a condominium, a condominium association (bostadsrättsförening). For this tenancy agreement to be valid towards both the landlord and the property owner it is required that the landlord has permission from the property owner to sublet the apartment, or that the Regional Rent Tribunal (*Hyresnämnden*) conveys a decision to allow subletting. When subletting own homes, e.g. a house, the property owner and landlord is the same person and further permission is not needed.
- make sure that the apartment is tidy and clean when the tenant moves in as well as to hand over all keys to the tenant.
- take responsibility for good function of vital appliances such as electric switches, washing machine, gaskets in water taps, etc.
- acknowledge the return of the inventory by signing the tenant's copy of *List of Furniture and fittings*, or in another way, after the termination of the rental period.

The tenant commits to

- not sublet the apartment/house or transfer the tenancy to anyone else.
- respect and follow the rules and regulations that the landlord is obliged to follow in respect to the property holder (if other than the landlord).
- take good care of and respect the leased property.
- report any damages to the landlord at once.
- be responsible for loss of or damage to furniture and fittings as well as for defects and damages to the room and common areas resulting from the tenant's cause, through neglect or careless behaviour. The tenant is to be held responsible even if loss or damage has been caused by his or her friends, member of family or other guests. The tenant is not responsible for defects and damages resulting from normal usage.
- not, without written permission from the landlord, carry out painting, wall-papering or similar measures.
- get home insurance for their belongings.
- leave the room tidy and clean as well as to hand over all keys to the residence at the end of the tenancy, even if the keys has been acquired by the tenant.

Special provisions

This contract has been drawn up in two duplicate copies, of which the landlord and tenant have received one copy each. Number of appendices _____.

By signing this agreement, the tenant receives _____ number of keys to the residence.

Place and date

Landlord

Print name

Place and date

Subtenant 2

Place and date

Subtenant 1

Print name

Print name