

The letting of a room (att ha en **inneboende**) means that the landlord lets part of his/her house or apartment to another person. Even if the landlord resides somewhere else the lease situation is to be seen as the letting of a room if the landlord has access to the house or apartment.

Landlord

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

Tenant

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.	Type of housing/room	
Area in square meters	With the room comes individual access to: <input type="checkbox"/> Storage <input type="checkbox"/> Bathroom <input type="checkbox"/> WC	
The tenant has access to <input type="checkbox"/> Kitchen <input type="checkbox"/> Bathroom <input type="checkbox"/> Living room <input type="checkbox"/> Laundry room <input type="checkbox"/> Patio/yard <input type="checkbox"/> Other _____		

Rent

Rent in SEK per month ¹	
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"/> Other _____	
Add-on for access to <input type="checkbox"/> Electricity <input type="checkbox"/> Internet <input type="checkbox"/> Garage/parkering <input type="checkbox"/> Other _____	The room is let <input type="checkbox"/> Unfurnished <input type="checkbox"/> Furnished*, see appendix <i>List of furniture and fittings</i>
Add-on in SEK per month	Condition of the residence at the leasing time See appendix <i>Defects and damages in the room/apartment</i>

¹ If the tenancy agreement regards letting of one's own property (condominium or house), and it is the first object that this landlord is letting, the Law on Private Subletting (2012:978 *Lag om uthyrning av egen bostad*) applies in addition to the Swedish Tenancy Act (*Hyrslagen*, chapter 12 *Jordabalken*). When subletting a part of a private home, the landlord is only allowed to request such a rent as does not significantly exceed the capital cost (*kapitalkostnad*) and maintenance cost (*driftskostnad*) for that part of the residence. The capital cost is calculated as a reasonable yield interest on the residence's market value. If the object is a rented apartment or if the landlord is already letting another object under the Law on Private Subletting, the Tenancy Act will apply and the rent will be set according to the utility-value rent principle (*bruksvärdeshyra*).

Payment

The rent is paid to the landlord by <input type="checkbox"/> Direct transfer (banköverföring) <input type="checkbox"/> Other _____		
Bank	Clearing no.	Account no.

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 room is fully furnished a 10% rent mark-up is reasonable as determined by the Regional Rent Tribunal.

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 the rent can instead be renegotiated between the parties when a change in condition has arisen.

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 _____
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Validity and period of notice

Option 1 (Limited time with the possibility to extend) <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 agreement will be extended by _____ months at the time.
Option 2 (Limited time) <input type="checkbox"/> The agreement is valid from _____ to _____. ² The sublease agreement will terminate at the end of the period of validity, whereupon the tenant shall vacate the apartment without being specially requested to do so. <small>Note! This option can only be used if the period of tenancy is no more than nine (9) months or the rental falls under the Law on Private Subletting (2012:978), see foot note.</small>
Option 3 (From...until further notice) <input type="checkbox"/> The agreement is valid from _____ and until further notice. The lease agreement will terminate at the end of the month that falls immediately after the specified period of notice. The period of notice is _____ month(s) when given by the tenant and three (3) months when given by the landlord.

² When renting out a part of 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.

General tenancy terms**The landlord commits to**

- make sure that the apartment is tidy and clean when the tenant moves in as well as to hand over all room keys to the tenant if such are available.
- take responsibility for good function of vital appliances such as electric switches, washing machine, gaskets in water taps, etc.
- acknowledge the return and state of inventory by signing the tenant's copy of *List of Furniture and fittings*, at the end of the tenancy.

The tenant commits to

- not sublet or transfer the leased residential space.
- respect and follow the rules and regulations that the landlord is obliged to follow in respect to the property owner (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 etc.
- 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

Tenant

Print name