



FURNITURE ETC.

The flat comes with	
<input type="checkbox"/> Furniture and furnishings for the amount of	SEK per month
The parties shall draw up a list of furniture and furnishings no later than the date of moving into the flat. The list shall be drawn up in duplicate and signed by the parties, each taking their own copy.	Appendix

PAYMENT OF RENT

The tenant shall pay rent and any additions to the rent as above to the tenant-owner, without reminder, in advance no later than the last weekday before the end of each calendar month	
<input type="checkbox"/> Payment shall be made by deposit to account number	
<input type="checkbox"/> Payment shall be made in cash against receipt to the	
<input type="checkbox"/> Tenant-owner	

PAYMENT REMINDER

In case of late payment, the tenant shall pay compensation for a written reminder in accordance with the legislation on reimbursement for collection expenses, etc.

INSPECTION UPON MOVING IN

The parties shall draw up a list of any defects or damages in the apartment as well as on furniture or furnishings no later than the date of moving into the flat. The list shall be drawn up in duplicate and signed by the parties, each taking their own copy.	Appendix
---	----------

RENTAL PERIOD AND TERMINATION

<p>Option 1 (Permanent agreement)</p> <p>The rental period runs from _____ until further notice. The agreement must be terminated to cease to apply. If the tenant-owner terminates the agreement, termination may take place no earlier than at the turn of the month that occurs three months after notice of termination. The tenant may terminate the agreement effective no earlier than at the turn of the month that occurs one month after notice of termination.</p>	<p>Option 2 (Fixed-term)</p> <p>The rental period runs _____ until _____. The agreement may be terminated prior to this date. In such a case, the same notice period applies as for permanent agreements.</p>
--	--

SECURITY, ETC.

As security for the fulfilment of obligations under this agreement, the subletting tenant provides security in the form of	
<input type="checkbox"/> Deposit of SEK	
<input type="checkbox"/> Guarantor liability (name of guarantor)	Appendix

TENANT OBLIGATIONS AND LIABILITIES FOR USE OF THE FLAT

<p>The flat may only be used as a residence. The tenant may not transfer this agreement to someone else.</p> <p>The tenant agrees to not sublet the flat without the consent of the tenant-owner (note that the tenant-owner in such a case must obtain the consent of the tenant-owners' association)</p> <p>to not, without special permission, affix notices, signs, awnings, outdoor antennas, etc. to the property, and to, upon repairs to the property, remove and, if necessary, reaffix</p> <p>to dispose of waste unsuitable for the waste chute, waste bin, or waste room at his/her own expense, unless the tenant-owners' association specifically supplies containers or the like</p> <p>to keep the flat's balcony or terrace free from snow and ice and to</p> <p>keep the flat accessible for sweeping the chimney and cleaning ducts</p> <p>to take good care of the flat and the furniture, etc., which belong to the flat</p> <p>to immediately notify both the tenant-owner and the tenant-owners' association if the flat is affected by water damage or vermin</p> <p>to comply with applicable regulations and code of conduct</p> <p>to observe all that is otherwise required to keep the property in good order and condition</p> <p>to, upon moving out, leave the flat well cleaned and hand all gate and door keys to the flat to the tenant-owner, even if the keys have been acquired by the subletting tenant</p> <p>to allow the flat to be shown to prospective buyers</p> <p>to be responsible for damages caused by abnormal wear due to, for example, smoking, grease stains, and pets</p> <p>The tenant is liable for damages to or loss of furniture and furnishings as well as damages in the flat and common spaces caused by him/her or by someone he/she is responsible for through carelessness, negligence, or intentional misconduct. The tenant is also responsible for family members and others included in his/her household, guests, and individuals who, on his/her behalf, perform work in the flat.</p>
--



KEYS

The tenant receives	gate and door keys to the flat
---------------------	--------------------------------

INSPECTION UPON MOVING OUT

Upon moving out, the parties shall jointly inspect the flat and draw up a list of any defects and damages in the flat and on furniture and furnishings that have occurred during the subletting period. The list shall be drawn up in duplicate with one copy for each party. Inspection should take place when the flat is empty from the subletting tenant's furniture and furnishings. The list should specify if the parties, in some respect, do not agree. In connection with drawing up the list, the parties should agree on what compensation the subletting tenant will pay to the tenant-owner for any defects and damages. Any deposit will be refunded immediately after approved move-out inspection.	Appendix
---	----------

SPECIAL PROVISIONS

The tenant-owner and the tenant have agreed on the following special provisions.
--

INFORMATION

The tenant-owner shall have supplemental insurance for tenant-owned housing. Both parties should have home insurance. According to the Swedish law on renting out a privately owned home, the parties are free to agree on the amount of the rent. For the rent to be considered reasonable, however, it should not exceed the operating and capital costs for the tenant-owned housing. This rule applies only to the first rental. If the tenant-owner rents out other flats, these are regulated instead by the Swedish rental law.
--

TERMS FOR THE VALIDITY OF THIS AGREEMENT

For this agreement to be valid, the tenant-owner must, prior to the start of the subletting period, have obtained the consent of the tenant-owners' association or the permission of the rent tribunal to sublet the flat. Without consent or permission, this agreement is not applicable and subletting cannot commence. The permission of the board must be attached to the rental agreement.	Appendix
--	----------

SIGNATURE

The agreement shall be drawn up in duplicate and signed by the parties, each taking their own copy.	
City/date	City/date
Tenant-owner name	Subletting tenant name
Printed name	Printed name
Tenant-owner name	Subletting tenant name
Printed name	Printed name

AGREEMENT ON MOVING OUT

In accordance with the agreement reached on this date, this agreement expires on		at which time the subletting tenant agrees to have moved out
City/date	City/date	
Tenant-owner name	Subletting tenant name	
Tenant-owner name	Subletting tenant name	