

Tenancy agreement for subletting

Landlord

Name	Surname	
Address	Postcode	City
Swedish personal identity no./Corporate registration no.	E-mail address	
Telephone daytime	Mobile phone	

Tenant 1

Name	Surname	
Current address	Current postcode	Current city
Swedish personal identity number	E-mail address	
Telephone daytime	Mobile phone	

Tenant 2

Name	Surname	
Current address	Current postcode	Current address
Swedish personal identity number	E-mail address	
Telephone daytime	Mobile phone	

Tenant 3

Name	Surname	
Current address	Current postcode	Current address
Swedish personal identity number	E-mail address	
Telephone daytime	Mobile phone	

Tenant 4

Name	Surname	
Current address	Current postcode	Current address
Swedish personal identity number	E-mail address	
Telephone daytime	Mobile phone	

Rental object and rent

Address	Postcode	City
Apartment number	Object name	
Area in square metres	Rent in SEK per month ^{1, 2}	
Included in the rent <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Heating <input type="checkbox"/> Internet <input type="checkbox"/> Telephone <input type="checkbox"/> TV <input type="checkbox"/> Garage		
Add-on for access to <input type="checkbox"/> Internet <input type="checkbox"/> Telephone <input type="checkbox"/> TV <input type="checkbox"/> Garage	Add-on in SEK per month	
The tenant has access to <input type="checkbox"/> Kitchen <input type="checkbox"/> Hotplate <input type="checkbox"/> Toilet <input type="checkbox"/> Shower <input type="checkbox"/> Living room <input type="checkbox"/> Laundry room <input type="checkbox"/> Other: _____		
The residence is let <input type="checkbox"/> Unfurnished <input type="checkbox"/> Furnished, see <i>Inventory</i>	Condition of the residence at the leasing <i>See Damages and faults in the residence</i>	

Payment

Rent is paid to the landlord <input type="checkbox"/> Direct debit <input type="checkbox"/> Bank giro <input type="checkbox"/> Postal giro <input type="checkbox"/> Direct transfer <input type="checkbox"/> Cash <input type="checkbox"/> _____		
Bank	Clearing number	Account number

¹ If the tenancy agreement regards letting of own property (condominium or house) and it is the first object that this landlord is letting the Swedish Act (2012:978) on Letting of Private Homes (*Lagen om uthyrning av egen bostad*) applies in addition to the Swedish Tenancy Act (*Hyseslagen*, chapter 12 *Jordabalken*). When subletting 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*) 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 Act on Letting of Private Homes, the Tenancy Act will apply and the rent will be set according to the utility-value rent principle (*bruksvärdeshyra*).

² 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 as a change in condition has arisen.

Validity and notice period

<p>Option 1</p> <p><input type="checkbox"/> From _____ up to (and including) _____ with ____ months' notice. In case of no extension/termination the agreement will be extended by ____ month(s) at the time.</p>
<p>Option 2</p> <p><input type="checkbox"/> From _____ up to (and including) _____. The tenancy agreement terminates at the end of the leasing period. The tenant shall move out at the above specified date without a request.*</p> <p><small>*This option can only be used if the residence is let under the Act on Letting of Private Homes (<i>lag (2012:978) om uthyrning av egen bostad</i>) or if the tenancy period is shorter than 9 months.</small></p>
<p>Option 3</p> <p><input type="checkbox"/> From _____ and for the time being. The tenancy agreement terminates at the turn of the month that occurs three months after termination.</p>

Other

<p>With the apartment comes</p> <p><input type="checkbox"/> Basement storage no ____ <input type="checkbox"/> Attic storage no ____ <input type="checkbox"/> Garage space no ____</p> <p><input type="checkbox"/> Parking space <input type="checkbox"/> Garden <input type="checkbox"/> Other _____</p>
<p>Tenure</p> <p><input type="checkbox"/> When renting a rented apartment the subtenant does not have tenure. When renting according to the Act on Letting of Private Homes the subtenant does never have tenure.</p>

General tenancy terms

<p>§1</p>	<p>It is up to the landlord 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 leasehold (primary tenancy contract), e.g. a private or public property company or, when letting a condominium, a condominium association.</p> <p>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 Rent and Tenancy Tribunal (<i>Hyresnämnden</i>) 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.</p>
<p>§2</p>	<p>Responsibility for good function of vital appliances such as electric switches, washing machine, gaskets in water taps, etc. is the responsibility of the landlord in accordance with their signed agreement with the property owner. In cases where the landlord is the property owner, the responsibility lies with them.</p>
<p>§3</p>	<p>If inventory is included (according to attached inventory list) it falls on the tenant to acknowledge the inventory by signing the inventory list. After the</p>

	<p>termination of the rental period it falls on the landlord to, by signing the tenant's inventory list or in another way, acknowledge the return of the inventory. The tenant is responsible for any damage or loss of inventory caused by the negligence or neglect of the tenant or someone that the tenant is responsible for. The tenant is not responsible for damage caused by normal wear and tear.</p>
§4	It falls to the tenant to get home insurance for their belongings.
§5	The tenant shall take good care of and respect the leased property. Were damage to occur, the tenant is responsible for this, unless they can prove that neither they nor someone they are responsible for caused the damage. The tenant is not responsible for damage caused by normal wear and tear.
§6	The tenant is not allowed to let or transfer the whole or part of the residential space.
§7	The tenant commits to respect the rules that the landlord has to observe in relation to the property owner.
§8	<p>Special provisions</p> <p>-----</p> <p>-----</p> <p>-----</p> <p>-----</p>

This contract has been drawn up in two duplicate copies, of which the landlord and tenant 1 have received one each. Number of appendices ____.

By signing this agreement tenant 1 receives ____ keys to the residence and ____ keys to the storage/garage/_____.

Place and date

Place and date

Landlord

Tenant 1

Print name

Print name

Place and date

Place and date

Tenant 3

Tenant 4

Print name

Print name