# TENANCY AGREEMENT FOR A FURNISHED/ Page | 1 (4) UNFURNISHED ROOM

**Information** The letting of a room means that the landlord let part of his/her house/apartment to another person. Even if the landlord reside 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](http://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 m2

Street address Post code Town

## Rent

Tenant has access to:

D Attic storage no.: D Basement storage no.: D Parking space no.: D Bicycle space no.:

**That 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

D Is included in the rent D Is not included in the rent

The tenant shall pay for his/her own electricity

D Through individual subscription D Through payment to the landlord at SEK

**Heating** Heating

D Is included in the rent D Is not included in the rent

per month.

## Internet connection

The tenant shall pay for his/her own heating

D Through individual subscription D Through payment to the landlord at SEK Internet connection

D Is included in the rent D Is not included in the rent

per month.

The tenant shall pay for his/her own Internet connection

D Through individual subscription D Through payment to the landlord at SEK

**Gauge reading** The following gauge reading has been recorded (ex. electricity or gas)

per month.

Recorded gauge reading Date

## Garage and parking space

The landlord also let:

D Parking space number payable at SEK per month.

D Garage space number payable at SEK per month. Amounts should be the same as the amounts paid by the landlord.

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| **Furniture etc.** | Room to be let:  D Unfurnished  D Furnished. Furniture and fittings is 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 tenants 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.  D Payment is to be made to account with account number (including clearing number)  D Payment is to be made in cash to the Landlord against receipt.  D 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** | D Option 1  The tenancy agreement is valid from to  With months notice. If notice is not given, the agreement will be prolonged with months at a time.  D Option 2  The tenancy agreement is valid from to  With 1 weeks 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.**  D 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.**  D Option 4  The tenancy agreement is valid from and until further notice.  The tenancy agreement will terminate at the end of the month directly after three (3) months after notice has been given.  **The tenant may always terminate the lease at the end of the month directly three (3) months after notice has been given. This is always the case, even if the lease has a fixed period of validity.** |
|  | **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 tenants 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** | D The landlord shall have a householder’s insurance valid for the room during the period of this agreement’s validity.  D The tenant shall have a householder’s insurance valid for the room during the period of this agreement’s validity.  D 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 ect.** | As security for the fulfillment of this agreement the tenant places a security in the form of:  D A deposition of SEK  D A personal guarantee from (Name and Personal identity number). A separate personal guarantee is given, see **appendix 3**. |

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|  | **The tenants responsibilities and obligations** |
| **Responsibilities and obligations** | The tenant commit 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 tenants 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 landlords responsibilities and obligations** |
| **Responsibilities and obligations** | The landlord commit 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 duly noted. It shall be evident from the inspection protocol whether or not 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 |