

## TENANCY AGREEMENT FOR A FURNISHED/UNFURNISHED ROOM

<b>Information</b>	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 two years must be paid back. If the room is furnished a ten percent increase on the monthly rent it is seen as reasonable.		
<b>Landlord</b>	Name		Personal identity number
	Name		Personal identity number
	Phone number		Cell phone number
	Address		Post code      Town
	E-mail (CLEARLY)		
<b>Tenant</b>	Name		Personal identity number
	Name		Personal identity number
	Phone number		Cell phone number
	Address during the tenancy		Post code      Town
	E-mail (CLEARLY)		
<b>Room to be sublet</b>	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
Tenant has access to:			
<input type="checkbox"/> Attic storage no.: <input type="checkbox"/> Basement storage no.: <input type="checkbox"/> Parking space no.: <input type="checkbox"/> Bicycle space no.:			
<b>The rent and what is included in it</b>			
<b>Rent</b>	Rent is payable at SEK _____ per month.		
If the room is in an apartment, the rental 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.			
<b>Electricity</b>	Electricity		
	<input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent		
The tenant shall pay for his/her own electricity			
<input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.			
<b>Heating</b>	Heating		
	<input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent		
The tenant shall pay for his/her own heating			
<input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.			
<b>Internet connection</b>	Internet connection		
	<input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent		
The tenant shall pay for his/her own Internet connection.			
<input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.			
<b>Gauge reading</b>	The following gauge reading has been recorded (ex. Electricity or gas)		
	Recorded gauge reading		Date
<b>Garage and parking space</b>	The landlord also let:		
	<input type="checkbox"/> Parking space number _____ payable at SEK _____ per month.		
	<input type="checkbox"/> Garage space number _____ payable at SEK _____ per month.		
Amounts should be the same as the amounts paid by the landlord			

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<b>Furniture etc.</b>	Room to be let:  <input type="checkbox"/> Unfurnished <input type="checkbox"/> Furnished. Furniture and fitting is included for a compensation of SEK _____ per month.  If the apartment is fully furnished a ten percent increase on the monthly rent it is seen as reasonable as determined by the Swedish rent tribunal.  <b>No later than the day when access to the apartment 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.</b> <b>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.</b>
<b>How the rent shall be paid</b>	
<b>Payment of rent</b>	The tenant shall, no later than the last weekday of the month, pay the rent and any additions to the landlord.  <input type="checkbox"/> Payment is to be made to account _____ with account number (including clearing number) _____ <input type="checkbox"/> Payment is to be made in cash to the landlord against receipt. <input type="checkbox"/> Payment is to be made in cash to _____ against receipt.
<b>Reminder to pay</b>	<b>Late payments will be subjected to a reminder fee for written notice as determined by law.</b>
<b>Period of validity and the agreement's prolongation</b>	
<b>Period of validity and the agreement's prolongation</b>	<input type="checkbox"/> 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.  <input type="checkbox"/> 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. <b>N.B.! This option can only be used if the period of tenancy is no more than three (3) months.</b>  <input type="checkbox"/> 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. <b>N.B.! This option can only be used if the period of tenancy is no more than nine (9) months.</b>  <input type="checkbox"/> 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.
<b>Defect and damages</b>	
<b>Defect and damages</b>	<b>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 each take one copy.</b> <b>The tenant is responsible for defects and damages to the room resulting from the tenant cause, through neglect or careless behavior. The tenant is not responsible for defects and damages to the room resulting from normal usage.</b>
<b>Householder's insurance and security</b>	
<b>Householder's insurance</b>	<input type="checkbox"/> The landlord shall have a householder's insurance valid for the room during the period of this agreement's validity. <input type="checkbox"/> The tenant shall have a householder's insurance valid for the room during the period of this agreement's validity. <input type="checkbox"/> Both the tenant and the landlord shall have a householder's insurance valid for the room during the period of this agreement's validity.
<b>Security etc.</b>	As security for the fulfillment of this agreement the tenant places a security in the form of: <input type="checkbox"/> A deposition of SEK _____ <input type="checkbox"/> A personal guarantee from _____ (Name and Personal identity number). A separate personal guarantee is given, see <b>appendix 3</b> .

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<b>The tenants responsibilities and obligations</b>	
<b>Responsibilities and obligations</b>	<p>The tenant commit to:</p> <ul style="list-style-type: none"> <li>- only use the room as a residence</li> <li>- not sublet the room or transfer the tenancy to anyone else.</li> <li>- take good care of the room</li> <li>- report eventual damages to the landlord at once.</li> <li>- respect and follow the rules and regulations the landlord is obliged to follow in respect to the property holder.</li> <li>- 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.</li> <li>- 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, member 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.</li> </ul>
<b>The landlords responsibilities and obligations</b>	
<b>Responsibilities and obligations</b>	<p>The landlord commit to:</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>
<b>Keys</b>	
<b>Keys</b>	<p>The tenant receives _____ gate keys, _____ door keys and _____ mailbox keys to the apartment.</p>
<b>Moving out inspections</b>	
<b>Moving out inspections</b>	<p>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.</p> <p>The inspection protocol shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant have each take one copy.</p>
<b>Special provisions</b>	
<b>Special provisions</b>	<p>The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:</p>

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<b>Special provisions (continued...)</b>	
<b>Special provisions</b>	The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:
<b>Signature</b>	
<b>Signature</b>	Place/Date
	Landlord
	Landlord
Place/Date	Place/Date
Landlord	Tenant
Landlord	Tenant
<b>Agreement to terminate this tenancy agreement</b>	
<b>Agreement to terminate this tenancy agreement</b>	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 to the room.
	Place/Date
	Landlord
Place/Date	Place/Date
Landlord	Tenant
Landlord	Tenant

