

Rental agreement – lodger

Landlord – primary tenant or landlord renting out part of their property

First name

Last name

Personal identity number YYYY-MM-DD-XXXX

Street address

Postal code

Postal location

Telephone

Email

Tenant – lodger

First name

Last name

Personal identity number YYYY-MM-DD-XXXX /
passport number

Current address

Current postal code

Current postal location

Telephone

Email

Rental property

The landlord rents out part of the property for housing purposes.

Street address

Postal code

Postal location

Apartment number

Property premises in sqm

The tenant has access to the following parts of the property:

Kitchen

Bathroom

Livingroom

Landry room

Patio / garden

Other:

The property is rented out:

Unfurnished

Furnished (see attachment "Furniture and inventory list").

The property's condition at the time of leasing: see attachment "Damage and defects in the property".

Rent, rental period and termination of agreement

Rent in SEK/month¹:

Fees in SEK/month:

The rent includes:

An additional fee is paid for:

Electricity

Water

Heating

Electricity

Water

Heating

Internet

Garage / parking

Internet

Garage / parking

Other:

Other:

Payment of rent

The rent and any additional fees must be paid to the primary tenant's bank account in advance by the last weekday before the end of the month.

Bank

Clearing number

Account number

¹ The amount of rent corresponds to the amount paid by the landlord to the property owner for the part of the rented property that is rented out. When renting out rooms in a home (condominium/villa/private home), the landlord may demand a maximum rent that does not significantly exceed the capital and operating expenses for the part of the property that is rented out. The landlord/occupant may be liable for repayment for up to two years if excess rent is charged.

Deposit

As a security for the fulfilment of this agreement, a deposit of _____ SEK is transferred to the landlord. The deposit must be refunded when the tenant moves out.

Rental period and termination of agreement**Alternative 1 – fixed-term agreement with automatic renewal**

As of _____ Until _____

A notice period of _____ months applies to termination of the agreement.

Without notice, the agreement is extended with _____ month(s) for each time.

Alternative 2 – fixed-term agreement

As of _____ Until _____

The rental agreement expires at the end of the rental period. The tenant must then move out without notice. NB! This alternative can only be chosen if the rental period is shorter than nine months, or if the renting falls within the Act (2012:978) on renting of own property.

Alternative 3 – permanent agreement

As of _____

The agreement expires at the end of the third month following the termination date.

Special provisions**Signature**

This rental agreement has been drawn up in two identical copies, of which the landlord and the tenant have each received one.

Number of _____ Furniture and inventory list
 attachments: _____ Damage and defects in the property

By signing the agreement, the tenant confirms receiving _____ (sets of) keys to the property.

Place and date _____ Place and date _____

Landlord signature _____ Tenant signature _____

Name clarification _____ Name clarification _____