

Rental agreement – subletting

Landlord – primary tenant or landlord renting out their own property

First name

Last name

Personal identity number YYYY-MM-DD-XXXX

Street address

Postal code

Postal location

Telephone

Email

Subtenant – tenant

First name

Last name

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

Current street address

Current postal code

Current postal location

Telephone

Email

Approval for subletting from property owner

Is subletting approved by the property owner or housing association?

Yes, see attachment

No, I live in a house and therefore do not need an approval

Rental property

Street address

Postal code

Postal location

Apartment number

Premises in sqm

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

Unfurnished

Furnished, see attachment "Furniture and inventory list"

Rent

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

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.

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.

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 attachments: _____ Furniture and inventory list _____
 _____ 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 _____