

Regulations and Information

- 1a. Besides the provisions in this agreement, the tenancy is regulated by the terms set down by the housing company's governing board concerning the distribution, ownership and granting of residential apartments, as well as all applicable rules of conduct and the regulations presented in chapter 12 of the Swedish Real Property Code.
- 1b. The purpose of the renting is to provide the tenant with housing during a period when the tenant conducts university-level studies in Göteborg at a pace corresponding to a minimum of 15 points per semester according to the new university regulations regarding the credit point system. A tenant who does not meet these requirements is not automatically entitled to keep renting the apartment, as it must be placed at the disposal of another university-level student in need of housing.
- 1c. The tenancy is limited to a period of six years. Extension can be granted for doctoral studies for a maximum of four years. The time for granted exemption from study results is included.
2. The tenant and the housing company agree to follow – without previous cancellation of the rental agreement – all regulations concerning rent/other rental arrangement and the state of the apartments, property, and common areas on the property, as well as other stipulations concerning housing applicable to all tenants that are agreed on or may be agreed on with support from applicable contracts concerning negotiation between the housing company and the Swedish Union of Tenants.
3. The rent is to be paid in advance no later than the last working day before the beginning of a new calendar month. If the rent is paid late, the tenant is required to pay a delay fee and/or reminder fee. Current laws pertaining to interest and debt collection fees are applied.
4. The rental agreement remains in force for an indefinite period and must be cancelled in order to cease to be valid. The agreement may be cancelled if the tenant is to move during a month-end occurring no earlier than two calendar months from the cancellation. A tenant renting a single room with shared kitchen may, however, cancel the agreement effective from a month-end occurring no earlier than one calendar month after the cancellation. The cancellation must be submitted in writing. A tenant intending to cancel the agreement should address the cancellation to SGS Studentbostäder, Bostadsförmedlingen, Kaserntorget 11, 411 18 Göteborg.
5. The tenant must not exchange or leave the apartment to a third party without the agreement of the housing company or the rent tribunal.
6. The tenant must not sublet the apartment without the agreement of the housing company or rent tribunal. If the subletting is authorized, this does not mean that the main tenant is exempted from the responsibilities of paying rent for the apartment, maintaining order in the apartment and keeping the furniture in adequate condition.
7. The tenant must not share a one-room apartment with another person for an extended period of time. In other apartments, the tenant must not share the apartment with another person if this may cause injury to the housing company. Furthermore, due to the particular character of this type of housing, tenants are not allowed to keep pets in single rooms with shared kitchen without the prior approval of the housing company.

The tenant has no right to claim a reduced rent during the time the housing company conducts ordinary maintenance work in the apartment or the property at large. However, such work should be conducted without undue delays.

8. According to § 24 a in the Swedish law of tenancy, the tenant has the right to conduct such work as painting and papering in the apartment, as long as this is done in a workmanlike fashion. Beyond this, no modifications may be undertaken without the prior approval of the housing company.
9. Without prior approval, the tenant must not put up signboards, awnings, balcony guards, satellite dishes or other outdoor aerials on the property.
10. The tenant is responsible for leased furniture. If such furniture is removed from the apartment, it must be restored before the day the tenant moves out. Otherwise, the tenant may have to pay the housing company the amount needed to buy new furniture.
11. If the apartment includes an outdoor space, the tenant should take good care of it and conduct any maintenance work necessary at his or her own expense. The outdoor space may only be used as a gardening and recreational spot. If the tenant does not keep the space in good repair, the housing company will conduct the required work at the expense of the tenant.
12. If the keys to an apartment or common area are lost, this must be immediately reported to SGS Studentbostäder. For a special fee, a spare or replacement key can be requested at SGS Studentbostäder.
13. The housing company reserves the right to keep a spare key to the apartment. In the case of the externally owned areas, the property owner is also entitled to this right.
14. The housing company has the right of accessing the apartment to conduct any necessary inspections, repair work and improvement work.
15. Upon moving out, the tenant must hand in all keys for the apartment and other areas to the housing company. This includes any keys the tenant has acquired and paid for on his or her own.
16. When a tenant moves in, the housing company will inspect the apartment and furniture. To assist the tenant, the housing company will provide the inspection report from the latest move-out inspection. If there are any damage to the apartment or the furniture which are not documented in the inspection report, this should immediately be reported to the relevant local office. Otherwise, the tenant may have to pay for the defect or damage upon moving out.
17. When the tenant moves out, the apartment and any spaces considered part of it should be cleaned up and completely free of personal belongings.
18. If a move-in or move-out date is on a Saturday, Sunday, public holiday, Midsummer Eve, Christmas Eve, or New Year's Eve, the tenant must move out no later than the next working day. The apartment must be ready for a new tenant no later than 12.00 (noon).