

General Terms and Conditions

Please note that additional terms and conditions may apply to different accommodation types and housing areas. The tenant is responsible for reading the rent contract thoroughly before signing it upon arrival. Any uncertainties concerning the rent contract must be addressed by the tenant before signing it. Once the rent contract has been signed, the tenant is legally obliged to abide to its content.

Purpose of the Rent Contract

Only the tenant has the right to occupy the accommodation and Stockholm University accommodation is let for accommodation purposes only. Double occupancy may be allowed in single studio apartments but only if a written permission has been given by the landlord. Unauthorized double occupancy will cause an immediate termination of the rent contract. The tenant shall do everything necessary to maintain healthiness, good order and good condition in the property. The landlord has the right to gain access to the accommodation without delay to perform necessary inspections and carry out improvement measures that cannot be postponed without causing damage.

Subletting

The tenant may not sublet the accommodation. Unauthorized subletting will cause an immediate termination of the rent contract.

Accommodation Insurance

The tenant has a personal responsibility to have an accommodation insurance that will cover their personal belongings in case of a fire, water damage, burglary or lost/stolen property. The landlord will not compensate the tenant in any way in any of these events. Please observe that an accommodation insurance will not be valid if the tenant has left the doors unlocked or windows open.

Rent Payment

The tenant agrees to pay the rent according to the information provided by the landlord. The tenant has a personal responsibility for paying the rent on time and in full (including bank fees). If the rent is not paid in full, or on time, the tenant may be evicted. Please observe that the rent may be raised during the lease period due to increased costs and/or yearly rent increases from the property owners.



Rent Reduction

The tenant is not entitled to rent reductions whilst work, commissioned by the landlord to restore the accommodation to the conditions agreed on under the contract or perform normal procedures or maintenance on the accommodation or the rest of the property, is being carried out.

Heating, Hot Water, and Electricity

Unless otherwise agreed, the landlord will provide heating, hot water, and electricity except during the time when necessary overhauls or repairs are being carried out on boilers or other heating sources, heat exchangers, etc., and appurtenant heating/water pipes. The work shall, however, be performed as quickly as possible.

Internet

Internet is included in the rent, but the landlord does not provide wireless Internet (wifi). The tenant must buy a router if they want wifi. If the tenant wants a faster Internet, he/she must contact the Internet provider themselves and also pay any additional fees for the service. The tenant is not entitled to a rent reduction if Internet is not working for a few days. The tenant is also responsible for contacting the Internet provider themselves if Internet is not working properly.

Laundry Room

The tenant is responsible for following the rules in the laundry room and to clean up after themselves after using the facilities.

Duplicate Key

The landlord has the right to keep duplicate keys to the accommodation. The tenant does not have the right to duplicate keys. The tenant is only allowed one set of keys unless double occupancy has been approved, in which case two sets of keys will be provided.

Lost Keys and Lock Changes

The tenant is responsible for the keys to their accommodation. If the keys are lost, the tenant must immediately report this to the landlord. In such cases, the landlord will order a lock change. The tenant is not allowed to make a lock change on their own. The tenant will be invoiced for the cost of the lock change of 3700 SEK. This applies to all tenants no matter how the keys were lost. If the tenant has an accommodation insurance this will usually cover the cost of a lock change, however, the tenant must check with their own insurance company.

Extension of Rent Contract

The maximum time of renting accommodation is one year.

Start Date of Rent Contract

The tenant cannot pick up the keys and move in until the start date of the rent contract.

End Date of Rent Contract

When the tenant moves out he/she is responsible for the keys being returned on time and at the correct location, no exceptions. Failure to return the key on time will result in a penalty fee of 3700 SEK, which is the cost of a lock change. The tenant must lock the door to the accommodation when they depart. If the door is left unlocked the tenant will be required to pay a mandatory fee 925 SEK.

Cleaning the Accommodation

Cleaning the accommodation upon departure is mandatory. Depending on the departure date, the landlord will inspect the accommodation either before the tenant moves out or after. If the accommodation has not been cleaned according to the cleaning instructions provided by the landlord the tenant is required to pay a mandatory cleaning fee of 1500 SEK.

Negotiation Clause

The landlord and tenant undertake to accept the rent and pertinent terms, the condition of the accommodation and the building as well as the communal facilities and other housing conditions.

General Regulations

The tenant may not keep pets of any kind.

If the tenant has any problems with pests or vermin in their accommodation he/she is obligated to inform the landlord immediately. Please note that if a decontamination of the accommodation is necessary the landlord has an insurance that will cover the cost. If a tenant does not report problems with pest or vermin they will be required to pay a penalty fee of 2800 SEK.

The tenant has a personal responsibility to keep the door to the accommodation locked at all times. The landlord takes no responsibility for anything that may happen if the tenant has not locked the door or has left any windows open.

The tenant is not allowed to keep any personal items (such as bicycles, shoes, bottles, garbage bags etc.) outside the accommodation in the common corridor. This is for fire safety reasons and according to Swedish law. If the tenant breaks this rule he/she will first receive a warning and then they will be forced to pay a fine of 400 SEK each time they leave something in the corridor.

The tenant must follow all the terms and conditions that are described on the information sheets provided by the landlord. This includes regulations such as those pertaining to the joint responsibility for keeping the communal areas clean and other shared facilities (including the garbage room). He/she must also observe the ban on smoking in the accommodation and inside the building. If the tenant breaks any of the rules or regulations the landlord reserves the right to terminate the rent contract immediately. Any guest must follow the same rules and regulations as the tenant. If a guest breaks any rules or regulations the tenant will be held responsible.

The tenant is not allowed to make any kind of disturbing noise between 22:00-07:00 on weekdays or between 22:00-10:00 on weekends and public holidays. If the tenant breaks this rule they will receive a written complaint from the landlord and - depending on the severity of the disturbance - may get their rent contract terminated effective immediately. If the Disturbance watch (called Störningsjouren) is called out because of a disturbance the tenant will be required to pay a fine of 1400 SEK.

In addition, the tenant undertakes to keep the accommodation in good condition and without delay to inform the landlord of any damage or problem in the accommodation that require immediate attention to avoid aggravating such damage. The tenant is not allowed to make any permanent changes to the accommodation (such as painting walls, changing the floor, putting up wall paper, making holes in the wall to put up posters/shelves etc.) without a written approval from the landlord. Any permanent changes to the accommodation will result in a penalty fee of 400-4700 SEK, depending on the cost of restoring the accommodation to its original condition. Upon departure, the tenant also undertakes to clean the accommodation and any adjoining communal storage facilities thoroughly and leave them free from any of his/her personal belonging. The tenant must compensate the landlord for any wilful damage the tenant causes to the apartment of its fittings and reimburse the landlord any missing or lost fixtures. The tenant must return all keys to the accommodation and communal facilities upon departure.