

Translation of the Rental Agreement

This is a translation (in an abbreviated form) of "Hyresavtal Studentbostad". Terms of Agreement for Student Accommodation. It is not an exact translation but gives the essence of the agreement. If the agreement has to be referred to it is "Hyresavtal" that is valid and not the English translation.

Front page

HEATING, HOT WATER AND HOUSEHOLD ELECTRICITY	Included in the rent
SPARE KEY	The tenant gives permission for the landlord to hold a spare key.
DATE OF PAYMENT	The rent shall be paid the last working day before the start of the following month.
PAYMENT REMINDER	In the event of late payment, the landlord has the right to claim compensation for written payment reminders will be payable by the tenant in accordance with the Debt Recovery Act.
PAYEE (LANDLORD – STUDENTBOSTÄDER)	The landlord postal giro account 490 47 04-6.
USE OF ACCOMMODATION	Home
TERMINATION OF AGREEMENT	Cancellation of the rental agreement can only take place after a notice period of one month for a single room with shared kitchen and at least two months for other types of accommodation. The notice time starts from the first day of the month after notice has been given. (The rental agreement is a valuable document which is why the contract termination should be presented personally or sent via registered mail).
NEGOTIATION CLAUSE	The landlord and the tenant undertake, without previous notice of termination, to abide by the regulations covering rental or other rental terms, the condition of the flats and houses, common facilities within the house as well as other living conditions to the extent they affect all the tenants, otherwise agreed or can be agreed with the support of applicable agreements regarding negotiation procedure between the Landlord and the Student Tenant Organisation SHGO.
OTHER RENTAL CONDITIONS	For accommodation see page 2 of this agreement.
PRIVACY PROTECTION LAW INFORMATION	This law applies to AB Stångåstaden and its subsidiaries. The company has an employee whose responsibilities include seeing the management of personal information is carried out in accordance with the law. Those personal details submitted by you will be used in our computer systems for providing services and customer related administration. Even personal details collected from other sources can be used in this way. Personal details held in our computer systems can be used by companies and organisations with which we cooperate. Personal details can be used for marketing purposes by our associated partners.
OTHERS	
SIGNING THE CONTRACT	There are two exact copies of this agreement, each party holds one copy.
LANDLORDS SIGNATURE	TENANTS SIGNATURE
(Date)	(Date)
(Signature)	(Signature)
(Name in block capitals)	(Name in block capitals)

Page 2

OTHER AGREEMENT CONDITIONS

Student accommodation within the following areas is allocated according to the regulations drawn up by Studentbostäder i Linköping in association with SHGO: Flamman, Ryd, Lambohov, Irrblosset, City i Linköping and T1.

1. The accommodation is let as temporary accommodation in accordance with the guidelines as specified by Sveriges Riksdag year 1971 (proposition 1971:1 supplement 13). The tenant is aware that the rental agreement cannot be extended if the tenant ceases to be an active student or is not a member of the Student Union at Linköping University or if the tenant has held similar temporary accommodation exceeding 5 years at the time notice is given.
2. The tenant as well as the landlord agree, without prior termination notice of agreement to follow those regulations relating to rent or other rental conditions, the state of the accommodation and building, the common areas of the building as well as other accommodation conditions to the extent they affect the tenants' as a whole or have been agreed or could in the future be agreed in consultation with SHGO with which the property owner has agreement regarding the negotiation procedure.
3. The tenant agrees to abide by the regulations that are or can be issued relating to the property and its surrounding areas.
4. Without permission from the landlord, the tenant must refrain from mounting signs, sun blinds, or external satellite dishes on the building.
5. The tenant agrees, during the rental period and in the event of availability, to rent from the landlord space, specifically designed for parking cars or motorbikes, for all those vehicles owned or in use during the rental period and obtained by the tenant or any other person to whom he may have responsibility for. If the tenant no longer possesses a vehicle the rent cost of the parking space will cease from the first day of the month after the tenant has notified the landlord.
6. The tenant will refrain from, notwithstanding permission from the Landlord, undertaking any alterations within the flat, common shared areas or to the inventory etc.
7. The majority of the flats are rented including inventory. An inventory list is available on www.studentbostäder.se – värt att veta.
8. It is the responsibility of the tenant to ensure that at the time of moving, the flat and inventory are correct. To avoid replacement/damage costs, the tenant must inform the landlord of any further damages or likewise.
9. On the direction of the landlord, the tenant is entitled to access to the tenants shared areas and also on the direction of the landlord, use the shared kitchen equipment, laundry, sauna and other shared equipment.
10. The tenant, together with the other tenants within the same building, is responsible for any damage that occurs in the shared areas and the existing inventory and furnishings caused by the tenants.
11. The tenant is responsible for replacing and paying for such replacement of consumer goods such as lightbulbs etc necessary for the flat.
12. The tenant will not be entitled to a reduction in rent due to a temporary stop in the sewer pipes, hot and cold water nor for a break in the supply of electricity or because the tenant is temporarily unable to use the flat due to customary maintenance work or inventory maintenance.
13. Permission is granted by the tenant to the landlord to hold a master key to the flat.
14. The tenant agrees to produce identification if asked by the landlord or someone designated by the landlord.
15. The tenant is reminded that a single room accommodation with equipment, furnishings, inventory and other standard equipment as well as access to the common shared areas is intended for the use of one person only.
16. The tenant agrees to leave the accommodation and associated shared areas and storage areas well cleaned and totally free of all personal property at the time of vacating the accommodation. Furthermore the tenant agrees to hand in all the keys associated with the accommodation and other areas, even those acquired by the tenant, to the Accommodation Office. Also at the time of vacating all the inventory specified to belonging to that accommodation should be in the accommodation.
17. The tenant is informed that the annual rent is divided into 10 equal shares and payable during the period August-May. The tenant is not entitled to compensation for the two payment free months if he is unable to make use of the rent-free period.
18. In order to qualify for the two rent-free months, the tenant must have paid at least one months rent before the rent-free period starts. The tenant is not entitled to compensation if he is unable to make use of the rent-free period.
19. Relationship between the Landlord and the Tenant is governed by the regulations specified in the Housing Act.

NOTICE OF TERMINATION

This agreement ceases to apply from

(Date)
(Landlords signature)

(Date)
(Tenants signature)