

**A cross in a box means that the accompanying text applies.**

<b>Primary Tenant(s)</b>	Name:			Personal identity (ID) no.:		
	Name:			Personal identity (ID) no.:		
	Email address:		Mobile telephone:	Other phone:		
	Address during the letting:		Postcode:	District:		
<b>Sub-tenant(s)</b>	Name:			Personal identity (ID) no.:		
	Name:			Personal identity (ID) no.:		
	Email address:		Mobile telephone:	Other phone:		
	Address during the letting:		Postcode:	District:		
<b>Residential rental apartment that is sublet</b>	The Primary Tenant hereby sublets to the Sub-tenant the following residential rental apartment:					
	Type of apartment (no. of rooms and kitchen/kitchenette):		Stairs:	Apartment area i m <sup>2</sup> approx:	Apartment number Landlord's no.: Official no.:	
	Street address:		Postcode:	District:		
	<input type="checkbox"/> Attic space no.: _____		<input type="checkbox"/> cellar space no.: _____		belong(s) to the apartment.	
<b>Rent</b>	The rent is SEK _____ (the same amount that the Tenant pays to the Property Owner with the following supplement). If the Primary Tenant's rent is increased or reduced, the Sub-tenant's rent shall be adjusted to a corresponding extent.					
<b>Household electricity</b>	The Sub-tenant shall bear the cost for household electricity <input type="checkbox"/> through own supply contract <input type="checkbox"/> by paying to the Primary Tenant an amount of SEK _____ per month					
<b>Broadband, TV, etc.</b>	<input type="checkbox"/> Broadband for a payment of SEK _____ per month (same amount as the Primary Tenant is paying) <input type="checkbox"/> TV channel package for a payment of SEK _____ per month (same amount as the Primary Tenant is paying) <input type="checkbox"/> _____ for a payment of SEK _____ per month (same amount as the Primary Tenant is paying) is included in the letting. I uthyrningen ingår					
<b>Garage and parking space</b>	The Primary Tenant also sublets <input type="checkbox"/> parking space no. _____ for a payment of SEK _____ per month (same amount as the Primary Tenant is paying) <input type="checkbox"/> garage space no. _____ for a payment of SEK _____ per month (same amount as the Primary Tenant is paying)					
<b>Furniture, etc.</b>	<input type="checkbox"/> Furniture and equipment for a payment of SEK _____ per month is included in the letting of the apartment (the payment may not exceed 15% of the above-mentioned monthly rent). The parties shall prepare a list of furniture and equipment no later than in conjunction with the taking of possession of the apartment. . The list shall be prepared in duplicate and be signed by the parties, who shall each receive one part.					
	Appendix: _____					
<b>Payment of the rent</b>	The Sub-tenant shall pay in advance to the Primary Tenant rent and supplement to the rent in accordance with the above without reminder no later than the last business before the expiry of each calendar month <input type="checkbox"/> Payment shall be effected by deposit into account no. _____ <input type="checkbox"/> Payment shall be effected in cash against receipt to the Primary Tenant. <input type="checkbox"/> Payment shall be effected in cash against receipt to the Primary Tenant's representative (state the name of the representative here): _____					
<b>Payment reminders</b>	In the event of delay in payment of the rent, the Sub-tenant shall pay compensation for written payment reminders in accordance with the legislation concerning debt recovery, etc. Compensation for reminders shall be payable at the amount applicable from time to time in accordance with the legislation concerning debt recovery, etc.					
<b>Swedish Property Federation standard form no. 78, drawn up in 2006 in consultation with Public Housing Sweden. Revised by the Swedish Property Federation and Public Housing Sweden in 2013, 2015 and 2019. All rights reserved.</b>				Sign:	Sign:	

**A cross in a box means that the accompanying text applies.**

<b>Inspection and taking of possession</b>	The parties shall no later than upon the taking of possession of the apartment prepare a list of any deficiencies and damage in respect of both the apartment and also furniture and equipment. The list shall be prepared in duplicate and be signed by the parties, who shall each receive one part.	Appendix:
<b>Term of the letting and notice of termination</b>	<p>Alternative 1 (Until further notice agreement)</p> <p>The term of letting runs during the period from and including _____ until further notice.</p> <p>Notice terminating the Agreement must be given for it to cease to apply. Termination shall take effect at its earliest on the turn of the month which occurs three months after notice of termination. (Note that notice of termination must relate to the end of a month)</p>	<p>Alternative 2 (Fixed period)</p> <p>The term of letting runs during the period _____ up to and including _____</p> <p><input type="checkbox"/> Notice terminating the Agreement must be given for it to cease to apply. Termination shall take effect _____</p> <p><input type="checkbox"/> no later than three months before the expiry of the term of letting (applies for a Fixed period agreement)</p> <p><input type="checkbox"/> no later than one (1) week before the expiry of the term of letting (only applies to a Fixed period agreement which is less than three months)</p> <p><input type="checkbox"/> The Agreement ceases to apply without notice of termination upon the expiry of the term of letting. (Note: A precondition for this alternative is that the term of letting is fixed and that the aggregate term of the letting has not lasted for more than nine months)</p>
<b>Extension</b>	<p>The following applies in the event of a fixed term of letting. If neither the Primary Tenant nor the Sub-tenant gives notice terminating this Agreement the term of letting is extended</p> <p><input type="checkbox"/> until further notice</p> <p><input type="checkbox"/> for one (1) month at a time if notice of termination is not given</p> <p><input type="checkbox"/> for _____ månader för varje gång uppsägning inte sker months at a time if notice of termination is not given</p>	
<b>Home insurance</b>	<input type="checkbox"/> The Sub-tenant shall hold home insurance for the apartment during the term of letting.	
<b>Security, etc</b>	<p><input type="checkbox"/> The Sub-tenant assumes responsibility, jointly with the Primary Tenant, for the financial obligations under the primary tenancy agreement</p> <p>As a guarantee for the performance of his or her obligations under this Agreement, the Sub-tenant provides security in the form of</p> <p><input type="checkbox"/> a deposit of SEK _____</p> <p><input type="checkbox"/> a guarantee undertaking by (name of guarantor) _____</p>	
	See separate guarantee undertaking. (The guarantee undertakings relating to residential tenancy agreements, standard form no. 5, may be used. This standard form is available at <a href="http://www.fastighetsagarnadokument.se">www.fastighetsagarnadokument.se</a> )	Appendix:
<b>Sub-tenant's responsibilities and liability when using the apartment</b>	<p>The rental apartment may only be used as a dwelling. The Sub-tenant may not transfer this Agreement to another person.</p> <p>The Sub-tenant undertakes</p> <ul style="list-style-type: none"> <li>to not sublet the apartment without the consent of the Primary Tenant (note that the Primary Tenant in such a case must obtain the consent of the Property Owner)</li> <li>to not without special permission set up notices, signs, awnings, outdoor antennae or the like at the property and also arrange for the taking down and, where applicable, re-erection in conjunction with repairs of the property</li> <li>to at his or her own expense allow removal of waste that is unsuitable for a refuse chute, refuse bin or refuse room, unless the Landlord specially provides a container or the like</li> <li>to keep the balcony or patio belonging to the apartment free of snow and ice</li> <li>to take turns with the other tenants and carry out cleaning of steps in the property where cleaning of steps is not included in the rent</li> <li>to make the apartment available for chimney sweeping and clearing of flues</li> <li>to properly care for the apartment and furniture, etc. included in the letting</li> <li>to notify both the Primary Tenant and the Property Owner immediately if the apartment is affected by, e.g. water damage or vermin</li> <li>to comply with the applicable regulations to preserve good order in the building</li> <li>to observe everything that is required to maintain cleanliness, good order and behaviour within and the good condition of the property</li> <li>to when moving leave the apartment properly cleaned and also at that time hand over all entrance and door keys for the apartment to the Primary Tenant, even if the Sub-tenant has acquired the keys</li> <li>to allow viewing of the apartment for a prospective tenant</li> <li>to be responsible for damage that has arisen owing to abnormal wear and tear, for example due to smoking, grease stains and pets.</li> </ul> <p>The Sub-tenant is liable for damage to or loss of furniture and equipment together with damage to the apartment and communal areas caused by him or her, or a person for whom he or she is responsible, by carelessness, neglect or intentional act.</p> <p>The Sub-tenant is in this connection responsible for family members and other persons belonging to his or her household, guests, lodgers and persons carrying out work in the apartment on his or her behalf.</p>	
<b>Keys</b>	The Sub-tenant obtains _____ number of front and door keys for the apartment	
<b>Inspection upon vacation</b>	Upon vacation, the parties shall jointly inspect the apartment and prepare a list of deficiencies in and damage to the apartment, including furniture and equipment, that have occurred during the letting. The list shall be prepared in duplicate of which each of the parties shall receive one part. The inspection should be carried out when the apartment has been cleared of the Sub-tenant's furniture and equipment. The list should indicate whether the parties are not agreed in some respect. The parties should agree on any compensation that the Sub-tenant shall pay to the Primary Tenant for deficiencies and damage in conjunction with the preparation of the list. The deposit is to be repaid immediately after approved inspection upon vacation.	Appendix:

<b>Special provisions</b>	The Primary Tenant and the Sub-tenant have agreed on the following special provisions:	
<b>Information</b>	A Sub-tenant will never have any contractual relationship with the Property Owner or acquire any right to take over the primary tenancy agreement. According to the Tenancy Act nor does the Sub-tenant have legal protection of tenancy in relation to the Primary Tenant during the first two years of subletting. A special agreement concerning waiver of legal protection of tenancy may be concluded for sublettings that exceed two years. Such an agreement applies for at most four years counted from when the Sub-tenant moved into the apartment. A form regarding waiver of legal protection of tenancy can be obtained from the regional rent tribunal's website <a href="http://www.hyresnamnden.se">www.hyresnamnden.se</a> and at <a href="http://www.fastighetsagarnadokument.se">www.fastighetsagarnadokument.se</a> . It is stated in the Swedish Property Federation's "Riktlinjer för andrahandsuthyrning" [Guidelines for subletting] that the Primary Tenant may, following a decision of the regional rent tribunal, be liable to make repayment in relation to the Sub-tenant and lose the tenancy of his or her apartment if an excessive rent has been charged. These Guidelines are available at <a href="http://www.fastighetsagarna.se">www.fastighetsagarna.se</a> .	
<b>Precondition for the validity of this Agreement</b>	A precondition for this Agreement to be valid is that the Primary Tenant, prior to the commencement of the term of letting, has obtained the consent of the Property Owner or permission of the regional rent tribunal for a subletting. This Agreement will not be valid and the letting may not be commenced without such consent or permission.	
<b>Signatures</b>	Place/date:	Place/date:
	Primary Tenant:	Sub-tenant:
	Printed name:	Printed name:
	Primary Tenant:	Sub-tenant:
	Printed name:	Printed name:
<b>Agreement concerning vacation</b>	As a consequence of an agreement concluded on this date, this Agreement shall cease to apply from and including _____ by which date the Sub-tenant undertakes to have vacated.	
	Place/date:	Place/date:
	Primary Tenant:	Sub-tenant:
	Primary Tenant:	Sub-tenant: