

## SUBLEASE AGREEMENT FOR A RESIDENTIAL APARTMENT

<b>Information</b>	Subletting an apartment means that the holder of the master lease lets his/her apartment to another person for independent use. To sublet an apartment always requires prior permission constitutes grounds for termination of the master lease. If the landlord charge a rent which is higher than the rent paid by the landlord the Swedish rent tribunal can rule that any excess rent for the past two years must be paid back. If the apartment is furnished a ten percent increase on the monthly rent it is seen as reasonable.			
<b>Landlord (The holder of the master lease)</b>	Name		Personal identity number	
	Name		Personal identity number	
	Phone number		Cell phone number	
	Address during the tenancy		Post code	Town
	E-mail (CLEARLY)			
<b>Tenant (The person/persons to sublease the apartment)</b>	Name		Personal identity number	
	Name		Personal identity number	
	Phone number		Cell phone number	
	Address during the tenancy		Post code	Town
	E-mail (CLEARLY)			
<b>Apartment to be sublet</b>	The landlord sublets to the tenant, for residential purposes, the following apartment:			
	Number of room in the Apartment	Floor nr.	Apartment number	Size of apartment in m2
	Street address		Post code	Town
	To the apartment belongs: <input type="checkbox"/> Attic storage no.: <input type="checkbox"/> Basement storage no.: <input type="checkbox"/> Parking space no.: <input type="checkbox"/> Bicycle space no.:			
<b>The rent and what is included in it</b>				
<b>Rent</b>	Rent is payable at SEK _____ per month.  (Same amount as the amount that the holder of the master lease pay) If the rent for the holder of the master lease is lowered or increased the rent paid by the holder of the sublease should be adjusted accordingly.			
<b>Electricity</b>	Electricity <input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent			
	The tenant shall pay for his/her own electricity <input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.			
<b>Heating</b>	Heating <input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent			
	The tenant shall pay for his/her own heating <input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.			
<b>Internet connection</b>	Internet connection <input type="checkbox"/> Is included in the rent <input type="checkbox"/> Is not included in the rent			
	The tenant shall pay for his/her own Internet connection. <input type="checkbox"/> Through individual subscription <input type="checkbox"/> Through payment to the landlord at SEK _____ per month.			
<b>Gauge reading</b>	The following gauge reading has been recorded (ex. Electricity or gas)			
	Recorded gauge reading	Date		
<b>Garage and parking space</b>	The landlord also sublets: <input type="checkbox"/> Parking space number _____ payable at SEK _____ per month. <input type="checkbox"/> Garage space number _____ payable at SEK _____ per month.  Amounts should be the same as the amounts paid by the landlord			

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<b>Furniture etc.</b>	<p>Apartment to be let:</p> <p><input type="checkbox"/> Unfurnished</p> <p><input type="checkbox"/> Furnished. Furniture and fitting is included for a compensation of SEK _____ per month.</p> <p>If the apartment is fully furnished a ten percent increase on the monthly rent it is seen as reasonable as determined by the Swedish rent tribunal.</p> <p><b>No later than the day when access to the apartment is given to the tenant a list (appendix 1) of furniture and fittings shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant each take one copy.</b></p> <p><b>The tenant is responsible for loss of or damage to furniture or fittings resulting from the tenants cause, through neglect or careless behavior. The tenant is not responsible for defects and damage to furniture or fittings resulting from normal usage.</b></p>
<b>How the rent shall be paid</b>	
<b>Payment of rent</b>	<p>The tenant shall, no later than the last weekday of the month, pay the rent and any additions to the landlord.</p> <p><input type="checkbox"/> Payment is to be made to account _____ with account number (including clearing number) _____</p> <p><input type="checkbox"/> Payment is to be made in cash to the landlord against receipt.</p> <p><input type="checkbox"/> Payment is to be made in cash to _____ against receipt.</p>
<b>Reminder to pay</b>	
	<b>Late payments will be subjected to a reminder fee for written notice as determined by law.</b>
<b>Period of validity and the agreement's prolongation</b>	
<b>Period of validity and the agreement's prolongation</b>	<p><input type="checkbox"/> Option 1 The agreement is valid from _____ to _____. With _____ months notice. If notice is not given, the agreement will be prolonged with _____ months at a time.</p> <p><input type="checkbox"/> Option 2 The agreement is valid from _____ to _____. With 1 weeks notice. If notice is not given, the agreement will be prolonged with _____ months at a time. <b>N.B.! This option can only be used if the period of tenancy is no more than three (3) months.</b></p> <p><input type="checkbox"/> Option 3 The agreement is valid from _____ to _____. The sublease agreement will terminate at the end of the period of validity, whereupon the tenant shall vacate the apartment without being specially requested to do so. <b>N.B.! This option can only be used if the period of tenancy is no more than nine (9) months.</b></p> <p><input type="checkbox"/> Option 4 The agreement is valid from _____ and until further notice. The sublease agreement will terminate at the end of the month three (3) months after notice has been given.</p>
<b>Defect and damages</b>	
<b>Defect and damages</b>	<p><b>No later than the day when access to the apartment is given to the tenant a list (appendix 2) of defects and damages shall be drawn up. This appendix shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant each take one copy.</b></p> <p><b>The tenant is responsible for defects and damages to the apartment resulting from the tenant cause, through neglect or careless behavior. The tenant is not responsible for defects and damages to the apartment resulting from normal usage.</b></p>
<b>Householder's insurance and security</b>	
<b>Householder's insurance</b>	<p><input type="checkbox"/> The landlord shall have a householder's insurance valid for the apartment during the period of this agreement's validity.</p> <p><input type="checkbox"/> The tenant shall have a householder's insurance valid for the apartment during the period of this agreement's validity.</p> <p><input type="checkbox"/> Both the tenant and the landlord shall have a householder's insurance valid for the apartment during the period of this agreement's validity.</p>
<b>Security etc.</b>	<p>As security for the fulfillment of this agreement the tenant places a security in the form of:</p> <p><input type="checkbox"/> A deposition of SEK _____</p> <p><input type="checkbox"/> A personal guarantee from _____ (Name and Personal identity number).</p> <p>A separate personal guarantee is given, see <b>appendix 3</b>.</p>

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<b>The tenants responsibilities and obligations</b>	
<b>Responsibilities and obligations</b>	<p>The tenant commit to:</p> <ul style="list-style-type: none"> <li>- only use the apartment as a residence</li> <li>- not sublet the apartment or transfer the tenancy to anyone else.</li> <li>- take good care of the apartment</li> <li>- report eventual damages to the landlord at once.</li> <li>- respect and follow the rules and regulations the landlord is obliged to follow in respect to the property holder.</li> <li>- leave the apartment tidy and clean as well as to hand over all gate and door keys to the apartment at the end of the tenancy, even if the keys has been acquired by the tenant.</li> <li>- be responsible for loss of or damage to furniture or fittings as well as for defects and damages to the apartment and common areas resulting from the tenants cause, through neglect or careless behavior. The tenant is to be held responsible even if loss or damage has been caused by his or her friends, member of family, guests, lodgers or persons undertaking work on behalf of the tenant in the apartment. The tenant is not responsible for defects and damages resulting from normal usage.</li> </ul>
<b>The landlords responsibilities and obligations</b>	
<b>Responsibilities and obligations</b>	<p>The landlord commit to:</p> <ul style="list-style-type: none"> <li>- undertake to make sure that the apartment is tidy and clean when the tenant moves in as well as to hand over all keys to the apartment to the tenant if such are available.</li> <li>- obtain required consent from the property holder, the tenant-owner's society or the Swedish rent tribunal to sublet the apartment.</li> </ul>
<b>Keys</b>	
<b>Keys</b>	<p>The tenant receives _____ gate keys, _____ door keys and _____ mailbox keys to the apartment.</p>
<b>Moving out inspections</b>	
<b>Moving out inspections</b>	<p>When the tenant is to move out of the apartment both parties undertake to inspect and draw up an inspection protocol where eventual losses, defects or damages are duly noted. It shall be evident from the inspection protocol whether or not both parties agree to the findings. It shall also be noted in the protocol how eventual losses, defects or damages are to be compensated.</p> <p>The inspection protocol shall be drawn up in two identical copies, each signed by both parties, of which the landlord and tenant have each take one copy.</p>
<b>Special provisions</b>	
<b>Special provisions</b>	<p>The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:</p>



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<b>Special provisions (continued...)</b>	
<b>Special provisions</b>	The tenant and the landlord have agreed upon the following provisions, rules of conduct or restrictions:
<b>Signature</b>	
<b>Signature</b>	Place/Date
	Landlord
	Landlord
<b>Agreement to terminate this sublease agreement</b>	
<b>Agreement to terminate this sublease agreement</b>	Because of agreement reached today between the landlord and tenant this sublease agreement will terminate the _____ (date) to when the tenant undertakes to have moved out to the apartment.
	Place/Date
	Landlord
<b>Signature</b>	
	Place/Date
	Tenant
	Tenant