

Your rental agreement

Important to consider when renting a home

When renting an apartment there are some important things to take into consideration.

- Ensure that you obtain a written rental agreement that you are entitled to according to hyreslagen (the Rental Law). A verbal agreement is also valid and provides the same protected tenancy as a written agreement. However, if there was to be a dispute or discussion about what has been agreed, it is more secure to have a written agreement, mainly to avoid a conflict of evidence.
- Be sure to peruse the rental agreement before signing it. Also make sure that the contract is in line with what you and your landlord have agreed upon.
- General conditions and specific terms (usually to be found on the back of the contract). There may be terms stated which do not actually apply. For example, terms stating that lodgers are not permitted without the landlord's consent.

The Rental Law is to your benefit

The majority of the acts in hyreslagen (the Rental Law) are compulsorily to the tenant's benefit. This means that if there is a dispute between your rental agreement and what hyreslagen stipulates, the most beneficial for the tenant applies.

More information

As a member, you can always contact Hyresgästföreningen (the Swedish Union of Tenants) for more information. On our website you will find examples of agreements and factual material concerning your rights and obligations as a tenant.

The rental agreement should at least include the following details:

- Landlord.
- Tenant(s).
- The address of the apartment.
- The characteristics of the apartment (number of rooms, area etc.).
- Rental period and term of notice.
- The rental amount.
- What is included in the rent. For example, heating.

Other general guidelines to pay attention to are the following:

- If there is a negotiation agreement term (i.e. if the rent is negotiated collectively).
- Areas to which you have access besides the apartment, for example, attic and cellar.
- Whether the previous tenant has chosen to add additional equipment, or something similar, that you will be bound to.