

Rental Policy – Housing rental policy

1. Introduction

Studentbostäder i Sverige AB should be characterized by our values, to be responsible, open and forward leaning.

The policy is aimed at our housing applicants and is also available to read on the company's website www.sbsstudent.se. The policy is also available in an English version.

All rental of vacant student housing and housing must be done according to queue points via www.Homeq.se and for Luleå www.studentbostadsservice.se. When renting, there must be no unlawful discrimination.

In order to rent a home with us, you must meet certain general requirements. We have special income requirements for ordinary housing and study requirements for student housing.

2. General requirements

You're going to:

- Have reached the age of 18 to register in our housing queue at www.homeq.se.
- Be well-behaved and have taken care of your commitments in your current accommodation. Studentbostäder i Sverige AB may request accommodation references from the previous landlord. No comments regarding how you previously managed your property from a previous landlord are accepted.
- During your stay with us, have a valid home insurance.
- Intend to use the property as a permanent residence and permanent residence and register you at the address of the apartment. It is not allowed to own another permanent residence, such as a tenancy, condominium or villa property. This means that when managing the rental process of the property you have applied for, you may be required by a certificate stating that ownership in the previous property must be divested or that you no longer own another permanent residence.
- In corridor dwellings and furnished dwellings do not possess pets.
- In the homes rented out furnished be responsible for furniture and furnishings. Any wear and tear that is abnormal will be charged to the tenant. It is also responsible for ensuring that all furniture is in the apartment when moving out.
- When moving out, book an inspection of your home and leave your keys on time. Abnormal wear and tear will be charged to the tenant such as grease stains, boreholes, wallpaper scratches, moisture damage, floor marks, holes in waterproofing in wet space, inadequate cleaning, etc.m.

Studentbostäder i Norden AB (publ)

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Mail: info@sbsstudent.se

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3. Requirements ordinary housing

You're going to:

- Have an income 2.5 times the annual rent, so that based on the rent for the apartment applied for, you meet the standard of reasonable standard of living. This applies to both short-term and permanent contracts. The income must be based on work, pension, unemployment benefit, study funds or grants. Forms of benefit that count as income are housing benefit and child benefit. Joined income can be included in the case you have a co-applicant who intends to live permanently with you in the home. Only income from a co-resident can be included in common income.
- Be able to prove all income by means of a certificate from an employer or equivalent in order to include them. When working, the salary specifications for the last three months must be displayed as well as employment contracts.
- If you are self-employed, you must be able to prove your income with, among other things, the last tax return submitted to the Swedish Tax Agency, register extracts from the Swedish Tax Agency, the current income statement and balance sheet report and newly issued certificate from the auditor. Self-employed persons must have been in business for at least 1 year.
- Do not have any payment notes.

4. Requirement student housing

You're going to:

- Be a full-time student during your stay, i.e. studies comprising at least 30 credits per semester of which you must pass at least 15 credits per semester, at university, college or equivalent. You also have the right to apply for 2 semesters of study leave by emailing info@sbsstudent.se. After the end of your studies, you either need to continue with your 30 credits or terminate your housing contract.
- Be able to prove this through admissions and registration certificates.
- Have no payment notes. In cases where the applicant has provided incorrect above information and signed a rental agreement with Studentbostäder i Sverige AB, this misconduct leads us to terminate the lease agreement until cessation and removal under the provisions of the Tenancy Act. Furthermore, the provision of incorrect information and certificates may lead to a police report.

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5. Overcrowding

In order to prevent unhealthy living conditions in our properties, the following guidelines apply against overcrowding. We follow the general recommendation from the Swedish National Board of Housing and Housing regarding how many people can live in an apartment. This means the following:

- 1 room in shared corridor or residence max 1 person 1 room and kitchen max 2 people
- 2 rooms and kitchen max 3 people
- 3 rooms and kitchen max 4 people
- 4 rooms and kitchen max 6 people

The special provisions of the rental contract state how many people can live in the dwelling.

6. Direct replacement and sublet rental

You're going to:

- Comply with the rules of the "jordabalken" according to Swedish rent law in the application for a change of apartment.
- Book an inspection of your home and have unpaid debts regarding the property before signing a contract.
- Have a valid reason to sublet for example test live with cohabitant or study abroad. Subletting is allowed for 6 months at a time, after which a new application must be submitted. The processing time is 1-2 months.
- Check that the intended replacement/subtenant meets our above requirements.

Med vänliga hälsningar,

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