

MOVE-IN



Your lease agreement states the date from which your contract is valid. Please note that if the move-in date falls on a Saturday or public holiday, you can move in on the next working day. If you have agreed with the outgoing tenant on an earlier move-in, this must be approved in writing by the outgoing tenant. Remember that keys are valuable items, and you are fully responsible for any costs if keys are lost.

KEYS



Du måste kunna visa att första månadshyran är betald för att få hämta ut nycklarna. När du flyttar in får du nycklar till lägenheten, förråd, ev. tvättstuga. Behöver du fler nycklar kan du beställa det från din bostadsförvaltare eller via felanmälan som görs på Fastpartners hemsida - > www.fastpartner.se. För extra nycklar tillkommer en kostnad.

RENT / DIRECT DEBIT



When should the rent be paid?

Rent must be paid in advance each month and be received by Fastpartner by the last weekday of the month before. The due date is stated on each invoice. For example: the rent for May must be in the specified account no later than the last weekday of April.

Please note that the rent must be paid even if, for some reason, you have not received your rent invoice. If the rent is not paid on time, you will receive a collection notice. The landlord may terminate the lease if the tenant is more than two weekdays late with the payment after the due date. The agreement may also be terminated in case of repeated late rent payments.

The easiest way to pay your rent is by using direct debit. This way, you don't have to worry about having the correct rent invoice and you can be sure your rent is paid on time. All you need to do is make sure there is enough money in your account.

Contact our rent administration to get a direct debit form to fill out and send back:
hyresavisering@fastpartner.se

EMERGENCY REPAIRS

If the fault poses a risk of injury to a person or damage to the building, it is considered an emergency. In that case, call immediately:

08-402 34 60 so the issue can be addressed right away.

Outside office hours, call the on-call service at 08-35 72 55.

Misuse of the on-call service may result in the caller being charged for any costs incurred.

CONTACT

If you have any questions or concerns, contact your nearest housing manager or call the switchboard.

Tel: 08 402 34 60

HOME INSURANCE



It is important that you have home insurance!

Home insurance covers your costs if the apartment is damaged by water, smoke, fire, or moisture. For example, if you are forced to move out while the residence is being repaired, you must always pay the extra costs for moving and "double living" yourself (or the insurance company will cover these costs if you have home insurance). It doesn't matter if you or your neighbor caused the damage!

You must remember to promptly report any faults in the apartment. For example, if a radiator valve is dripping and you do not notify anyone, you may be held liable for damages caused by the leak due to your failure to report it. You are also personally responsible for water and electrical installations—such as a dishwasher—that you may have arranged yourself. Always hire a licensed installer.

EMERGENCY REPAIRS

Om felet innebär risk för att en person skadas eller att huset skadas räknas det som akut. Ring då genast 08-402 34 60 så att felet kan åtgärdas direkt. Efter kontorstid, ring jouren på 08-35 72 55. Vid missbruk av jour kan anmälaren debiteras eventuella kostnader.

INSPECTION REPORT



We always conduct a move-out inspection of the apartments. When you move in, you will receive a copy of the inspection report. We ask you to carefully check if you notice any faults or damages that are not already recorded in the inspection report.

When the inspection was done, the apartment may have been furnished. Therefore, the inspector might have missed something. Additionally, the outgoing tenant may have caused damage during their move-out. If you discover any faults in the apartment that are not mentioned in the report, you must notify Fastpartner in writing no later than eight days after your move-in date. Otherwise, you risk being held liable for any damage that the outgoing tenant is responsible for as of the day you move in.

MOVE-OUT NOTIFICATION



When you move in, you must submit a change of address notification to the Swedish Tax Agency (<https://skatteverket.se/flytta>) so that your registered address is updated correctly. Make your notification in advance or no later than one week after your move. The Tax Agency will distribute your new address to all authorities and many companies. If you want your mail forwarded, you need to order this service from Svensk Adressändring (www.adressandring.se).

If you live in an apartment, you must be registered (folkbokförd) at that address. The registration number is part of your address and consists of four digits indicating which floor and where on the floor the apartment is located. You can find your registration number in your

SECOND-HAND RENTING

To rent out your apartment in subletting, you as the tenant must apply for written approval from Fastpartner AB.

NOTE! In a subletting situation, it is also important to know that the responsibility for the apartment always remains with the primary tenant. This includes the entire contractual relationship, payment of rent, upkeep of the apartment, and any disturbances towards neighbors, etc.

If Fastpartner discovers that an apartment is being sublet without permission, the lease agreement will be terminated.

MOVE OUT/TERMINATION

The notice period is 3 months from the nearest month-end following the date of termination (so-called calendar months). You are responsible for paying rent throughout the entire notice period.

In the event of death, the notice period is 1 month counted from the nearest month-end—provided the apartment is terminated within one month after the death..

Termination must be made in writing.

The outgoing tenant is, in some cases, required to show the apartment to prospective tenants referred by the housing agency.

An inspection will be carried out before your move-out. We will send you the date well in advance. Any damages and abnormal wear and tear will be charged to you. When charging, we naturally take into account the age of wallpapers, floors, etc. Keep in mind that the inspection is to your benefit as a tenant—you might be able to fix any damages yourself before moving out.

It is important that you leave the apartment thoroughly cleaned when moving out. Instructions on how to perform the move-out cleaning will be sent with your termination confirmation. If the cleaning is not approved, we will hire a cleaning company and charge the outgoing tenant for the cost.

The outgoing tenant must return all keys and access cards—including those for the garbage room, laundry room, etc.—to Fastpartner's office no later than 12:00 noon on the move-out day. If the 1st of the month falls on a Saturday, Sunday, or public holiday, the keys must be returned by 12:00 noon on the next business day. If the tenant is late, a penalty fee will be charged, usually amounting to half a month's rent. You must return the same number of keys as you received when moving in. Lost keys will incur a charge for lock replacement.

Remember that you are responsible for ensuring that your electricity contract remains valid throughout the entire lease period—even if you leave the apartment earlier.