

What is normally required to be approved?

A certificate to prove why you will not be able to use your apartment is required. For example: working in a different city, attending to work-life experience, taking a longer study break or similar.

Application to sublet
Obj.nbr:

Main tenant(s) (applicants)	Main lease holder:		Social security nbr:
	Main lease holder:		Social security nbr:
	E-mail:	Mobile phone nbr:	Other phone nbr:
	Address during the sub-letting rental term:	Postal code:	City:
Property address and other details.	Street address:	Postal code:	City:
	Apartment type (nbr of rooms & kitchen/kitchenette):	Apartment sqm:	
Application	I/we hereby apply to sublet my/our apartment to the suggested tenant stated below during the period commencing _____ to _____		
Reasons for application	The reasons for the application are the following:		
Rent to be charged	I/we will charge the following rent from the sub-letting tenant: _____ per month		
	The following is included in the rent:		
To consider	Check with your insurance company to ensure that you have a full insurance during the period that you are subletting the apartment		
Suggested sub-letting tenant (s)	Name:		Social security number:
	Name:		Social security number:
	Street address:	Postal code:	City:
	E-mail:	Mobile phone nbr:	Other phone nbr:
Attachments to the applicaton	<input type="checkbox"/> Work certificate <input type="checkbox"/> Study certificate <input type="checkbox"/> Medical certificate <input type="checkbox"/> Other documents _____ <input type="checkbox"/> A copy of the rental agreement with the suggested sub-letting tenant is attached.		
Power of attorney	Power of attorney for _____ to act as a proxy for me/us in all matters regarding the apartment is attached in original.		

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Information	<ul style="list-style-type: none"> To be able to sublet your apartment you are required to get approval from the landlord. The processing time is around four weeks from the date that the complete application has been submitted to the landlord. Subletting is normally approved for maximum of one year per application with the exception of trial living with a spouse which will only be approved for 6 months. Subletting without approval from the landlord or the rental authority may be grounds for termination of the lease without warning. This will also apply if the approval to sublet has been based on incorrect information or if the subletting rent exceeds reasonable levels. Reasonable rent is the amount that the main tenant is paying the landlord with a small surcharge for furniture, equipment or extras such as broadband. The surcharges may only correspond to a maximum of the main tenants own cost plus 15% of the rent for furnishings. If too much rent is being charged the main tenant may be required to repay the rent to the subletting tenant if decided by the rental authority. The main tenant is aware that they are responsible for the maintenance and rental payments of the property even during the period of subletting.
Signatures	<p>I/we hereby certify that we in good faith have provided the correct information</p> <p>City/date:</p> <hr/> <p>Main tenant:</p> <hr/> <p>Name clarification:</p> <hr/> <p>Main tenant:</p> <hr/> <p>Name clarification:</p> <hr/>
Landlords decision	<p><input type="checkbox"/> The application is approved for the period:</p> <p><input type="checkbox"/> The application is rejected. Reason for rejection _____</p> <p>_____</p> <p>City/date:</p> <hr/> <p>Landlord:</p> <hr/> <p>Name clarification:</p> <hr/>

For viewing purpose only!

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Who is allowed to sublet?

Everyone that has a rental agreement with Skelleftebostäder AB can sublet their apartment during a shorter time period.

How do you do it?

If you would like to sublet your apartment then you are required to contact Skelleftebostäder AB to get the correct form and to get approval.

What is required to get approval?

It is required that you for a limited period will not be able to live in your apartment due to for example working in a different city, attending to work-life experience or similar things.

To whom can you sublet?

You are required to find the tenant and Skelleftebostäder AB assumes that you and the subletting tenant will arrange all the practical details. The person that you are planning on subletting to is not allowed to have their own lease contract with Skelleftebostäder AB. If they do have a lease contract it needs to be terminated immediately.

Who has the legal responsibility for the property?

The main contract holder has the legal responsibility for the property opposite Skelleftebostäder AB. Looking after the apartment and paying the rent on time is a part of that responsibility. If there are any legal actions for example due to unpaid rent it is the main contract holder that will be held responsible. This is important. There are a lot of people who have ended up with financial problems due to subletting their apartments.

Some advice:

- If you are considering subletting the apartment, try to find a tenant that you know and trust.
- Always notify Skelleftebostäder AB if you for any reason decide to change tenant/s during the agreed subletting time period.
- If you are planning to be away for period exceeding one year, then you should consider terminating your lease contract instead of subletting.
- When you are finished subletting you are required to notify Skelleftebostäder AB that you are moving back into your apartment. This should be done in writing.

Legal text

The tenancy law, 12 kap. Jordabalken.

§ 39

The tenant cannot without the landlord's approval sublet the apartment except in certain cases noted in 40§.

§ 40

A tenant that during a certain time is not able to use their apartment is allowed to sublet the apartment if the rental board approves the application. Approval shall be given if the tenant has reasonable grounds for subletting and the landlord does not have justified reason to reject the application. The approval for the first paragraph can be limited to a certain time period and come with conditions.

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Power of attorney when subletting the property
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Applies to	The objects address and apartment nbr:		Land registry nbr:	
The person giving power of attorney	Name:			Social security nbr:
	Name:			Social security nbr:
The person receiving power of attorney	Name:			Social security nbr:
	Postal address:			
	E-mail:		Mobile phone nbr:	Other phone nbr:
Landlord	Name:			Company VAT nbr:
	Postal address:			Phone nbr:
Apartments address etc.	Council:	Land registry number:	Floor:	Landlord object nbr:
	Postal address:			Official apartment nbr:
Authority	<p>The signed main tenant hereby gives _____</p> <p>Or a person that they choose in their place, authority to represent me/us towards my/our landlord or whom the matter concerns. This authority is valid and cannot be recalled as long as the sub-letting term of the apartment is ongoing or until I/we make a different agreement with the landlord.</p> <p>This authority also gives the representative the right to:</p> <ul style="list-style-type: none"> • Otherwise represent me/us in all matters regarding the apartment, • On behalf of me/us make deals and enter into settlements, • Receive and sign for my/our additional funds and documents, and • Receive eviction notices, subpoena or other notice not included in ongoing trial. <p>I/we commit to keeping the landlord continuously informed of the main tenants address, phone number and email.</p>			
Signature by power of attorney	City/date:			
	Main tenant:		Main tenant:	
	Name clarification:		Name clarification:	