

# Custom Rental Terms - Instant PDF (2026.2)

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Category: Property · Jurisdiction: Sweden

This document provides standardized rental terms based on the information entered. Not legal advice. Review and adapt to local requirements before use.

## 1. Parties & scope

**Provider:** Erica Nordlof  
**Jurisdiction:** Sweden  
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**Category:** Property

These terms apply to the rental described below and are intended for direct rentals (off-platform).

## 2. Rental object / service summary

- Type: Entire upper floor in private house (self-contained residential unit)
- Location: Sweden, Malmo
- Term: Long-term rental Typical: Minimum 6 months, thereafter rolling month-to-month
- Max occupants: Maximum 5 persons. No subletting. No additional permanent occupants without written approval.
- Pets: Pets only upon written approval. Tenant fully liable for pet-related damage and additional cleaning. Smoking: No smoking indoors (including vaping). Smoking allowed only outdoors with no disturbance. Parties: No parties or events. Quiet hours 22:00-07:00. Respect for shared garden and neighbors required.
- Deposit: Yes - 9500 SEK deposit (paid before move-in)

## 3. Pricing (as entered)

9500 SEK per month for entire upper floor (self-contained unit).

Includes electricity, heating, water, internet/WiFi, and normal household waste.

Layout: 3 bedrooms + 1 living room with kitchenette upstairs. 1 bathroom upstairs with washing machine and tumble dryer.

Private external entrance via terrace (stairs from shared garden).

Shared child-friendly garden access included.

Payment due on the 27th each month for the coming month.

Late payment: 150 SEK reminder fee plus statutory interest.

Deposit: 9500 SEK paid before move-in.

Deposit returned within 7 days after move-out minus documented damages, unpaid rent, missing keys, or extraordinary cleaning.

Keys: 3 keys included;

lost key 400 SEK each;

lock replacement charged at cost if required.

## 4. Handover, condition & evidence

- Handover requires confirmed payment (and deposit, if used) before release.
- Condition is documented at handover and return using a checklist (and photos/video only if deviations exist).
- Missing accessories, missing parts, or missing packaging are treated as deviations if not documented at handover.

## 5. Permitted use & restrictions

- Use is limited to normal, careful operation consistent with the category and any provided instructions.
- Sub-rental, transfer to third parties, or high-risk use is not allowed unless explicitly agreed in writing.

## 6. Return rules

- Check-out condition: keys/access cards returned, basic cleanliness, and no new damage beyond documented wear.
- Late return may trigger additional fees and/or extended rental charges as disclosed by the provider.

## 7. Deposit, damage, loss & fees

- Deposit (if used): Yes - 9500 SEK deposit (paid before move-in)
- Damage, loss, missing accessories, and misuse are charged to the renter with documentation (checklist + evidence + invoice).
- Dispute baseline: documented condition at handover + documented condition at return.
- Administrative fees (e.g., cleaning, missing parts, late return) must be disclosed before handover to be enforceable.

## 8. Cancellation / no-show

Cancellation policy (as entered):

Minimum rental period: 6 months.

Notice period after minimum term: 1 full calendar month. Notice must be given in writing before the 1st of the month to terminate at the end of that month.

Early termination during minimum term: tenant remains liable for rent until minimum term expires unless replacement tenant is approved and takes over.

No-show or failure to move in on agreed start date without written cancellation: first month rent charged.

Deposit return: within 7 days after move-out, provided property is returned in agreed condition (normal wear accepted). Deductions may include unpaid rent, documented damages, missing keys, excessive cleaning, or damage to shared areas (terrace stairs, garden access).

Move-in and move-out condition documented via checklist and photos.

## 9. Risk focus (operator priorities)

- Priority 1: Damage to shared access areas (terrace, stairs, garden) and boundary disputes regarding shared garden use.
- Priority 2: Over-occupancy or unauthorized subletting.
- Priority 3: Utility overuse beyond normal residential consumption (excessive electricity/water usage).

## 10. Governing rules & hierarchy

- Rental jurisdiction: Sweden. Apply the correct Country Annex for the rental country.
- If these custom terms conflict with the signed rental agreement, the signed agreement governs unless local law states otherwise.
- If these custom terms are silent on a point, default Safe Standard templates and the applicable Country Annex fill the gap.

## 11. Disclaimer

Safe Standard provides documentation tooling only. This document is generated content and is not legal representation. The user is responsible for review, correctness, and compliance.