

Tenancy rules

Background

Chalmers Studentbostäder is a housing foundation that owns and manages accommodation for students enrolled at Chalmers University of Technology or the University of Gothenburg.

In accordance with the foundation's statutes, the accommodation is mainly rented to members of the Chalmers Student Union. The accommodation is rented on a tenancy basis and under limited occupancy conditions linked to the tenant's studies as set out in the rules below.

These tenancy rules are applicable to tenancy contracts starting as of 1 June 2024.

The housing queue

You can join the housing queue from 1 January of the calendar year in which you turn 17 years old.

You must be at least 18 years of age to sign a housing contract without a parent as a co-signatory. Your entry in the housing queue must be updated every six months. Failure to update your entry means your entry will be deleted if you fail to log in within 6 months.

Apartments are rented to applicants with the most points. If applicants have the same number of queue points, a random draw will determine who gets the apartment. When a tenancy contract has been signed, the applicant's queuing points will be set to zero.

You can collect preparatory queue points the first time you register as an applicant with us before being admitted as a student. These points are then counted from the day you register and you will be given one queue point per day. You can collect preparatory queue points before being admitted as a student. These points are then counted from the day you register and you will be given one queue point per day.

The maximum number of preparatory queue points you can hold is 365. After that, membership of the student union is required to continue accumulating queue points.

In other words, you can only receive preparatory queue points once, so preparatory queue points will not be counted if you interrupt or start a new education.

You can earn 2 queue points per day with membership of Chalmers Student Union. You can earn 1 queue point per day with membership of one of the other student unions affiliated to Göteborgs Förenade Studentkårer.

Housing priority

First-year students registered at Chalmers will be given priority for single rooms before each autumn semester. Separate expressions of interest are required, and the names of successful applicants will be drawn at random.

Other general priority rules do not exist, however, a special priority can be given after individual review.

Study requirements

Study controls are performed once per semester. Occasional controls are performed as necessary. The tenant must be actively studying at **least 50% of full-time studies** at Chalmers University of Technology or the University of Gothenburg. Successful completion of at least **50% of full-time studies** per semester is required for the active study requirement to be met. Distance studies will be accepted if you are registered at Chalmers University of Technology and/or the University of Gothenburg and live in student accommodation agreed with Chalmers Studentbostäder. Summer courses (June–August) will not be accepted. Doctoral students must submit a current approved Employment agreement once per semester.

Doctoral students must also be employed at a level of at least 50% of full-time hours.

We reserve the right to control achieved study results 6 months back in time when you sign a new rental contract.

Exemption from the study requirements

Requests for exemption from the study requirements will be considered on an individual basis and can be granted for no more than twelve months during the rental period. The period of exemption granted does not count towards the length of the tenancy.

Reasons that may be regarded as grounds for exemption are:

Parental leave

Medical reasons – For tenants who are unable to meet the study requirement for certified medical reasons.

Commission of trust – For tenants who are paid on a full-time basis for student union duties, and who are unable to meet the study requirement because of these duties.

Internship – Tenants who take approved leave from studies in order to undertake an Internship as part of their studies.

Military service - Service certificate

Exemption from the study requirement requires the following: (i) the date of the exemption must not coincide with the beginning or end of the tenancy, and (ii) the tenant must intend to meet the study requirement again after the exemption period.

Subtenants will not be granted exemption from the study requirement.

Other exemptions will be considered on an individual basis.

All cases require a certificate from the study advisor at the higher education institution.

Limit to the tenancy contract period

The tenancy period has a limit of six years per tenant.

Extensions for a maximum of three years may be granted for students pursuing studies at doctoral level.

You must move out within three months of completing your studies.

Exemptions will be considered on an individual basis and may be granted for fulltime employee of the student union, medical reasons, parental leave, military service and internships.

Subleasing

All subleasing must be approved by Chalmers Studentbostäder.

Subleasing will be approved only if the application is completed in accordance with the conditions set out in the application form. Subleasing without approval is an offence that may result in loss of the tenancy and legal action.

Applications to sublet may be granted if the tenant intends to move back and may be approved for a maximum of twelve months during the rental period.

Both the primary tenant and the subtenant must meet the study requirement when subleasing. Alternatively, the primary tenant must have received an exemption from the study requirement.

Simple subleasing

A so-called simple sublease is a sublease during the summer (June-August). The approval for the sublease requires that the rental period does not overlap with the tenancy periods beginning or termination.

There is no study requirement for simple subleasing. This type of leasing does not count towards the twelve-month maximum period for which subleasing can be approved.

Terms of agreement

When entering a rental contract:

- The tenant must be at least 18 years of age or have a parent as a co-signatory if the tenant is under 18 years
- The tenant must undergo a credit control to identify records of non-payment. No income review is performed.
- The tenant must undertake to maintain valid home insurance throughout the tenancy period.
- The tenant undertakes to be registered as living at their apartment for the duration of the tenancy period (Legal requirement, Swedish Tax Agency)
- The tenant must be a member of Chalmers Student Union or another of the student unions affiliated to Göteborgs Förenade Studentkårer.

Violation of contract may lead to loss of the tenancy.

Other

The review procedure for cases where tenants can set out their complaints about what they perceive as unfair treatment involves the following:

CEO and Chairman of Chalmers Studentbostäder, a representative from Förtroenderådet at Chalmers Studentbostäder and a representative from Chalmers Student Union.

The chairman of Chalmers Studentbostäder has the casting vote in the event of a tie.

Place and date

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Landlord (Chalmers Studentbostäder)

Tenant (First name Surname)