

## Rental rules 1 April 2017

Note: These rules come into force on 1 April 2017 in connection with the installation of the new rental system.

### Definitions

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

In accordance with the statutes of the Foundation, priority with regard to housing will be granted to members of Chalmers Student Union. Residents are granted a tenancy under conditions of limited tenure linked to tenants' studies, according to the rules below.

### Housing queue

You can register on the housing queue from 1 January the calendar year that you turn 17.

You must be 18 years of age to sign a tenancy agreement. You must update your registration on the housing queue every six months. If you fail to update your registration your queue point balance will revert to zero

Apartments are rented out to applicants with the greatest number of queue points. In the event of several applicants having the same number of points a lottery will determine which applicant will get the apartment. When an applicant receives an apartment the queue point balance will revert to zero.

Prior to being accepted as a student you can collect **preparatory queue points** of one point per day calculated from the day of registration. The maximum number of preparatory queue points is 365. After that membership in a Student Union is required for queue points to accumulate further.

Membership in Chalmers Student Union gives 2 queue points per day. Membership in one of the Student Unions in the Association of Student Unions in Gothenburg gives 1 queue point per day.

### Priority housing

During the period 1 June – 31 August students in the first year of enrollment at Chalmers will be given priority with regard to one room apartments. As such apartments fall under the category of priority housing the maximum number of queue points that can be used is 365.

There are no other general priority stipulations. Specific priority may be granted on a case to case basis.

### Study requirement

To be eligible for housing you must be a student at Chalmers or the University of Gothenburg and achieve a pass grade in at least 25% of subjects per term based on full-time study.

### Exemption from study requirement

Requests for exemption from study requirement are handled on a case to case basis and can be granted for a maximum of twelve months during the tenancy period. Time granted for exemption from the study requirement is not included in the terms and conditions relating to length of the tenancy period. (See rules for housing limitations).

Reasons that, after investigation, may constitute the basis for exemption are:

#### Parental leave

**Medical reasons** – For tenants who, for certified medical reasons, cannot fulfill the study requirement.

**Commission of trust assignments** – For tenants who receive full-time remuneration for assignments in the Student Union and who for this reason cannot fulfill the study requirement.

**Internship** – For tenants who take a break from their studies to participate in internships within the context of their ongoing education.

Exemption from the study requirement requires: (i) that the time of the exemption does not coincide with the beginning or end of the tenancy contract and (ii) that the tenant intends to fulfill the study requirement after the period of exemption.

Subtenants are not granted exemption from the study requirement.

Other exemption cases are judged on a case to case basis.

## Housing limitations

The tenancy period is for a maximum of six years per tenant. An extension can be granted for a maximum of three years for doctoral studies.

The tenant must move out three months after completion of studies at the latest.

Exemption is judged on a case to case basis and may be granted for full-time, remunerated commissions of trust assignments, medical reasons and internships.

## Subleasing

All subleasing must be approved by Chalmers Studentbostäder. Subleasing without approval is in violation of the law and can lead to termination of the tenancy contract and legal action.

Applications to sublease may be approved for a maximum of twelve months during the tenancy period on condition that the tenant intends to move back to the apartment. In the event of subleasing, both the primary tenant and the subtenant must fulfill the study requirements. Alternatively, the primary tenant has been granted an exemption from the study requirement.

Subleasing can only be approved if the application is completed in accordance with the terms and conditions stated on the application form.

Simplified subleasing is subleasing during the period June – August and can be approved on condition that the subleasing period does not coincide with the beginning or the end of the tenancy period. The study requirement does not apply to simplified subleasing. Periods of simplified subleasing are not included in the total period of twelve months you are permitted to sublease your apartment.

## Terms and conditions

At the time of signing the tenancy contract:

- The tenant is at least 18 years of age
- A credit check has been carried out on the tenant. A means-test is not carried out.
- The tenant undertakes to take out valid home insurance cover for the period of tenancy.
- The tenant is a member of Chalmers Students Union or one of the other Student Unions in Gothenburg.

## Other

In cases of unfair treatment tenants can appeal to a committee consisting of the following:

The CEO and Chairman of Chalmers Studentbostäder, a representative of the Council of Trustees at Chalmers Studentbostäder and a representative of the Students Union.

If a decision is not unanimous the Chairman of Chalmers Studentbostäder has the casting vote.