



Rental Policy

– Policy for rental and allocation of housing

To rent an apartment from us at Rikshem, you need to meet certain requirements. The general requirements apply to all types of housing with us and the other requirements for the different types of housing that we offer.

2. General requirements

You must:

- Be 18 years of age or older.
- Be conscientious and have met your commitments in your current accommodation. By applying for housing with us, you approve and accept that Rikshem can request housing references from your current and former landlords. No negative comments from former landlords on how you cared for your previous housing will be accepted.
- Have been present in person or through a representative at the showing of the apartment, if one was held.
- Have valid home insurance for the entire period of residence.
- Intend to use the apartment as full-time housing and to live permanently and be registered at the apartment's address. On this basis, you must be able to certify that your ownership rights to any other permanent home, such as an ownership apartment or a single-family home, have ceased or will cease in conjunction with moving into your new home with Rikshem. Accordingly, when you move into your new home, you may be required to present a certificate stating that your ownership of your former permanent home has been sold or that you no longer own another permanent home. If you are the leaseholder and permanent resident of another rental apartment, you must certify that the rental has ceased or will cease no later than when taking over the new home with Rikshem.

Income requirements/creditworthiness

You must:

- Have a financial situation that is such that you meet the norm for a reasonable living standard for the size of family based on the rent for the apartment for which you have applied. This applies to both short-term and permanent contracts.
- Have an income based on employment, pension, unemployment benefit or study grants. Certain forms of benefit can be counted as a supplement to the above sources of income, although maintenance support or introduction remuneration/introduction support are not accepted. Rikshem cooperates with the municipalities in which we are established and



provide the municipalities with apartments that the municipalities, in turn, can lease for social housing purposes.

- Be responsible for not less than 70 percent of the total joint income for the household, since you are the main applicant for the home. Joint income is used as a basis if you have a joint applicant who intends to live permanently with you in the home. Only income from a joint resident can be included in joint income. Sureties cannot be counted.
- Be able to confirm all income by way of certification from an employer or equivalent to enable these to be counted. In the case of employment, the most recent three months' wage statements must be presented. Rikshem does not accept wage payments in cash. Wage statements must contain an account number for bank deposits.
- Be able to demonstrate through certification that the income is long-term, meaning assured for at least nine months from the date of moving into the specific apartment.
- Have no payment defaults.
- If you are self-employed, be able to certify your income using, for example, your most recent tax return submitted to the Swedish Tax Agency, extracts for the register held by the Tax Agency, a current income statement and balance sheet as well as current certification issued by your auditor. Self-employed persons must have been operating for a minimum of one year.

In the event that an applicant provides false information when applying for housing or provides incorrect employer certificates, salary information or other types of certification, the applicant loses their waiting list credits and is blocked from Rikshem's housing waiting list for two years. If the applicant has already signed the rental contract with Rikshem, this misdemeanor could lead to Rikshem serving notice on the rental agreement for termination and removal with the support of the provisions of the Swedish Tenancy Act. In addition, the provision of incorrect information and certification could lead to prosecution.

3. Other requirements

Rikshem offers various types of apartments, such as student housing, apartments for young people, sheltered housing and senior apartments. In addition to the requirements above, we want you to also meet the following requirements for these apartments:

- To rent sheltered housing, you must be 70 years of age or older.
- To rent a senior apartment, you must be 55 years of age or older.
- To rent an apartment for young people, you must be 18-25 years of age at the time of application.
- To rent a student apartment, you must be a full-time student, meaning that your studies comprise a minimum of 30 university credits per term, of which you must pass 15 university credits per term, at university, college or the equivalent.



4. Overcrowding

To prevent unhealthy living conditions in our properties, the following guidelines against overcrowding apply. Rikshem follows the general recommendation from the Swedish National Board of Housing, Building and Planning (Boverket) regarding how many people are permitted to live in an apartment, meaning two people per room, not including kitchen and living room. The result is the following:

- 1 room and kitchen max 2 persons
- 2 rooms and kitchen max 3 persons
- 3 rooms and kitchen max 4 persons
- 4 rooms and kitchen max 6 persons
- 5 rooms and kitchen max 8 persons

The rental contract will state how many people are permitted to live in the apartment.