

Information – how to rent an apartment from Härnösandshus

Everyone must register on My pages to search for an apartment or parking space with us. You can register to collect queue points from the day you turn 16 years old.

In order to get a contract with Härnösandshus you need to fulfil following criteria:

- You are 18 years old or older
- You have a Swedish personnummer
- You have no debts to any other landlord
- You have no debts to Härnösandshus and you have not caused any disturbance as a tenant
- You can not have a negative reference so that our trust in you as a tenant is affected
- You have a valid home insurance
- You have an income sufficient enough for current rent. As income you can count:
Salary, pension or income from your own company
A-kassa, sjukersättning, föräldrapenning
Barnbidrag, underhållsbidrag, bostadsbidrag/tillägg
Etableringsersättning
Studiemedel
Försörjningsstöd
- You must have a regular income for at least 6 months from when the contract starts
- If you receive some kind of subsidy you must show a certificate to prove it
- Härnösandshus orders a credit report for all applicants and collect references from earlier landlord

Here's how to register your notice of interest in My pages:

Go to "My Account", and select the link "Register". Follow the instructions on the page.

You must have an email address in order to register a notice of interest. If you have no email address, please contact our customer service via info@harnosandshus.se or phone 0611-882 90.

Notice of interest

You must update your notice of interest at least once a year. If you do not, you lose your queuing points. You just need to log in to My pages to update your notice of interest.

Offers

No offers will be sent automatically. You must go to "Available now" and register your interest on the apartments/carspaces you want to rent.

If you choose to **subscribe** to the apartments that suit your wishes, you will receive an **e-mail** with information about the apartments when they are published on our website. **This e-mail is not an offer** but only an indication that the vacant apartments are to your liking and that you can register your interest on the apartment/s you like.

If you receive an offer

If you receive an offer for viewing an apartment it will be sent to the email address you registered.

Remember that you can say no, or ignore to respond to an offer **maximum twice for six months**. If you should say no, or ignore to respond to an offer a third time, your notice of interest will be blocked and you will not get any offers for six months. Note: you do not lose your queue points when your application is blocked, you can continue to make interest-notifications when the blocking time has expired.

Queue

The one who has the most points will be first in line. Example: if you signed up on January 1st, you have 10 points on 10th of January, 35 points on February 4th, etc.

Priority for labor migration

If you come from another municipality and get a job in Härnösand, you can get priority access to the apartments that are vacant or dismissed when you register your notice of interest.

You must have a permanent employment, or probationary period of at least six months, in an established company or public employer in Härnösand. You must also be written in another municipality and intend to write you in Härnösand. Priority does not apply Plus apartments if not the specific criteria to Plus apartments are also satisfied. (55 years of age without dependent children).

The purpose of the priority of labor migration is not to give priority to attractive apartments where many have been in queue for a long time, it is a way of giving shelter to people who have received a permanent job in Härnösand.

Before we accept you as a tenant, we order a **credit report** and ask for **references** from eventual former landlord.

Introduction benefit, Etableringsersättning

Upon registration, show your decision regarding introduction benefit of support to our staff at Kundtjänst.

Students

Students at Mid Sweden University and vocational training must attach a copy of the acceptance letter to sign agreements on our student apartments.

Home insurance

As a tenant with Härnösandshus you must have home insurance.

Restrictions for number of residents in one apartment

To prevent unhealthy living conditions, Härnösandshus has guidelines for how many persons that are allowed to live in the same apartment. Maximum number of adults/children are:

- In 1 room + kitchen - 3 persons
- In 2 room + kitchen - 4 persons
- In 3 room + kitchen - 6 persons
- In 4 room + kitchen - 8 persons
- In 5 room + kitchen - 10 persons
- In 6 room + kitchen - 12 persons

Sub-let

To sub-let your apartment you need approval from Härnösandshus.

Sub-let can be approved if you

- Work or study in another town for a short period of time
- Want to test living with a sambo
- Stay abroad for a longer time

To be allowed to sub-let your apartment you must have lived in your apartment for at least 12 months to have a chance to get the sub-let approved.

Change of apartments

During your first year of living in your apartment, changes of apartments not allowed. Change of apartments not allowed for tenants with trial-contracts.

Period of notice

Termination of your contract must be in writing.

Period of notice is 3 months, counted from next turn of the month.

In case of death, period of notice is 1 month, counted from the next turn of the month.

In case of moving to some type of sheltered housing, retirement home etc, period of notice is 1 month, counted from the next turn of the month.

PUL (Personuppgiftslagen, Personal Data Act)

According to PUL you need to approve that we can collect and store information about you that we need to treat your application. You can read and approve this when you register in My pages.