



Helpful Housing Advice!

UU Housing office

UU housing office helps international students find accommodation in Uppsala. If you have received housing through the university, they manage your contracts and provide support with practical housing questions. More info can be found at: <https://housingoffice.se>

Nationsgårdarna housing

Nationsgårdarna offers student housing connected to Uppsala student nations. Rooms are often corridor style housing with shared spaces. Living here is a great way to meet other students and be close to student life. To be able to live in a nation's housing, you need to be a member of the nation that owns the housing. For some nations, you can register for the housing queue before you have gotten a membership with a nation. More info can be found at: <https://www.nationsgardarna.se/?s=>

Uppsala bostadsförmedling

Uppsala bostadsförmedling is the official housing queue for rental apartments in Uppsala. You can register online and start collecting queue days, which determines your chances of getting housing. Both student and regular apartments are listed. Demand is high, so waiting times can be long, but it is a useful option if you plan to stay longer or continue your studies in Sweden. <https://www.bostad.uppsala.se>

Advice when Renting

1. Inspect the apartment/room before you agree to rent. If you cannot visit the housing, ask a friend to do it
2. **NEVER** pay any money to the landlord before you have signed the contract
3. Agree upon all terms before you move in
4. Never accept the keys to be sent to you by mail
5. Ask someone to read the contract/agreement. Compare your contract to our rental contract.

Types of contracts and fair rental

Live-in tenancy



Live-in tenancy is when a private person rents out a part of his/her housing to another person. As a live-in tenant you are much more limited in your rights since both parties in this contract risk losing their independence and freedom in their home.

A live-in tenant usually pays a rent which corresponds to the actual space they have access to. Costs for furniture, electricity, Wi-Fi and such can also be added.

Sublet housing

The main definition of sublet housing is when a private person rents out his/her whole apartment to another private person. This creates a binding contract (with or without an actual physical contract) between these people and the so called Hyreslagen (renting law) applies.

Subletting contracts can be made both if the housing itself is a tenancy (rented), or a condominium (owned), but there are some important differences regarding rent.

The rent of a sublet contract for a tenancy cannot be higher than what the firsthand tenant pays to their landlord. An additional amount, about 10-15%, can be added to cover for example furniture.

The rent of a sublet contract for a condominium is normally determined by the value of the apartment or house. The rent should approximately correspond to the amount of the cost of capital and the cost of maintenance. The capital cost equals the market value multiplied with a reasonable return interest (some percentages higher than the Swedish central bank's interest).

First hand contracts

A first-hand contract means that you sign a contract with a housing company directly and not with a private person, but above all it means that this is a simple contract between two parts (tenant and landlord).

A firsthand contract is also a contract that you do not need to leave as long as you fulfill the criteria for having the contract. If you have a contract to a student accommodation, then you can keep this contract as long as you are a student.

In general, first-hand housing is the safest housing you can find. For that reason, you find the largest housing deficit in this category, and this is also why you need to make sure to register in queues as soon as possible in order to have a chance of getting one.

National registration

When you move to study you should report your new address to the Swedish Tax Office. This is important for many reasons, such as getting insurance, receiving post and paying the right taxes.

Useful links

Government Bodies



<https://www.domstol.se> - A legal authority that mediates in housing disputes.

<https://www.hyresgastforeningen.se> - The tenants' association. They can advise you on your rights and obligations as a tenant.

<https://www.skatteverket.se/studentflytt> - Officially change your address.

Swedish Law

If you want to read more about what the Swedish law says about housing and different types of letting, you can read more on the riksdags website: <https://www.riksdagen.se/en/>