

Tenancy rules

Definitions

Chalmers Studentbostäder is a housing foundation that owns and maintains student housing for students at Chalmers University of Technology or Gothenburg University.

In line with the foundation's by-laws, the apartments are primarily rented to members of Chalmers student union. The student housing is rented out by a tenancy contract with a restriction concerning the property rights which are related to the tenant's studies according to the rules below.

The housing queue

It is possible to register in our housing queue from the 1st of January from the calendar year you turn 17 years old.

To sign a tenancy contract without a parent as co-signer, you need to be 18 years old or older. The registration in the housing queue needs to be updated every six months. Otherwise, your queuing points will be set to zero.

Apartments are rented out to the applicant with the highest queuing points. If several applicants have the same amount of queuing points, a drawing will determine who gets the apartment. When a tenancy contract has been signed, the applicant's queuing points will be set to zero.

Before you have been accepted to university you can collect preparatory queuing points, which starts from the day you register. You will receive one point per day, and you can collect a maximum of 365 points. To collect more points, you need to be a member of a student union. If you are a member of the Chalmers student union you will receive 2 points per day, otherwise, you will receive 1 point per day.

Housing priority

During the period 1st of June until the 31st of August, newly accepted students to Chalmers will be prioritized to studios. Since the applicants have a priority the maximum amount of queuing points is 365.

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

Study requirement

The tenants need to be an active student at Chalmers or Gothenburg University. For the study requirement to be fulfilled, the tenant must pass at least 25 % of full-time studies.

Exemption from the study requirement

Request for exemption from the study requirement should be reviewed individually for 12 months during the rental period. The period for granted exemption doesn't count in the tenancy contract (See the rules under Tenancy limit)

Reasons which after review can give exemption:

Parental leave

Medical reason - For a tenant who can of a medical reason not fulfill the study requirement

Commission of trust - For a tenant who is a fulltime employee in the student union

Internship - Tenant who interrupts their studies for an internship within their studies

The exemption requires that: (i) the time for exemption do not overlap with the tenancy contracts beginning or termination, and (ii) the tenant has the intention to fulfill the study requirement again after the exemption period has ended.

A subtenant cannot be granted an exemption from the study requirement. Other matters of exemption will be reviewed again.

Limitation to tenancy contract period

The rental period has a limit of six years per tenant. An extension can be granted with a maximum of three years if the tenant is a postgraduate student.

When a tenant finishes their studies, they should move out after three months at the latest.

An exemption is reviewed individually and can be granted for fulltime employee of the student union, medical reasons, parental leave or an internship.

Subleasing

All subletting should be approved by Chalmers Studentbostäder. Subletting without our approval is a violation of law which can lead to legal actions.

The application of subleasing can be granted if the tenant intends to move back and can be granted for a maximum period of twelve months during the rental period. Both the primary tenant and the subtenant needs to fulfill the study requirement. Alternatively, the primary student has an exemption from the study requirement.

The subleasing is only approved if the application is completed according to the rules stated on the form.

A so-called simple sublease is a sublease from June until August. The approval for the sublease requires that the rental period doesn't overlap with the tenancy periods beginning or termination.

For a simple sublease, the subtenant doesn't have to fulfill the study requirement. This period doesn't count in the maximum subleasing period of 12 months.

Terms of agreement

When the tenancy contract is signed, then:

- The tenant has turned 18 or has a parent as a co-signer if the tenant is under 18 years old.
- The tenant has undergone a credit check to verify any overdue payments. No income reviewed is performed.
- The tenant commits to have valid home insurance during the entire rental period.
- The tenant is a member of the student union at Chalmers or any other student union at Göteborgs Förenade Studentkårer.

Others

A new review can be made if a tenant has given a complaint and feels treated unfairly. The review is made by the following:

The CEO and chairman of Chalmers Studentbostäder, a representative from the Council of Trust at Chalmers Studentbostäder and a representative from the Chalmers student union. If the voting is equal the chairman of Chalmers Studentbostäder has the casting vote.