

# Jönköping University's Accommodation Guarantee for international students

## 1. Background

Jönköping University is actively working on internationalisation and has a long-term ambition to become an international university.

Jönköping University is currently already one of the top higher education institutions in Sweden in terms of international student exchange and has agreements with around 350 partner universities globally. Jönköping University also offers educational programmes entirely in English at all educational levels. This provides the opportunity for international students to complete their entire degree programme at Jönköping.

One of our priority tasks to welcome international students and give them the best possible conditions for studying at Jönköping University is to offer them the opportunity to rent good student accommodation suited to purpose. Jönköping University therefore issues an accommodation guarantee for international students of the scope and on the terms set out in these rules and regulations.

## 2. Definitions

*Student Accommodation* means furnished accommodation in Jönköping intended for one (1) person that can only be rented out subject to the precondition that the tenant is an active student at Jönköping University.

*International Student* means a student at Jönköping University who is not a citizen of Sweden, and who

- (i) is obliged to pay a tuition fee in accordance with Jönköping University's rules thereon, or
- (ii) is a citizen of another country within the EU/EEA or Switzerland, or
- (iii) carries out a limited part of their studies here within the framework of an exchange agreement that Jönköping University has entered into with a partner university.

*Accommodation Office* means the organisational entity within Jönköping University that, among other things, has been tasked with mediating Student Accommodation to International Students.

*International Relationships* means the organisational entity within Jönköping University that, among other things, has been tasked with administering exchange studies at Jönköping.

### 3. Scope and terms

- 3.1. Jönköping University's accommodation guarantee ('the Accommodation Guarantee') is a conditional offer to rent Student Accommodation. This Accommodation Guarantee only applies in relation to International Students. In relation to individual International Students, the Accommodation Guarantee is conditional upon compliance with the terms stipulated below.
- 3.2. The following terms must be satisfied for you, as an International Student, to receive an offer to rent Student Accommodation and for the offer to remain.
- (i) You are required to accept the place on a study programme/course at Jönköping University, for which you have been admitted, in order to receive the offer. Information about how and within what timeframe you should accept the place on a study programme/course is shown in your admission decision and at [www.ju.se](http://www.ju.se). By accepting a place on a study programme/course in the prescribed way, you will receive login details that enable you to submit an expression of interest in Student Accommodation on the Accommodation Office's website. If you do not accept a place on a study programme/course in the prescribed way, you are not encompassed by the Accommodation Guarantee.
  - (ii) If you are an exchange student, you do not need to accept a place on the study programme/course in accordance with (i) above. Instead you will receive your login details for the Accommodation Office's website directly through International Relationships in conjunction with approval of your exchange studies at Jönköping University.
  - (iii) If you are required to pay tuition fees in accordance with Jönköping University's rules thereon (see [www.ju.se](http://www.ju.se)), you are also required to pay the tuition fee in the prescribed way to be encompassed by the Accommodation Guarantee. Your conditional admission will lapse if you do not pay your tuition fee in the prescribed way. This means that you will not receive any login details for the Accommodation Office's website or that any login details already received are possibly not valid. If you have already expressed an interest in Student Accommodation in accordance with (iv) below, a default in the payment of tuition fees will mean that your expression of interest is cancelled.
  - (iv) If you have satisfied the conditions in accordance with (i) to (iii) above and want to take up the offer to rent Student Accommodation, you must submit an expression of interest in Student Accommodation. Expressions

of interest are submitted electronically via the Accommodation Office's website (<http://ju.se/en/study-at-ju/accommodation-and-arrival/apply-for-accommodation.html>), where you log in using the login details you have received as described above.

When submitting expressions of interest, you have the opportunity, but are not obliged, to submit three requests for Student Accommodation linked to geographical area and rent level, and also to rank your requests. The purpose of the requests is in the first instance to assist the Accommodation Office in their final allocation of offers to those encompassed by the Accommodation Guarantee. Jönköping University consequently cannot guarantee that your requests can be met.

Expressions of interest for Student Accommodation should be submitted by no later than 28 May (if your study programme/course starts in the autumn semester) and by no later than 25 November (if your study programme/course starts in the spring semester). If you do not submit your expression of interest in the prescribed way and within the prescribed time, you are deemed to have rejected Jönköping University's offer to rent Student Accommodation, i.e. you are no longer encompassed by the Accommodation Guarantee.

If you are admitted after 28 May (if your study programme/course starts in the autumn semester) or 25 November (if your study programme/course starts in the spring semester), you will still have an opportunity to submit an expression of interest in Student Accommodation. You must log onto the Accommodation Office's website within seven days from receiving your login details and also submit a completed expression of interest within 24 hours from login.

- (v) You must log onto the Accommodation Office's website again and register your date of arrival in order to complete the process and be assured of being offered Student Accommodation. Such registration of your arrival can be done during the period 1 July to 20 July (if your study programme/course starts in the autumn semester) and during the period 1 December to 15 December (if your study programme/course starts in the spring semester). Your date of arrival should be a date during the period 15 August to 31 August (if your study programme/course starts in the autumn semester), or a date during the period 1 to 31 January (if your study programme/course starts in the spring semester).

When you have registered your date of arrival in the prescribed way, you will receive a confirmation and are guaranteed of being offered undefined Student Accommodation. Registration of your date of arrival also means

that you undertake to compensate Jönköping University (University Services) for losses corresponding to up to the rent payable for the three-month notice period if you do not sign a tenancy agreement for the Student Accommodation you are offered when you come to Jönköping.

You are deemed to have rejected Jönköping University's offer to rent Student Accommodation if you do not register your date of arrival in the prescribed way, and are no longer encompassed by the Accommodation Guarantee. However, you have the option of being put on the Accommodation Office's waiting list and may get help with finding student accommodation if time and accommodation are available.

- (vi) When the period for registering your arrival date has expired, the Accommodation Office will complete its work to allocate Student Accommodation to those encompassed by the Accommodation Guarantee. The Accommodation Office will try to consider any requests under item (iii) above, as far as possible, but cannot guarantee they will be met.
- (vii) When you arrive in Jönköping on the date of arrival specified, you will be offered the opportunity to rent defined Student Accommodation. This offer can only be accepted through you immediately signing a tenancy agreement at the premises of the Accommodation Office for the Student Accommodation offered. When you have signed the tenancy agreement, you have entered into a contract with the landlord and are obliged to fulfil your obligations under the tenancy agreement. There may be variations in the tenancy terms for Student Accommodation, including rent level and amount. A summary of the most important tenancy terms and your obligations as a tenant are indicated by Sub-clause 4.2 below.

If you do not sign the tenancy agreement for the Student Accommodation you have been offered by the Accommodation Office, you are deemed to have rejected the offer to rent Student Accommodation and are no longer encompassed by the Accommodation Guarantee. You are still liable to pay compensation to Jönköping University (University Services) corresponding to up to the rent payable for the three-month notice period for the Student Accommodation offered.

- (viii) If you arrive in Jönköping after the arrival date specified in your application, but before 1 September (if your study programme/course starts in the autumn semester), and before 1 February (if your study programme/course starts in the spring semester), we cannot guarantee that the Student Accommodation reserved for you will still be available. If the Student Accommodation reserved for you is still available, you will be

able to rent this accommodation, in which event the rules contained in 3.2. (vii) above shall apply. If the Student Accommodation reserved for you is not available, you are not encompassed by the Accommodation Guarantee but have the option to be put on the Accommodation Office's waiting list and may receive help to find student accommodation if time and accommodation are available.

- (ix) If you arrive in Jönköping after 31 August (if your study programme/course starts in the autumn semester), or after 31 January (if your study programme/course starts in the spring semester), i.e. after the last possible date of arrival according to item (v) above, you are deemed to have rejected the offer to rent Student Accommodation and are no longer encompassed by the Accommodation Guarantee. You are still liable to pay compensation to Jönköping University (University Services) corresponding to the rent payable for the three-month notice period for the Student Accommodation offered.

- 3.3. Boarding accommodation is included for Pathway Students at Jönköping University Enterprise for the period during which Pathway Programme runs. Pathway Students are therefore not encompassed by the Accommodation Guarantee for the period during which their Pathway Programme runs.

Pathway Students, who are conditionally admitted to a course/study programme at Jönköping University and who want to use the opportunity to start the course/study programme after passing the Pathway Programme, will be asked if they want any assistance with renting Student Accommodation. If Pathway Students advise that they require such help, the Accommodation Guarantee applies to the extent and on the terms laid down in 3.2. above.

- 3.4. Students on contract education arranged by Jönköping University are not encompassed by the Accommodation Guarantee.
- 3.5. The Accommodation Guarantee only applies for new International Students, i.e. before the semester in which a course/study programme at Jönköping University starts for the first time.

The Accommodation Guarantee does not apply for International Students who are already carrying out studies at Jönköping University. Consequently the Accommodation Guarantee does not apply for International Students who want to change their accommodation or who intend to resume their studies following approved leave from studies.

#### **4. Tenancy agreement and terms**

- 4.1. When mediating Student Accommodation for International Students, the Accommodation Office cooperates with a number of external landlords that own and rent out Student Accommodation. In these cases, the tenancy agreement is a binding contract under private law concluded between the landlord in question and you as tenant. This means that all issues relating to the tenancy relationship – your rights and obligations as a tenant – can only be resolved by you and the landlord, without the involvement of the Accommodation Office. Swedish tenancy legislation applies to the tenancy relationship.

In certain cases, Jönköping University (University Services) is the landlord and your contracting party in the tenancy agreement. The tenancy agreement is then a binding contract under private law with Jönköping University (University Services) as landlord and you as tenant. Swedish tenancy legislation also applies to the tenancy relationship in this case and your rights and obligations as tenant are regulated by the tenancy agreement.

#### Summary of important tenancy terms

- 4.2. As mentioned above, the tenancy agreement will always specify the terms for the tenancy relationship and the obligations applicable to the tenant. It is therefore important to read and understand the terms in the tenancy agreement signed. The exact terms, including the amount of the rent, may vary slightly depending on who the landlord is, the size of the Student Accommodation and where it is located. The following is a summary of tenancy terms that may apply.
- (i) The tenancy agreement applies for one semester or until further notice.
  - (ii) The term of the tenancy starts on 15 August (if your study programme/course starts in the autumn semester), or 1 January (if your study programme/course starts in the spring semester). You are always obliged to pay rent from the first day of the tenancy period, even if you arrive in Jönköping and move into the Student Accommodation at a later date.
  - (iii) If you have accepted an offer to rent Student Accommodation within the framework of the Accommodation Guarantee and have entered into a tenancy agreement, you can continue to live in the Student Accommodation for your entire study period, subject to the precondition that all of the terms of the tenancy agreement have been complied with. Annual rent is calculated on the basis of ten months, which means that two months are rent-free during the summer period (normally 15 June to 14 August).

- (iv) The notice period is normally three months if you, as tenant, want to give notice terminating the tenancy agreement. You are obliged to pay rent and comply with the other tenancy terms during the notice period.
- (v) Rent should be paid either monthly in advance or per semester in advance. If you fail to pay your rent in accordance with the tenancy agreement, the landlord may forfeit your tenancy rights, which means that you will be compelled to move out prematurely. The landlord's claim for unpaid rent and similarly the rent payable for the notice period still applies even if you are compelled to move out.
- (vi) Student Accommodation is normally intended for just one person. An exception applies in respect of some Student Accommodation, which may be shared by two students. It is not permitted to allow others, including family members, to lodge in Student Accommodation.
- (vii) Student Accommodation is only intended for people pursuing active studies at Jönköping University. To satisfy this requirement, you need to complete at least 15 higher education credits each semester. If you do not complete at least 15 higher education credits each semester, or if you are granted approved leave from studies, you will have forfeited your right to rent Student Accommodation, which means that you may be obliged to move out.

If you are required to pay tuition fees in accordance with Jönköping University's rules thereon, you may also be at risk of forfeiting your tenancy rights to Student Accommodation if you are suspended indefinitely for unpaid tuition fees. The tenancy agreement and your right to stay in the Student Accommodation ceases when you complete your studies at Jönköping University or if you discontinue your studies. The notice period is also normally three months in these cases.

- (viii) As a tenant, you are obliged to take good care of the Student Accommodation, its fittings and furniture as well as communal areas. You are also obliged to comply with the regulations that the landlord has prescribed for the accommodation.