



Property Rental Market – Jönköping

Overview of housing market

- The Swedish housing market is regulated by Swedish tenancy laws.
- Demand of housing in Jönköping is high, as the market is limited. Making it a landlord's market where accommodations move quickly and prices are high.

There are two different types of leases available:

- **Direct lease:** when renting privately owned properties.
 - The tenant may give 1 calendar month notice and the landlord 3 calendar months' notice. This is regardless of agreements on other lease terms as the notice periods are regulated in the Swedish tenancy laws.
- **Sublease:** when renting a rental apartment through a private individual or a rental agent.
 - The lease agreement binds the landlord to the initial period. The tenant has the right to 3 calendar months' notice.
- There are two different types of leases available: sublease SL (when subleasing a rental apartment) and direct lease DL (when renting a house or a privately owned apartment, "bostadsrätt").
- If interested in a property that has been presented to you, a decision on renting it or not has to be made quickly, as another interested party might accept the place before you. Properties can't be reserved due to the very limited market.
- According to the Swedish Rental Law, a verbal agreement is as valid as a written agreement and legally binding. Therefore, when you decide on a property and you confirm this with your consultant you agree to commit to the property and sign the lease or sublease that is presented to you, provided the lease follows the verbal agreement.
- The rent amount depends on the area and the standard of the property and can seldom be negotiated as the landlord usually has many other interests in line.
- Properties are listed with the total number of bedrooms and living rooms - kitchen and bathrooms are not listed. I.e. a 3-room apartment means 2 bedrooms, 1 living room, kitchen and bathroom.
- Apartments with more than 4 bedrooms are extremely rare and very expensive.
- Bigger apartments only have 1 bathroom as standard. Houses might have more than 1 bathroom.
- Standard rental period is 1 year (often with the possibility to extend the lease) with a notice period of 3 months' for SL and 1 month for DL.
- Most landlords require the company/employer to sign the lease agreement.
- Most landlords require a deposit of 1 to 3 months' rent.
- Utilities are not always included.
- Upkeep of properties is important as it should be returned in the same condition as when moving in.





Apartments – 2019 Market Levels in Jönköping

Bedrooms	Unfurnished (SEK/month)	Furnished (SEK/month)	Size sqm
0 – 1	4 000 – 8 000	5 000 – 8 000	30 – 60
2	7 000 – 10 000	7 000 – 9 000	60 – 80
3	10 000 – 14 000	9 000 – 14 000	90 – 250

- As per Swedish tenancy laws, one can sublease an apartment once the landlord (SL) or the building association (DL) have given their approval.
- Apartments are partially furnished. Kitchen and bathrooms are fully fitted, including white appliances. However dishwasher, microwave, washer and dryer are not always included.
- Laundry rooms with washing machines and dryer are available free of charge in all apartment buildings. Drying rooms may also be available. The tenant books a time-slot for doing laundry.
- Parking is usually available on the streets. You may need to apply for a parking permit for the area.

Houses

- Houses are usually rented out directly by the property owners.
- Kitchen and bathrooms are fully fitted, including white appliances.
- Parking is usually included.

2019 Market Levels for houses in Jönköping areas start at SEK 10 000.

Warning: There are many “Spider” websites for renting property, Alfa does not work with these due to their lack of credibility and reliability. Should you get in touch with a landlord/owner through any of these websites, please put us in contact with this person and we can assist in making sure the owner is reliable and that the rental is conducted properly.