

Information Regarding Subletting in BRF Barkarby Metropol

The Board continuously works to promote safety and security within BRF Barkarby Metropol. In the event of any incidents, it is of utmost importance that the Board is able to assist emergency services with relevant information.

Therefore, the Board encourages all members to actively contribute to this effort in order to create a safe and pleasant living environment for both members and their visitors.

The Board notes that unauthorized or uncontrolled subletting poses a significant risk to the safety of the association. Accordingly, work has commenced to strengthen control over who resides in the association's apartments and to limit the number of sublets.

Please note that even when lending the apartment to close relatives or renting without compensation, approval from the Board is required. Regardless of kinship or payment arrangements, a formal application for subletting must always be submitted if anyone other than the registered member will reside in the apartment.

The Board's Management of Subletting:

The Board adheres to current legislation regarding subletting, including the provisions of the Swedish Cooperative Housing Act (1991:614) and the practices of the Rent Tribunal (Hyresnämnden).

According to the legislation, subletting may be approved if the member can demonstrate a reasonable and acceptable cause.

Examples of such approved reasons include:

- Studies in another location (certificate from the school must be sent to the Board).
- Trial cohabitation/partner living together (maximum period 1 year).
- Work in another location (employment certificate must be sent to the Board as a supplement).
- Market collapse and temporary market disruption
In exceptional cases, a temporary and significant decline in the housing market, for example due to a serious financial crisis or sharply increased interest rates – similar to the situation during the financial crisis of 2008 – may constitute an acceptable reason for subletting.

For this reason to be valid, the apartment must be unsellable at a reasonable market value for an extended period, despite an active sales process.

If approved on these grounds, subletting may be permitted for a maximum period of six (6) months. Thereafter, a new assessment is required.

Please note that a planned sale of the cooperative apartment, where the purpose is to avoid an economic loss or increase the possibility of profit through temporary subletting, **does not** constitute an acceptable reason for granting subletting approval.

Time Limits and Conditions for Subletting:

The Board approves subletting for a maximum of six (6) months at a time.

Applications for possible extensions must be submitted to the Board no later than one (1) month before the current subletting period expires. This is to ensure that the matter can be processed well before the next Board meeting.

After one (1) continuous year of subletting, special circumstances are required for further subletting to be approved. In such cases, a new complete application must be submitted with at least one (1) month's notice for processing by the Board.

The maximum allowed subletting period, including extensions on special grounds, is two (2) years in total.

Please note that according to the Swedish Tax Agency's definition, a cooperative apartment rented out for more than two years may be considered a commercial property, which may affect both tax regulations and membership in the association.

Procedure for Subletting

- For first-time subletting, an application must be submitted to the Board with one (1) month's notice. The Board reviews all applications at each Board meeting, usually held around the 10th of each month.
- The application form is available on BRF Barkarby Metropol's website:
<https://brfbarkarbymetropol.se/for-boende/andrahandsuthyrning/>
- The application must be completed in full, including start and end dates, reason for subletting, and contact details.
- The application should be scanned and emailed to the Board at:
andrahandsuthyrning@brfbarkarbymetropol.se

After Approval – Rental Agreement and Information Meeting:

Upon approval of subletting, a copy of the signed rental agreement between the cooperative owner and the tenant must be immediately submitted to the Board.

To ensure the tenant receives correct information regarding the association's rules, policies on conduct, and procedures concerning common areas, an informational meeting must be scheduled with the Board. Both the cooperative owner and the tenant must attend this meeting.

The association charges an administrative fee for subletting in accordance with the bylaws. Currently, this fee amounts to **SEK 394 per month** during the subletting period.

Post-Subletting Control

The Board reserves the right to conduct random inspections of members' apartments after the subletting period has ended, to ensure that the apartment has been reclaimed in accordance with the association's rules and conditions.

Best regards,

The Board of BRF Barkarby Metropol