



Helpful Housing Advice! Tips & Support from Studentboet



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Advice Seminar Video:

Along with this advice sheet, the Buddy Program, Student Union, and Studentboet held a seminar sharing information about the Student Union, Studentboet, and Helpful housing advice for living here in Uppsala. Give it a watch!

<https://www.youtube.com/watch?v=7g85torVdAE>

Housing Guide:

Seven steps for housing in Uppsala!

The housing market in Uppsala can be difficult to navigate, especially when you are an international student coming here for the first time. Almost all commercial landlords apply a queuing system, that you register for on their website, and then later offer you to sign a rental agreement in accordance to how long you've been in their queue.

Here are some general tips to take with you!

Register in the queue!

If you are considering applying to study in Uppsala, it is beneficial for you to register in housing queues. Even if you don't know whether or not you are coming to Uppsala in the end, having an early start in the housing market will make it easier. Under [Housing in Uppsala](#) you find all housing companies where you can register.

Nation housing!

Look at the student nations' housing foundations, they own about a third of the student housing stock. You generally need to be a member to accumulate points in their queues, but some of them

will allow you to register anyway. Under [Nation housing](#) you find more information about the nations' housing and how to apply.

Be active in your search!

This means that you visit the pages of the companies or foundations you have registered in and apply for available housing. There is a lot of competition in the market already at the first admissions round, so you need to put in time into your house hunting every day.

Apply for housing through private ads!

You can find private ads that we have screened on our page. Follow us on Facebook (Studentboet ads/annonser) to get live updates of newly published ads on studentboet.se. Be careful not to pay anything before you know it exists. We can help you do a background check. If you want more advice on what to think of when renting from a private landlord, see [Advice when renting](#).

Tip: Since there is so much competition for the August listings it might be worth signing a contract from July or even June. It is cheaper to pay one or two months' extra rent than paying for hostels or hotels.

Corridor room through Uppsala student union

Uppsala student union mediates corridor rooms at Vattholmavägen. The ads for these rooms are posted with the ads under Housing. They are rented out on a "first come first serve" principle. Learn more about this housing under [About Vattholmavägen](#).

Don't lose patience, persevere!

If you have not found housing by the time of the second admissions round don't give up! Check the housing sites several times a day. Make sure you include studentboet.se in that routine. In order to get housing through an ad remember these three things:

- i) be among the first to answer an ad,
- ii) always be polite and articulate,
- iii) never pay in advance or send copies of your id or passport to strangers.

Emergency housing

At the start of the fall semester Studentboet organizes Emergency Housing at a local hostel at a reduced prize for students that have not found housing yet. This housing is available for a few weeks at the beginning of term. You can apply for Emergency housing under Emergency Housing.

Housing in Uppsala:

The communal housing queue administered by Uppsala Municipality

Uppsala Bostadsförmedling is a part of Uppsala municipality and mediates firsthand contracts for student apartments from Studentstaden and Rikshem, two of Uppsala's largest student landlords.

Even international students who do not have a Swedish personal identity number (personnummer) can get their student housing through them. The sooner you register, the bigger your chances are of getting an apartment. Your accumulated queueing time can be used to search for other types of rental apartments within the Uppsala region, both during and after your study period.

The annual fee to enter this queue is 305 SEK. If you're offered to sign a contract there is an additional administration fee of 625 SEK.

<http://bostad.uppsala.se>

If you don't have a Swedish personal number:

[Registration without a Swedish personal number](#)

The Nations' Housing

Uppsala's 13 nations (student associations) own their own housing. Some nations have an electronic application system, and some have a more manual way of managing the queueing, which means that you need to visit the nation to be able to sign up for the housing queue. A general description about the nations' housing can be found at their common site, uppsalastudent.com. At [Nationsgårdarna](#) you will find information about all nations' housing and can also register in the housing queue for eight of Uppsala's student nation housing. You can register at Nationsgårdarna's queue from the day that you turn 17.

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. Learn more about [Nation housing](#).

<https://www.nationsgardarna.se>

Housing Companies in Uppsala

Uppsala akademiförvaltning

Have student housing in Lilla Sunnersta and on Gustaf Kellbergs väg.

www.uaf.se/

Heimstaden

Most of Heimstaden's student housing is situated in Flogsta. Register on their webpage to get access to available objects. You do not need a Swedish personal number to register.

www.heimstaden.com

Rikshem

Rikshem have student housing at Kantorsgatan and on Eklundshovsvägen.

www.rikshem.se/

Eklundshofs fastigheter

Eklundshofs fastigheter have student housing on Eklundshovsvägen. They have corridor rooms as well as student apartments. There is no queueing system, instead you can send an application to their e-mail: info@eklundshoffastigheter.se

www.eklundshoffastigheter.se/

ByggVesta

Byggvesta owns apartment buildings in Uppsala that everyone can apply for.

www.byggvesta.se/

D. Carnegie (former Graflunds)

D. Carnegie offers student housing in Valsätra, 6 km south of Uppsala. Valsätra is within biking distance from SLU and have good bus communications.

www.dcarnegie.se/

Klangen

Klangen offers student housing in a nice house in central Uppsala.

www.klangen.se/

Stiftelsen Ansgarsgården

Ansgarsgården has student housing at Studentvägen. Students that are active members of the Church of Sweden will be prioritized.

<http://ansgar.nu/studentbostader/>

Stiftelsen Norrbyska studenthemmet

Norrbyska studenthemmet offers student housing at S:t Johannesgatan. Theology students that study for clergy in the Church of Sweden will be prioritized. Send in an application if you're interested in this housing.

www.norrbyhus.com/

Siftelsen nykterhetsvännernas studenthem

Siftelsen nykterhetsvännernas studenthem offers student housing at Sturegatan. This is a non-alcoholic accommodation and students that are active abstainers are prioritized.

<http://studenthemmetarken.se/>

Stiftelsen Ultuna studentbostäder

Stiftelsen Ultuna studentbostäder offers housing to students at SLU, the Swedish University of Agricultural Science. SLU students that are members of the SLU student union are prioritized.

www.ultunastudentbostader.se/

Stiftelsen Waldenströmska studenthemmet

Stiftelsen Waldenströmska studenthemmet have about 150 corridor rooms and a few apartments. The accommodation is located at Sturegatan. Students that are active members of a free-church congregation will be prioritized, but all students are welcome. The application is in form of an interview and needs to be renewed every semester.

<http://waldenstromska.se/>

Housing companies outside of Uppsala

Tierpsbyggen

Tierpsbyggen offers apartments in Tierp. You can reach Uppsala by train from Tierp in about 30 minutes.

<http://tierpsbyggen.se/>

Hebygårdar AB

Hebygårdar AB offers apartments in Vittinge, Morgongåva and Heby. The accommodation is situated respectively 25, 35 and 45 km from Uppsala. You can reach Uppsala from Heby both by bus and by train.

<http://hebygardar.se/>

Husman AB

Husman AB offers apartments in communities in all of northern Uppland. Some accommodation is located quite close to Uppsala and some a bit further away.

<http://www.husman.se/>

Östhammarshem

Östhammarshem offers student housing in Österbybruk and Gimo. You can reach Uppsala from Gimo by bus in 30 minutes and from Österbybruk in 60 minutes.

<http://osthammarshem.com/>

Roslagsbostäder

Roslagsbostäder offers housing in Hallstavik among other communities.

<http://www.roslagsbostader.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.

More information can be found under [Live-in tenancy](#)

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).

You can find out more information at [Tenancy](#) and [Condominium](#).

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

[Hyresnämnden](#) - A legal authority that mediates in housing disputes.

[Hyresgästföreningen](#) - The tenants' association. They can advise you on your rights and obligations as a tenant.

[Flyttanmälan](#) - 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 we have gathered relevant chapters below for you to take part of.

[Hyresrättslagen](#)

[Bostadsrättslagen](#)

[Lag om uthyrning av egen bostad](#)

[Avtalslagen](#)

Need Housing Help?

Feel free to contact Studentboet at:

Website: <https://studentboet.se/en>

E-mail: kontakt@studentboet.se

Phone number: 018-480 31 20

Hoping this helps better prepare you for your time in Sweden!

Best wishes,
Nicholas Cialdella

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