



GOTLANDS
STUDENTBOSTAD
Gotlands Studentkår Rindi



Housing guide for student housing on Gotland



About this guide

This booklet is a guide with information about how to take on the housing market on Gotland when looking for student housing on your own.

In this booklet you will find, among other things, practical advice on signing a housing contract, what to think about when moving in and moving out and how to cancel your contract.

This guide will give you advice on how to look for housing along with tips on what to think about when renting an accommodation.

If the housing jungle feels to tricky still and you've run out of ideas for your next step in your search for housing you can contact Gotland studentbostad and we will do our best to help you.

If you are in need of legal counselling, you can contact us. Gotland studentbostad work together with Hyresgästföreningen (the tenant association) who can provide further support if needed.

The legal advice is free of charge for students.

We hope this guide will be helpful for you when navigating the housing jungle on Gotland!

If you have any questions, you are welcome to contact us.

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Index

CHAPTER	PAGE
Gotlands Studentbostad	3
Navigating the web page	4
Find housing - a checklist	5
Where to look for housing	6
Housing during summer	8
Living arrangements	10
Introducing yourself	11
Red flags	12
Signing a contract	13
Moving in	15
The apartment needs fixing	16
Termination of a contract	17
Moving out	18
Some guidelines when cleaning	19
Storage	20
Good to know as a tenant	21
Contact	23

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Gotlands Studentbostad

About us

When looking for housing on Gotland, Gotland Studentbostad can give you guidance. At our web page you will find housing ads from both housing companies and private landlords that offer student housing on Gotland.

We always check the advertisements from private landlords before they are published and the housing companies at our website are trusted landlords who have been active on the housing market for many years.

That said, it's always good to be on the safe side so remember to always make sure you have reviewed the landlord yourself before you make any payments or sign a contract.

Note: neither Gotlands Studentbostad or Uppsala University Campus Gotland have student housing of their own for rent.

Our web page

Please visit our webpage to view the ads:
<https://gotlandsstudentbostad.se/en/>

Instagram and Facebook

On our Instagram and Facebook we'll post useful information throughout the year.

- Instagram: *gotlands_studentbostad*
- Facebook: *Gotlands studentbostad*

Navigating the web page

How does it work?

1. On the homepage *gotlandsstudentbostad.se/en* you can search among our private landlords by different categories.
2. You can search for the type of accommodation you want, in which area you would like to live and how many rooms you´d like. You can also specify if you are looking for housing within a certain period of the year.
3. Under the second tab *Housing companies* you will find ads from housing companies that have available rooms and apartments for students.
4. When you find an accommodation that interests you, it is time to contact the landlord. You will find the contact information in each separate ad.
5. Next step is to call or send an email introducing yourself. In the chapter *Introducing yourself* you will find some advice on what to include when making a notice of interest.

If you would have any questions or concerns you can always contact us for advice.

Tips - housing in the autumn

Renting housing earlier than from the beginning of August might feel excessive and expensive at first. However it is cheaper to pay one or two months' extra rent than paying for hostels or hotels if you do not find housing immediately, and as an added bonus you are spared the stress and the time you will need in order to find housing once you have moved to Gotland.

Find housing - a checklist

Is it time to find student accommodation?

USE YOUR CHECKLIST

- ☐ Contact the housing companies on our website gotlandsstudentbostad.se/en
- ☐ Look for housing on our website among the ads from private landlords.
- ☐ Follow [gotlands_studentbostad](#) on Instagram to receive updates.
- ☐ Get in touch with other housing companies on Gotland. (More info in the PDF below)
- ☐ If you find housing and want to share it, write a post on our digital notice board.
- ☐ See if Uppsala University Housing Office has any vacancies. (More info in the PDF below)
- ☐ Search for accommodation in Facebook groups. (More info in the PDF below)

Please find more information at gotlandsstudentbostad.se/en
Klick the tab "Tips" —→ **Downloadable PDF**

Where to look for housing

Gotlands studentbostad - Housing companies

Would you like to live in your own apartment located in a student korridor or would you rather live in a student separate apartment? Then a room with one of our housing companies may be something for you.

Visit our website gotlandsstudentbostad.se/en to see what is available.

Gotlands studentbostad - Private landlords

Is a room in an apartment, a backyard cottage or shared accommodation something for you? Here you will find vacant accommodation with our private landlords located both in Visby as well as outside the city.

Visit our website gotlandsstudentbostad.se/en to see what is available.

Housing queues

On Gotland there are two housing companies that offers 12-month contracts, K2A and Magnolia. A good idea are to register in several housing queues at the same time, including the ones with contract by academic year to increase your chances to find housing. Please find more information in the checklist above.

Looking for housing early

Are you starting your studies in the fall and looking for accommodation early in the spring and feel that there are few ads to choose from? Don't worry!

The webpage will be updated with more ads in the late spring and all through summer, and the web page is continuously updated during this time period.



Where to look for housing

Facebookgroups

Visit various Facebook groups where you can find housing ads. Here you can also announce that you are looking for accommodation.

- Bostäder på Gotland
 - *(Housing on Gotland)*
- BOSTÄDER – köpes, säljes, uthyres Gotland
 - *(HOUSING – bought, sold, rented Gotland)*
- Gotland Hus Lägenheter Stugor säljes köpes uthyres
 - *(Gotland Houses Apartments Cottages sold bought rented)*
- Lediga Lägenheter Gotland/Visby
 - *(Available Apartments Gotland/Visby)*
- Studentboende Visby
 - *(Student accommodation Visby)*
- Gotland Visby lägenhet hyra ut
 - *(Gotland Visby apartment for rent)*
- International Students Campus Gotland

Note: be aware of scammers when searching for accommodation on for example Facebook. You will find more info concerning scammer in the chapter *Red flags*.



Housing during summer

Housing during the tourist season

Most student accommodations on Gotland are only offered for the spring and/or fall semester which means that you may have to move out during the summer (June-August).

The reason to why most contracts ends when the spring semester ends is because Gotland are influenced by the tourist season's demand for housing, which also causes rents to skyrocket during this period.

Some landlords may offer you a storage space for your belongings during the summer and some may not. In the chapter *Storage* you will find tips on different storages in Visby.

Temporary housing during summer

If you want to stay on Gotland during the summer you can look for housing by:

- use our digital notice board to look for posts from other students that want to share accommodation, or place a notice on your own.
- talk to your fellow students before the spring term ends and see if anyone have any tips or want to share an accommodation, and post a notice on the campus bulletin board.
- search among our ads on gotlandsstudentbostad.se/en for *housing companies* and *private landlords* and that rent out during the summer.



Housing during summer

- visit various Facebook groups where you can find housing ads. You can also announce that you are looking for accommodation but be aware of scammers. You´ll find a list of Facebook groups in the chapter *Where to look for housing*.
- in the late spring Gotland Studentbostad will also publish a tab on the webpage which is called *summer residence*, where you can find up-to-date tips.

Living arrangements

Accompanying family members

Gotland studentbostad can only give service to you as a student and are unfortunately not able to provide help for accompanying family members.

Most accommodations available on gotlandsstudentbostad.se/en are only offered for the individual student. But if you find accommodation suited for more than one person you can have a dialogue with the landlord to see if they may allow such an arrangement.

To find housing for you and your family on Gotland please visit: <https://gotland.com/leva-bo/hitta-bostad/>

Bringing a pet

In most cases it is stated in the ads if pets are allowed. But if you feel unsure if you could bring a pet, you can contact the house owner and see what possibilities they may be able to offer.

Bringing your car

If you would like to bring a car and nothing is stated in the ad, please contact the landlord since they may not be able to offer parking but may recommend a parking space nearby, where you might have to pay a parking fee.



Introducing yourself

A good impression

When you have found a accommodation which corresponds to what you have been looking for it is time to submit a notice of interest to the landlord together with a short introduction about yourself.

What most landlords appreciate to know about you:

- your full name.
- where you are from.
- what you are/will be studying.
- you can also include your questions about the accommodation (if you have any).
- your contact details:
 - mobile phone number and/or e-mail address.
 - if there is a preferred time of day to be reached on.

Some landlords will ask you for references when you are getting closer to signing contract. A reference can be an employer, a teacher or someone you have paid rent to that can give good recommendations about you.

If sending emails, please remember to not send a lot of emails to the same landlord within a short period. It gives a better impression to give him/her some time to get back to you.

And last of all, keep in mind that the landlords on Gotland do receive a lot of applications and may not be able to respond if they have found a tenant. Therefore, a winning concept is to contact several landlords at the same time.

Red flags

Scammers

When you are looking for an accommodation on your own, it is good to keep in mind some of the most common red flags regarding scammers. To be on the safe side, remember to always make sure you have reviewed the landlord yourself before you make any payments or sign a contract.

Warning flags to pay attention to if the lessor:

- are avoiding questions about contracts or expressing that you can sign the contract later.
- can't make an appointment and/or claims not to be in town or at home.
- will not give you a key. Never accept the keys to be sent to you by mail.
- cannot meet but still requires payment in advance.
- are trying to get you to pay before you get a contract.
- gets annoyed at your questions about advance payment or contracts.
- starts pressuring you to make a quick decision.
- are not registered on the address/or the address is not found when searching for it. (An apartment owner must always have permission from the property owner for subletting. This applies to both rental properties and condominiums. Check that the person lives at the address, is allowed to rent it out or own the property).
- want you to pay to anonymous payment services or an account abroad. (Never pay in advance before you have seen the apartment and the contract is signed).



Signing a contract

What to expect

When you have found an accommodation that you are happy with it is time to sign a contract.

It is good to know that it is common to rent before seeing the accommodation, except for pictures. If you would like to see the accommodation you can ask if a video-call would be possible.

Most importantly

- Read the contract carefully before signing it and make sure you have understood it fully. You can also ask someone else to read the contract as well.
- Make sure to get a written contract.
- You are personally responsible for signing your lease agreement and thereby accepting all the terms and conditions.
- Some landlords may ask for your social security number. If you do not have any, your passport should work just as well.

Questions to ask yourself before signing

- What is included in the rental costs and what costs will be added? (Wifi, electricity, water, waste management, bike, bed linen, furniture). Please know that most accommodations is basic furnished.
- When must I pay the rent? (It is important to pay the rent on time).
- Which areas can I use in addition to the apartment? (For example, storage, shared spaces and patios)
- What should I do/what applies if I want to end the contract? (Between 1-3 months is recommended).



Signing a contract

- Are there any special rules and regulations written in the contract that need explaining or pointing out? (For example whether pets are allowed).
- Do I pay a deposit/pre-payment? (A deposit is usually paid in advance and can be anything from 1000 SEK up to 1 month rental costs).
- What are my obligations to get my security deposit refunded? (A deposit constitute financial security for the landlord in case a tenant cause damage to the accommodation or if some part of the rent is unpaid. If the contract has ended and the apartment has been cared for properly when moving out, the deposit must be refunded to the tenant).
- What are the cancelation policy? (There are regulations in the Swedish Tenancy Act that tells you as well as the landlord what applies concerning the notice period).
- If you have made special agreements with the landlord which is not included in the contract (agreed on pets/family living with you, or an extension of the rental period for example), make sure this information is written into the contract before it is signed.



Moving in

Inspection protocol

An inspection protocol is a document in which your landlord notes all damages and deficiencies in the apartment to keep track of who caused the damage and when. The inspection protocol inform both of you about the state of the apartment when you move in and when you move out.

What you should do

- Ask for a copy of the protocol on the day you move in.
- Check all the damages stated on it.
- If you find damages that are not reported in the protocol you need to inform your landlord so that you don't risk having to repair or pay for damages that you did not cause. Remember to take pictures.
- Keep the copy of the inspection protocol from when you moved in (you are entitled to a copy). Have the protocol with you during the inspection when you move out.

What you should know

- It is the landlords responsibility to make sure the apartment is fully usable and in good standard when you move in.
- A landlord cannot rent out "as it is" and avoid responsibility. Please find more information on the next page *The apartment needs fixing*.
- You are responsible for the apartment from the day you move in until the day you move out. That is why it is so important that the state of the apartment is checked by you when you move in and inspected by the landlord when you move out.
- It is the landlord that inspects the apartment.



The apartment needs fixing

Once you have moved in and should discover that the apartment needs some kind of repair or if something happens during your tenancy, please know:

- Your apartment should be in usable condition when you rent it.
- If the apartment has deficiencies or if something is damaged in the apartment, then you as the tenant are obligated to immediately inform your landlord.
- If something in the apartment breaks during your rental period make sure to always submit a fault report to the landlord so they can commit to fixing the problem.
- As a tenant, you also have obligations to fix certain problems on your own. For example, changing broken light bulbs, changing the battery in your smoke detector, changing plugs in the plug cabinet and clean the drains from hair and dirt when needed.
- As a tenant you should never make rent reductions on your own.
- If the landlord refuses to fix the problems he/she is obliged to fix, you have the right to repair damages yourself and bill the landlord. But remember to always contact us or the tenants association before carrying out such an action.

Termination of a contract

Important to know

If you want to terminate your contract before the last day of the contract there are three important thing to remember.

- If the termination of the contract is given with three months' notice, then the termination comes in effect three months after the beginning of the coming month. This means that the notice period cannot be shorter than three months in total.
- Note: there are some circumstance regarding cancelations that may give the tenant the right to cancel the contract erlier than three months while the three months notice period still applies to the landlord.
- The termination of a housing contract should be written and preferably posted via registered letter.
- Do not rely on emails or regular letters. The law is very specific on what is accepted if you would have to proof that you have sent information regarding termination of your contract to your landlord.



Moving out

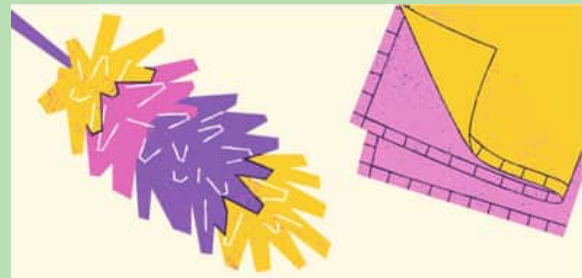
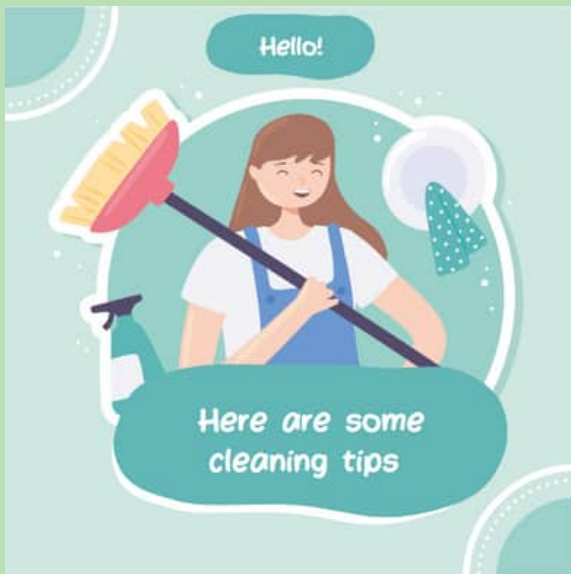
Moving out

Before you move, your landlord may want to inspect the accommodation. This means that the condition of your living space will be inspected with regard to the conditions of the furnishings, other equipments you had access to as well as your cleaning.

- Have the inspection protocol at hand, see the chapter *Moving in*.
- Make sure to properly clean the apartment before you leave. Don't forget the additional spaces, such as the balcony and storage space which must also be empty and clean upon inspection. Please see our guideline for cleaning on the next page (use as advice).
- Ask the landlord for a checklist for cleaning so you know that is expected of you.
- If you don't want to clean your living space by yourself, then you need to make sure that someone else will, for example a cleaning company.
- After you have finished you can ask your landlord if it is possible to go through your cleaning together. That way you can make sure that the landlord feels satisfied or it might give you a chance to correct eventual things that you've missed.
- A new inspection protocol will be written by your landlord and you should have a look at it to make sure everything in it is correct.
- If you move out before meeting with the landlord you can count on the fact that your landlord will bill you for the extra cleaning needed, if you have not cleaned properly before inspection.



Some guidelines when cleaning



DUST AND DRY SURFACES

- Use a damp cloth and cleaning agents and/or a duster to clean your ceiling fans, all surfaces and all of the furniture.
- Clean your oven/microwave/stove (thoroughly).
- Vacuum and mop the floors.
- Don't forget to clean the doors, cupboards (inside and outside), ceilings and baseboards, behind the bed.
- Clean power points/power sockets and radiators.

SET ASIDE EXTRA TIME FOR CLEANING (1/2):

- The bathroom, windows and the refrigerator.
- Remember to defrost the fridge (use a towel and a container to collect the water so it doesn't escape and damage the floor)
- Use a mixture of vinegar (ättika) and soap (grön såpa) to get rid of lime deposits in the toilet, sink and on the bathroom/kitchen tiles.
- Empty the floor drain and the water trap of the bathroom sink from hair.



SET ASIDE EXTRA TIME FOR CLEANING (2/2):

- Clean the hood and filter above the stove/hotplates.
- Remove any stickers or decorations.
- Check that the light in the apartment are working (if not change the light bulbs)
- Check that the fire alarm in your room are working (if not change the batteries)



BELONGINGS

- Give, donate or throw away belongings that you are not planning on taking with you.
- If you have a storage room, remember to empty and clean it.
- Only leave what was in the apartment/room when you moved in.
- Make sure that you don't leave any belongings behind.



DOCUMENT THE ROOM

- When everything is cleaned and you have moved all your belongings out of the apartment/room, remember to document the accommodation if you would need to show evidence of your cleaning.



Storage

Maybe you do not have a year-round contract and your landlord is not able to offer storage during the summer or maybe you are going away on an internship or exchange studies and need to store your belongings.

Tip: you can ask a fellow student if they would like to share a storage if you experience that the price are too high.

On Gotland there are various storage options:

- Servistore Visby
 - Phone to Albert: +46(0)-10 214 78 00
 - Email: info@servistore.se
 - May offer student discounts
- Illexpressen
 - Phone: +46(0)498-26 49 00
 - Email: info@ilexpressen.se
- Visby Self Storage
 - Phone: +46(0)70-465 42 25
 - Email: sanna@visbyselfstorage.se
- Visby Självflytt
 - Phone: +46(0)498-21 24 12
 - Mobile number: +46(0)73-707 19 20
 - Email: info@visbysjalvflytt.se
- Lagerkungen på Herkulesvägen 5
 - Phone: +46(0)10-405 81 05
 - Email: visby@lagerkungen.se
- Lagerkungen på Wilhelmina Skoghs Gata 10
 - Phone: +46(0)10-405 81 05
 - Email: visby2@lagerkungen.se

Good to know as a tenant

Rent

The rent could vary from SEK 3500 up to SEK 8000. Some accommodations could be up to SEK 14 000 but in those cases the accommodations can be shared with others and you will be able to share the costs.

Home insurance

When you move to a new accommodation you should always sign a home insurance. If you rent a sublet, the landlord's insurance will only cover the building and not the apartment that is let.

Visit our web page to find more information under the tab *Tips* for a list with insurance companies that offer student discounts.

Tenant association

As a tenant you can become a member of the Tenants Association. As a member you will get:

- Answers to questions on rent and legal support in difficult cases.
- Support and help with rent negotiations.
- Support and advice if you want to become involved in accommodation issues where you live.
- Lots of members' benefits.

Remember that if you need legal advice regarding your housing, you can also contact us and we will, if needed, get you in contact with our partner at Hyresgästföreningen (the tenants association).

The legal advice is free of charge for you as a student.



Good to know as a tenant

Housing for you with a disability

When you are a student with disability you can apply for housing support and housing adaptation grants through the municipality of Gotland (Region Gotland).

Our recommendation is to establish a contact with the coordinators at Campus Gotland who offers support before and during your studies.

- Please find more information here:
<https://www.uu.se/en/students/support-and-services/disabilities>

Register as tenant on Gotland

You must register at the address where you live regardless of whether you are sharing the accommodation with the landlord (inneboende in swedish) or are renting a sublet accommodation.

This is important for many reasons, such as getting insurance, receiving your mail and paying the right taxes.

Another very important reason is to enable emergency personnel to know if they are on a call to an empty vacation apartment or to rescue a person or a family with children.

- Make sure you put your name on the door or postbox to ensure that your mail is delivered.
- Pay attention to write the correct apartment number when reporting your change of address.



**GOTLANDS
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Visiting hours

Please visit our webpage for more information
gotlandsstudentbostad.se/en/