



# Buying a Bostadsrätt

Tenant owned house or apartment

## Declaration of interest / Intresseanmälan

Our projects are often advertised well in advance on our website as upcoming, even before the selling process begins. You can declare your interest either by visiting our project website or by contacting the responsible estate agent. When doing so, you will be provided with early information about the project and will be contacted prior to the selling process begins.

## Start of the selling process / Säljstart

Our houses normally start their selling process during the design phase, that is, prior to the building phase. At the start of the selling process, detailed floor plans, descriptions and a price list are presented. Additionally, a preliminary timeframe for the project is established.

## Booking agreement / Bokningsavtal

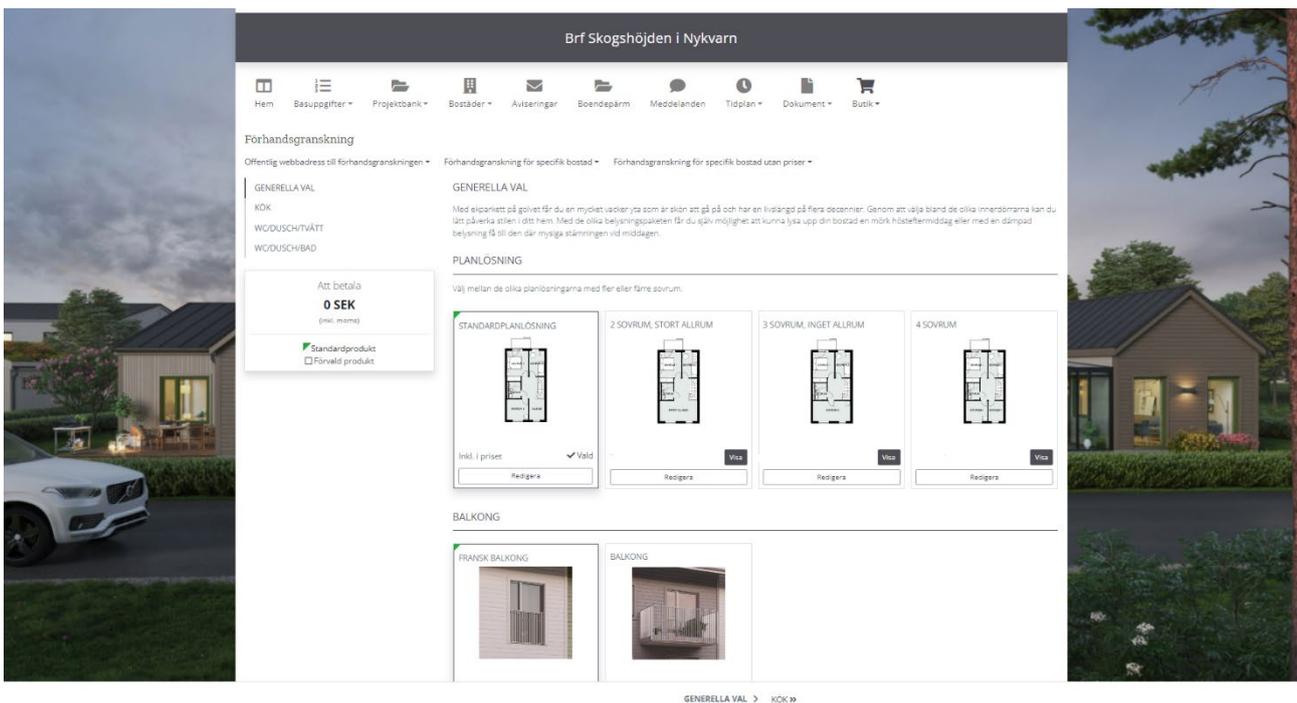
At the beginning of the selling process, you will be required to sign a booking agreement for a certain house or apartment. Simultaneously, you will need to pay a booking fee. While the agreement is not legally binding, an administration fee (an amount specified in the agreement) will need to be paid if you choose to cancel the agreement.

## Pre-agreement / Förhandsavtal

A pre-agreement is signed between yourself and the bostadsrättsförening for your specific house/apartment, which is based on an association budget approved by two certified individuals assigned by the Swedish Companies Registration Office (Bolagsverket). If the association committee chooses to start building before the date specified in the agreement, the agreement becomes legally binding. The building start is often conditionally regulated that a certain percentage of the houses are sold. At the time of signing the agreement, you must show a bank loan promise and pay a deposit, which is subtracted from the final payment.

## Interior design choices / Inredningsval

The house or apartment is sold with a standard interior design specification which is described in the advertising material. You will have the chance to change this standard for an extra cost. Each project has its own list of items which may be changed. These changes are made online within a specified timeframe to avoid work delays on-site. Payment of 50% is required on ordering while 50% is to be paid when you gain access to your house/apartment.



## Visits to the building site / Besök på byggarbetsplatsen

You will be given a chance to visit the building site once or twice during the construction phase; generally, after normal working hours so as not to disrupt the building process or risk injury. We will show you around as much as possible.

## Assignment agreement / Upplåtelseavtal

The assignment agreement is based on the association's economic plan, approved by two certified individuals assigned by Bolagsverket (the Swedish Companies Registration Office) to verify that the economic plan is based on reliable information. Once the economic plan has been registered by Bolagsverket, the assignment agreement between you and the association can be drawn up, making you a formal member of the association.



## Final inspection and customer viewing / Slutbesiktning och kundsyn

A few weeks before you move in, an independent inspector will examine the property. The inspector's main objective is to ensure that the construction work has been executed to a professional standard and according to the contract between the association and the contractor. After the final inspection you will be given a tour around the house/apartment by our representative and informed on how everything in the house/apartment works.

## Moving in and final payment / Inflyttning och slutbetalning

At least 3 months in advance, you receive a definite access date from the association. On this day, you must confirm that the final payment has been made and that additional invoices has been paid. After presenting receipts confirming payment, you will be handed the keys to your new house/apartment, and all that remains is for you to move in and enjoy your new home.