

# *Yes, we do have rented flats as well*

Of course, we are primarily an organisation of tenant-owner co-operatives, but HSB Stockholm also owns over 3,500 rented flats. For example, we have blocks of flats to let in Tyresö, Nacka, Sundbyberg, Bandhagen, Farsta, Vårberg, Hägersten, Rinkeby, Kungsholmen, Enskede, Vasa-stan, Kristineberg, Bromma, Hässelby and Fredhäll.

When the flats become vacant they are rented out to our members with home savings accounts. The flats are allocated on the basis of home savings points; those with most points get first choice.

The number of points required usually depends on where the flats are situated – the wait may be anything from one month to several years.

## *Some questions most frequently asked about our rented flats:*

*What are the requirements for getting a rented flat?*

- You have to be 18 years of age.
- You must be a home saving member of HSB Stockholm. You open a home savings account at any Swedbank branch once you have become an HSB member. For every hundred SEK saved you earn one point, with a maximum of three points per month.
- Your annual income must be three times the annual rent. Income from employment, CSN student grants, pensions and benefits from the unemployment office/social insurance office count as income (but not supplementary benefit or similar support).
- You must not have any payment injunctions or bad debt rulings (We will obtain credit references.)
- If you have another residence this must be terminated before the contract is drafted and ready for occupation.

*My income isn't equivalent to three times the rent. What should I do?*

- If your income is out of proportion with the rent, you may be approved with a guarantor who has an income of at least five times the rent.

*How many rented flats does HSB have in the city?*

- Around 1200.

*How many times can I apply and reject an offer?*

- You can turn down up to five offers over a six-month period.  
If you are offered a flat and don't respond, this will be treated as a rejection.

*I applied, but didn't receive a reply, why not?*

- We invite the applicants with the most savings points to view the flats in strict rotation, so it means you didn't have enough points for the actual flat.

*How many vacant flats do normally come up each month?*

- About 5-25.

*How often are vacant flats displayed on the Internet?*

- Continually. Each flat is displayed for about a week.

*Do you have any plans to convert any rented flats to the tenant-owner co-operative system?*

- No, not at present.

*Can I open an account with another bank and keep my savings there?*

- No, our home savings accounts can only be with Swedbank.

*How do I look for a flat to rent?*

- Go to our website, [www.hsb.se/stockholm](http://www.hsb.se/stockholm), Ny Bostad and log in with your personal ID number and your four-digit PIN. If you don't have a PIN you can request one there.

*Can I get priority?*

- No, our rented flats are only allocated on the basis of the number of home savings points.

*Can I apply for a rented flat for another person using my points and have that person signing the contract?*

- Only the person who is a member and a home saver can apply for and obtain a contract.

*Can we have more than one person on the contract?*

- The person who obtained the property through his/her home savings points must be the person who appears on the contract. An additional person may appear on the contract in exceptional cases.

*Are there any vacant flats available immediately if I start to save now? If so, how many points are required?*

- As soon as you have one (1) home saving point and have obtained your PIN you can register interest in a vacant flat. You can visit the website to see how many points were required for flats allocated in the past.  
([www.hsb.se/stockholm](http://www.hsb.se/stockholm), Ny bostad, Fördelade lägenheter)

*How many points are normally needed to get a flat?*

- It depends entirely on where you want to live. You can see the points that were required for flats allocated in the past on our website.

*Where are the flats located? Town centre/suburbs and surrounding districts? Is there a map and list of the properties?*

- Yes, in the end of the brochure.

*You have an exhibition of tenant-owner co-operative flats, is there any exhibition of rented flats?*

- No, there isn't.

*How long will I have to wait if I want to have a flat centrally located in town?*

- The website shows how many points were needed in previous cases for flats in different locations.

*Do you have flats for those exceeding the age of 55?*

- Yes, in Nacka and in Farsta.

*Are there different queues for these flats and other flats?*

- No. By saving with HSB you will join the queue for all our rented flats, including these for the elderly. You cannot apply for a senior citizen flat until you reach the age of 55.

*How will I know when/if there are vacant flats?*

- We recommend that you log on to the website at least once a week as vacant flats are coming up all the time.

*When I register my interest/apply for a flat, are there any drawings to look at?*

- No, not at the moment, but we are working on it.

*How many rented flats can I get with my membership/home saving?*

- You can only use your savings points for one “ordinary” flat. (Exceptions may be youth flats and temporary contracts.)

*If I get a rented flat, do I still have to continue my membership/home savings?*

- No, you don't have to, but we recommend you keep it, as you can also use your points for the newly built tenant-owner co-operative flats.
- You don't lose your points when you get a rented flat, if you don't withdraw the funds from your home savings account.

*Are there any internal exchange queues or what do I do if I want to exchange my flat for a smaller/larger one?*

- You have to find someone to exchange with by yourself and submit an exchange application to us.

*Where can I see how many savings points I have?*

- By visiting our website [www.hsb.se/stockholm](http://www.hsb.se/stockholm) and logging on to “Mina sidor”.

*What is a temporary contract?*

- A temporary contract is a short-term contract running monthly and may be valid for different lengths of time, up to a maximum of four years. Temporary contracts are mainly used for properties which are due to be renovated or used for emergency housing.

*What is a youth flat?*

• Contracts for youth flats have time limits. The year you reach the age of 30 you have to give up your youth residence to another tenant (except in Vårberg, though).

To apply for an HSB youth flat you must be aged 18 - 29 and have a home savings account with HSB

Stockholm.

You cannot exchange your youth flat for another residence. If you have a youth apartment you can still apply for an ordinary flat with your savings points.

## *HSB Stockholm´s blocks of flats:*

*Abrahamsberg Drottningholmsvägen 336 & 342 & Montörvägen 7-15*

*Bandhagen Rangstagatan 2-16*

*Enskede Nynäsvägen 368-376, Sockenvägen 391-399*

*Farsta Glavagatan 19 (seniorlägenheter)*

*Fredhäll Atterbomsvägen 34, Palmbladsvägen 3 & 4,  
Stagneliusvägen 41, 45 & 60*

*Fruängen Fredrika Bremers gata 12-28*

*Hässelby Enspännargatan 16-66, Astrakangatan 119*

*Kristineberg Levertinsgatan 2-8, Lidnersplan 11,  
Lidnersgatan 3, Love Almqvists väg 8*

*Kungsholmen Igeldammsgatan 32*

*Midsommarkransen Svandammsvägen 42, Vattenledningsvägen 65*

*Mälarhöjden Klubbacken 26*

*Nacka Kvarnholmsvägen 11-21 (ungdomslgh)  
Östra Finnbodavägen 22-34 (seniorlgh)*

*Rinkeby Bredbyplan 6-30, Rinkebysvängen 65-113,  
Gamlebyplan 7-17*

*Sundbyberg Tulegatan 8-14 & Järnvägsgatan 48*

<i>Södermalm</i>	<i>Bergsunds strand 23, Bondegatan 44 A &amp; B, Borgargatan 9-13, Grindsgatan 43-45, Wollmar Yxkullsgatan 1 Lundagatan 49-55, Långholmsgatan 26-28, Rutger Fuchsg 3-7, Östgötag 72-76, Bohusg 19-23</i>
<i>Traneberg</i>	<i>Tranebergsvägen 17-21, Kinnekullevägen 2-12</i>
<i>Tyresö</i>	<i>Pastellgränd 3-19</i>
<i>Vasastan</i>	<i>Dalagatan 42, Torsgatan 75</i>
<i>Vårberg</i>	<i>Vårbergsplan 2-12 (delvis ungdomslgh)</i>
<i>Älta</i>	<i>Torvmossevägen 8-24</i>
<i>Äppelviken</i>	<i>Strömkarlsvägen 74-78, Havsfruvägen 3-7</i>
<i>Hammarby Sjöstad</i>	<i>Hammarbyterrassen 30-36, Heliosgatan 46</i>
<i>Mariehäll</i>	<i>Mariehällsvägen 31-33</i>
<i>Björkhagen</i>	<i>Ystadsvägen 110-120 &amp; 130-142</i>
<i>Västertorp</i>	<i>Terrängvägen 88-102 &amp; Stavgränd 4-14</i>
<i>Märsta</i>	<i>Söderbrinken 7 A-F &amp; Skolgränd 1 A-D</i>