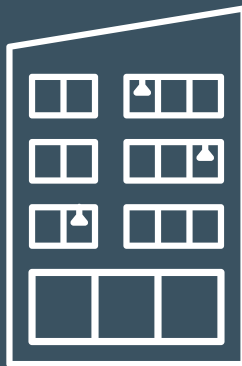


How to find a home

Tips and advice for searching for housing in Gothenburg and the surrounding region





Get advice and support to find housing

Regardless of where in Gothenburg you live, you can get counselling to find a home. This includes guidance on how to register on housing websites, how to send in applications, and tips for how to look for vacant housing.

Do you need more advice and support?

Call the City of Gothenburg's contact centre on 031-365 00 00, for information about where you can get housing counselling.

Get started as soon as possible

There's a housing shortage in Gothenburg. For that reason, you need to start looking for housing as soon as possible. It's a good idea to register in several housing queues, in Gothenburg as well as outside it.

If you want to live in Gothenburg, you can register on boplats.se the municipal housing agency, and get in the housing queue. You don't need to be living in Gothenburg in order to register on boplats.se.

Look for all types of housing in all parts of Sweden

When planning for your housing situation, it's important that you don't just look for one type of housing, or in only one area. Look for all types of housing contracts in all parts of Sweden. It is your responsibility to find a place to live.

If you need housing urgently it may be easier to find a rented room or a shared flat to begin with.

It may also be easier to find a flat in another municipality, where the housing shortage is less severe. If it's important for you to live in Gothenburg, a temporary solution could be to live outside of Gothenburg, or in another city, while you continue to look for housing in Gothenburg and collect queuing time on boplats.se.

Be active and don't miss out on any offers

Getting a flat rented out can be a quick affair for the landlord who advertised it, regardless of whether it's a lease or a sublet. So it's important that you keep an eye on your email inbox, to make sure you don't miss out on any offers.

If you get an offer of an apartment, be quick to accept so the apartment doesn't go to someone else.

If you've registered on several housing websites, it's a good idea to make a list of all your login details and keep it handy, so you can log in often to check for new vacancies.

Look on the internet and in newspapers

Most vacant flats can be found on the internet. If you haven't got your own computer you can use one in a library. The library will also have daily newspapers you can check for flat advertisements.



Register on several housing websites

Gothenburg has a municipal housing agency and several private housing websites where you can register. It'll be easier to find housing if you register on several housing websites.

Municipal landlords in Gothenburg

There are four municipal landlords in Gothenburg:

- » Bostadsbolaget
- » Familjebostäder
- » Gårdstensbostäder
- » Poseidon

They advertise their vacant flats on boplats.se or at their internal relocation websites.

Register on boplats.se

Boplats Göteborg is the municipal housing agency for the City of Gothenburg. It costs SEK 200 per year to be in the housing queue and collect queuing days on boplats.se.

Since all flats advertised on boplats.se are allocated by number of queuing days, it can take a long time to get a lease. It's not unusual for it to take several years. It's important that you register on boplats.se as soon as you can and that you pay your annual fee in order to be able to find housing in the future.

Search tips on boplats.se

- » Look for newly built flats
- » Look for smaller flats
- » Look for short-term contracts

Read more on boplats.se.

How to register on boplats.se

- » Go to boplats.se
- » Click "Sign up" in the upper right-hand corner of the page
- » Fill in your details
- » Log in to complete your registration

Remember that you have to pay your annual fee in order to stay in the housing queue. The easiest way to pay is with a debit card on the website itself.



Be conscious of what you're paying for!

There are housing websites that charge a fee for displaying a list of vacant flats. Often when you click on these "advertisements" they will take you back to boplat.se or other housing websites you may have access to anyway.

It's up to you to decide if you want to use these housing websites or not, but check what services are included before you pay for them.

Register with private landlords

If you haven't got enough queuing days on boplat.se to get a first-hand contract you can register on other housing websites that arrange leases in Gothenburg. The easiest thing is to look for active housing websites in the internet, as they usually vary in where and how they advertise their vacant flats.

Major private housing websites in Gothenburg

- » www.holgerblomstrand.se
- » www.homeq.se
- » www.hsb.se/goteborg
- » www.kjellberg.se
- » www.robertdicksons.se
- » www.willhem.se
- » www.wallenstam.se

Smaller landlords in Gothenburg

There are also smaller landlords who can arrange leases in Gothenburg.

The easiest way to find them is on the internet. There are several websites that list them with contact details.



Be open to temporary solutions

You can look for housing in another municipality while you wait for housing in Gothenburg.

The municipalities closest to Gothenburg

You can look for flats in the municipalities closest to Gothenburg on boplat.se. There are also other housing queues and websites where you can register:

- » www.alebyggen.se
- » www.bofast.se
- » www.förbo.se
- » www.kungalvsbostader.se
- » www.partillebo.se

Look for housing all over Sweden

You can also look for housing all over Sweden. Queueing times for housing vary greatly across the country.

Most municipalities have both municipal and private landlords where you can look for housing and register to join a housing queue. Visit each municipality's website for more information about who the local landlords are. The information is usually available under "Bygga och Bo" (Building and Housing), where

you can then search for vacant housing or landlords.

Good commuting possibilities

There are good bus and rail links between Gothenburg and several of the surrounding municipalities. Look into the possibility of commuting to work or school as an option.

- » www.vasttrafik.se

Other housing websites that advertise flats all over Sweden:

- » www.homeq.se
- » www.boplatssverige.se
- » www.qasa.se

Look for sublets and rooms to rent

Since it often takes a long time to get a first-hand contract, it may be an option to get a sublet or live as a lodger.

Housing websites for sublets and rooms

There are several housing websites for sublets and rooms that you can keep an eye on. You can reply to advertisements as well as publish your own if you're looking for housing:

- » www.blocket.se
- » www.qasa.se
- » www.samtrygg.se (advertises bigger flats and detached houses)

Search on social media

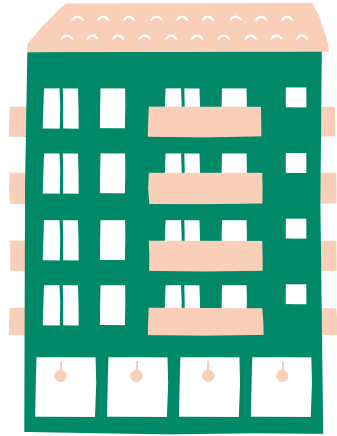
Many people also advertise vacant sublets and rooms on social media. Join groups and forums in order to be kept updated.



Sign a contract before paying

Remember to always sign a contract with the person you're renting from before you pay anything for the flat or room. Sometimes the person you're renting from will require that you pay a deposit before moving in.

A deposit serves as security for the person you're renting from, in case you don't leave the flat in the same condition it was when you began renting it. Deposits are usually one or two months' rent, which will be returned to you when you move out – provided you leave the flat in the same condition it was. Remember to get a receipt for your deposit.



Different types of housing and rental contracts

Lease or first-hand contract

– a rental contract between you and the landlord directly.

Sublet or second-hand contract

– a rental contract between you and the person who has a lease on the flat, usually valid for a limited period – like six months or a year. The person subletting always has to have the landlord's permission to do so.

Lodger – you rent a room in a flat or a house for example. The person with the lease will then continue to live in the flat as well, and you will share the kitchen and possibly a bathroom with them. No special permission from the landlord is needed to have a lodger.

Flat swap – if you already have a lease on a flat you may be able to swap with another person who also has a lease, meaning you live in their rented flat and they in yours. Flat swaps always have to be approved by both landlords.

Your rights and obligations as tenant or lodger

The Swedish National Courts Administration's website has information (in Swedish) about your rights and obligations as a tenant – regardless of whether you have a lease or a sublet:

» <https://www.domstol.se/amnen/hyra-bostadsratt-och-arrende/hyra-av-bostad-och-lokal/>

Your home – your responsibility

It's up to you to make sure you find a solution for your housing situation. The social services do not have any general responsibility for arranging housing for people without a home, nor do they have any flats or rooms that they can offer you.

First-hand contracts in Gothenburg are arranged through boplats.se or other private housing websites.


If you're at risk of becoming homeless

If you're at risk of becoming homeless (without any place at all in which to live), it's important that you do a broad housing search. That means you have to look for all types of housing, such as:

- » A bed in shared accommodation
- » A rented room
- » A hostel
- » Holiday housing or cottages
- » A flat
- » A house

Tell people you're looking for housing

It's also important that you consider all possibilities and that you use your network of contacts in order to find housing. Telling your friends and acquaintances that you're looking for housing can be helpful.



**Use the check list
on the last page
of this brochure!**

Document your housing search

Write down the names of all the landlords and advertisers that you've been in contact with, and make a note of:

- » how you contacted them
- » when you contacted them
- » what response you got

Save all registrations and responses you receive. These are useful for your own documentation. They're also important in order for you to be able to show what you've done to try to arrange housing yourself, in case you should need to apply for housing support from the social services.

When can the social services help you with housing?

In some cases the social services can help you sort out your housing. You need to have done everything you could to plan for and arrange housing on your own, but still not have succeeded in resolving your housing situation.

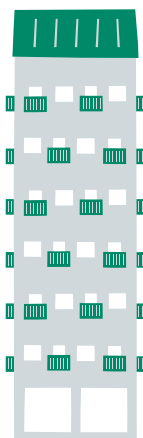
The fact that there's a housing shortage in Gothenburg is not in itself a reason for getting help from the social services. Nor are debts a sufficient reason for getting housing help from the social services.

Contact the social services in the area where you live for more information.

Get your finances sorted out

Having debts can make it more difficult to get a rental contract.

You can get help to structure your finances and also apply for debt restructuring via the Budget and Debt Counselling service (budget- och skuldrådgivningen).



Contact details for budget and debt counselling:

Phone:

031-368 08 00

Email:

budget@demokratimedborgarservice.goteborg.se

Visiting address:

Ekelundsgatan 1

Check goteborg.se/privatekonomi for phone attendance and visiting hours.



Check list

- **Register on boplats.se and begin collecting queuing days**
 - Remember to pay your annual fee
 - Keep your contact details updated so that you don't miss any offers
- **Register on private housing websites**
 - Such as HomeQ, Willhem, Wallenstam, HSB and others
- **Phone and email private landlords**
 - Ask about vacant flats and how to send in an application showing your interest
- **Look for sublets and rooms**
 - Search actively on several websites for sublets and rooms to rent
 - Post and advertise on various forums, including social media
 - Always sign a contract before paying anything
- **Tell your friends and acquaintances that you're looking for housing**
 - Use your network of contacts as an extra help, and post on social media
- **Put up notices in the area where you're looking for housing**
 - Use notice boards in the local supermarket, in libraries or other public spaces
- **Look for flats outside Gothenburg**
 - Check what the possibilities are for commuting to work or school
 - Visit municipalities' websites to find out how to get in the housing queue
- **Pay off your debts or get help from the debt and budget counselling services**
 - This will make it easier for you to get a rental contract
- **Contact housing counselling services to get support and help in finding a place to live**
- **Document your housing search – for you own records and in case you need to apply for support from the social services**

Contact information

Boplats Göteborg

Phone: 031-100 250

Visiting address: Rosenlundsplatsen 1, 411 20 Göteborg

Website: www.boplats.se

Check boplats.se/kontakta/kundtjanst for phone attendance and visiting hours.

Housing counselling

Phone: 031-365 00 00

(The City of Gothenburg's contact centre)

Website: www.goteborg.se/sokabostad