

Tenant charge sheet - items / inventory

Tenants are required to maintain the apartment carefully. Any costs caused by carelessness, improper handling or negligence will be charged from the tenant according to the tenant charge sheet. The tenant is expected to read the instructions provided by TCS and Stay Sthlm.

Carelessness or being unaware of the rules is not an acceptable excuse to avoid paying the charges. Read more about tenant responsibilities in the housing guide or contact TCS Housing. The prices on the tenant charge sheet are often lower than the actual cost of repair, and Stay Sthlm reserves the right to charge the tenant according to actual repair cost. Urgent work will be charged based on invoiced amount, which will make the cost significantly higher. The prices include labour, materials/parts required as well as installation costs. Stay Sthlm reserves the right to change these prices. Contact your insurance company and see if they are willing to cover any unexpected costs.

Keys

The tenants will be given 2 set of keys each and no additional keys will be available. Stay Sthlm can help and make a copy of the lost key for an additional cost. See prices below.

Stay Sthlm will charge the tenant for any lost keys/cylinders/tags.

Type	Cost	Description
House key (per key)	Min. 500 SEK	As invoiced
Common area	Min. 500 SEK	As invoiced
Laundry cylinder	600 SEK	Set price
Tag	1 500 SEK	As invoiced
Mailbox	500 SEK	Set price

Textiles

Any extra bed linen/ towels provided by the cleaning service found in the apartment that is property of Stay Sthlm will be removed. Loss or damage of textiles will be charges according to the pricelist below.

Textiles	Cost	Description
Carpet	1 000 SEK	Damage/holes caused by carelessness.
Curtains	500 SEK	Per item
Large towel *	500 SEK	Per item
Small towel *	300 SEK	Per item
Pillow case *	200 SEK	Per item
Bed linen*	500 SEK	Per item
Bed sheet *	500 SEK	Per item
Pillow	250 SEK	Per item
Duvet	500 SEK	Per item

Fixed fittings

If a tenant (or their invited guests) intentionally damages the landlord's property, the tenant must tell the landlord. The landlord can ask the tenant to repair the damage, or to pay the cost of replacement or repair.

Fixed fittings / interiors*	Cost	Description
Floor repairs		As invoiced
Main door lock		Approx. / As invoiced
Doors / frames		As invoiced
Electrical sockets	350 SEK	Per socket / plug
Windows / glass door		As invoiced
Window ledges		As invoiced
Paintwork		As invoiced
Apartment inner doors		As invoiced
Apartment front door		As invoiced
Locksmith		As invoiced
Heater / radiator		As invoiced
Installation work, handyman (hour)	550 SEK	Work, maintenance visit, unnecessary visits
Other services (hour)	-	As invoiced (i.e. certified work such as plumbing, electrician etc)
Cleaning services (hour)	400 SEK	Mould, sanitation, cleaning
Removing items/garbage (hour)	550 SEK	e.g. sofa / bed / washing machine
Other	-	Special cases, e.g. water damage caused by the tenant or damage caused by neglecting the rules and advice such as smoking inside or constant breaking of the key mechanism using a wrong key. As invoiced/termination

The tenant is not responsible for repairs or damage arising from burglaries, natural events (such as storms, floods), or fair wear and tear.

Any work carried out outside office hours, 17.00–09.00, mid-week holidays and weekends) will be charged an extra 100 % on the total price.

Electrical appliances

Damage caused by tenant (taking into account any deductions due to the age of the appliance) will be charged accordingly. Please contact your insurance company to see if they can cover the cost for i.e a broken TV.

Appliances*	Cost	Description
TV	8 000 SEK	
Microwave	1000 SEK	
Modem / router	1 000 SEK	
Iron	500 SEK	
Dishwasher*	6 000 SEK	

* Installation cost for certified service technician will apply on all services carried out in the property, this according to Swedish law and lease agreement.

Interior

Livingroom	Cost	Description
Sofa	6 000 SEK	Larger holes caused by carelessness.
TV-stand	1 000 SEK	Burn marks or other damage caused by tenant.
Living room table	1 000 SEK	
Armchair	2 000 SEK	
Carpet	1 000 SEK	
Windows / doors	Min 2500 SEK	Installation costs will apply

Bedroom	Cost	Description
Bed	1 500 SEK	Damage caused by carelessness.
Mattress	1 000 SEK	
Baby crib	1 000 SEK	
Drawer	1 000 SEK	
Windows / doors	Min 2500 SEK	Installation costs will apply

Bathroom*	Cost	Description
Bathtub	5 000 SEK	Installation costs will apply
Toilet	4 000 SEK	Installation costs will apply
Shower doors	2 000 SEK	Price depends on type of doors
Wash basin	3 000 SEK	
Bathroom sink faucets	2 000 SEK	
Windows	Min 2500 SEK	Installation costs will apply

Kitchen	Cost	Description
Stover / oven	10 000 SEK	Installation costs will apply, external service delivery
Damaged burner / cook top	2 500 SEK	
Faucets / tap	4 000 SEK	Installation costs will apply, external service delivery
Fridge & Freezer	8 000 SEK	Installation costs will apply, external service delivery
Defrosting freezer / fridge	500 SEK	
Kitchen fan	3 000 SEK	
Wash basin	3 000 SEK	Installation costs will apply, external service delivery
Counter tops	Min 2 000 SEK	Depending on the extent of the damage
Windows / doors	Min 2500 SEK	Installation costs will apply

** Installation cost for certified service technician will apply on all services carried out in the property, this according to Swedish law and lease agreement.*

Fixed interior

Fixed fittings	Cost	Description
Flooring	10 000 SEK	Repair costs will apply, external service, quote
Walls	4 000 SEK	Repair costs will apply, external service, quote
Water damage / mould sanitation	8 000 SEK	Repair costs will apply, external service, quote
Blocked ventilation	1 000 SEK	
Counter tops	Min 2 000 SEK	Repair costs will apply, external service, quote
Windows / doors	Min 2500 SEK	Repair costs will apply, external service, quote
Blocked sink/bath	500 SEK	
Blocked toilet	1 500 SEK	
Missing smoke detector	250 SEK	

Fixed fittings	Cost	Description
Flooring	10 000 SEK	Repair costs will apply, external service, quote
Walls	4 000 SEK	Repair costs will apply, external service, quote
Water damage / mould sanitation	8 000 SEK	Repair costs will apply, external service, quote
Blocked ventilation	1 000 SEK	
Counter tops	Min 2 000 SEK	Repair costs will apply, external service, quote
Windows / doors	Min 2500 SEK	Repair costs will apply, external service, quote
Blocked sink/bath/toilet	500 SEK	