

Glossary

Besiktning	Inspection Before you move into your new home, an independent surveyor will ensure that everything works as it should.
Bofaktablad	Fact sheet with floor plan The plan drawing of the apartment or house, which is often to a scale of 1:100, is an appendix to the contract when you buy a new apartment or house. The plan shows the size of the various rooms and the location of the windows and balcony or patio etc.
Bostadsrätt	An owner-occupied flat An owner-occupied flat can be a flat, a house, a terraced house or a link house. Owning a bostadsrätt means owning the right to live in the flat or house, and owning a share of the society that owns the building. The members of the society own the building or houses together. All members pay a fee to the society every month called månadsavgift or monthly fee. This fee is used to pay for maintenance of the building and shared areas like stairs, entrance of the building etc.
Bostadsrättsförening	Tenant-owner association A residential building where it is possible to buy a flat is often owned by a Tenant-owner association. Sometimes even houses, row or link houses build a Tenant-owner association. It is the members of the association that own the building or houses together. When you buy a "Bostadsrätt" you become a member of the society.
Brandcell	Fire cell (Fire compartment) An enclosed space in a building that will withstand fire for a certain amount of time to prevent the spread of fire and flammable gases. The boundary of the compartment is the walls, ceilings and floors.
Byggfels försäkring	Building Defects Insurance A Building Defects Insurance is valid for 10 years after the building has been inspected in connection with the completion of the apartment / house. This insurance protects you if it is discovered errors in the building's design, materials, workmanship or damage due to errors in the execution.
Byggregler	Building Regulations Today's building code is based on the BBR, Boverkets Byggregler. It is a collection of regulations and general guidelines set by the National Board of Housing and it is applied on all Swedish buildings. BBR contains requirements and guidelines regarding design, bearing capacity, fire, sanitation, noise, safety and energy conservation.

Ekonomisk plan	Financial plan Before a housing association (Bostadsrätt) rents apartments, a financial plan must be drawn up by the association's board and registered by the Swedish Companies Registration Office. The plan must contain the information that is important for an assessment of the association's activities. The plan is to provide prospective tenants with information about the association and its finances. The plan is usually drawn up about 6 months before the first move in.
Entreprenadavtal	Construction contract agreement A contract between the developer and the contractor regarding the construction of the current facility or building.
FTX ventilation	FTX ventilation Works like FX ventilation, but the supply air is added mechanically through diffusers in the ceiling or wall.
FX-ventilation	FX-ventilation A ventilation system with mechanical exhaust air and supply air. The air enters through vents in the outer wall, usually located behind radiators. Heat recovery from exhaust air is used for heating the building.
Förhandsavtal	Pre- Agreement A binding agreement stating that the housing co-operative will lease the apartment with tenant ownership to the buyer in the future. In connection with the pre-agreement, the buyer pays a portion of the purchase price to the housing co-operative, usually between 25,000 to 50,000 SEK. The buyer agrees to pay the full amount, once the building is completed.
Handpenning	Down Payment A down payment is required on most contracts related to mortgage and real estate. It is a type of advance payment given to the seller so he or she knows that the buyer is honest in their intentions. The down payment is usually 10 percent of the purchase price.
Hyresrätt	Tenants' association You can lease a flat from a municipal housing company or a private landlord. You and the landlord or housing company both sign a lease and must both follow the terms of the lease. The landlord or housing company usually takes care of ongoing maintenance, such as painting and wallpapering. You need to care for the flat and pay for any damage that you cause. You need to report any damage, such as a water leak, to the landlord or housing company immediately. A tenants' association supports its members in various ways. Membership is voluntary and requires you to pay a fee. Read more about them on their website: www.hyresgastforeningen.se/rentment
Innergård	Courtyard All our apartment complexes are built around an open to sky courtyard.

Insats	Advance payment Is the amount that is paid to the Tenant-owner association at the time of the lease. The amount of the initial payment is shown in the cost calculation and the financial plan.
Kallras	Downdraught When the air on the outside is cold, the windowpane cools the warmer air on the inside. Cold air is heavier than warm air, which means that the cold air sinks to the floor. This makes the room feel drafty. Cold drafts are a common problem in older buildings where the windows are poorly insulated.
Kontantinsats	Cash Contribution When you buy a home, it is recommended that you pay as much of the purchase price as possible in cash. A bigger cash contribution means that your housing costs will be lower. Most banks wants you to have a down payment of at least 15 percent of the purchase price.
Kostnadskalkyl	Cost calculation Is a calculation of the cost of the project and is a simplified financial plan. The calculation must be accompanied by a certificate from two of the Swedish National Board of Housing Certified Examiners who have reviewed the calculation and its contents. To be able to sign an advance agreement (förhandsavtal), there must be a certified cost calculation.
Lånelöfte	Loan Commitment You can get a loan commitment from a bank or mortgage institution, and it demonstrates your ability to buy. Although we do not have a bidding process, it is always good to be prepared when the time is right to buy.
Pantbrev	Mortgage deeds A document which is used as collateral for loans, such as mortgages. It is issued on a certain amount and within a certain part of the pledged object's value. A mortgage bond costs 2% of its value
Sedumtak	Sedum roof (Green roof) The generic name for green roofs with living materials, such as moss or grass. A sedum roof is not only beautiful, it is also good for the environment because it emits oxygen, binds hazardous substances, contains rainwater and insulates the house. Sedum is a name of a particular plant.
Sopsug	Stationary Vacuum System Users throw their waste into ordinary, accessible inlets either indoors or outside. The waste is transported by a stream of air in underground pipes, to a container in a collection center on the outskirts of the residential area.

Säljstart	Sale-start Release of a new residential project to the market for sale.
Upplåtelseavgift	Lease agreement fee Is a special fee that the tenant-owner association can charge together with the advance payment when the tenant-owner is first granted. An ordering of options has an effect on the charging fee, which then increases correspondingly to what the options cost.
Upplåtelseavtal	Lease Agreement The lease agreement is signed between the tenant-owner association and the tenant-owner and is regulated in the tenant-owner law. The agreement must be in writing and contain information like the parties' names, the apartment to which the lease refers to and the amounts to be paid as advance payment and annual fee and, where applicable, the lease agreement fee. In connection with a lease agreement, 10% of the flat's (or house's) price is paid (advance payment + lease agreement fee).
Visning	Property on show A Show of apartment or house that is for sale.
Årsavgift	Annual fee The annual fee will cover the association's operating costs such as water, electricity, property tax, ongoing maintenance, maintenance of the property, repayments etc. This is usually paid every month and hence called the monthly fee (månadsavgift)
Återvinningsrum	Waste Disposal Room (Recycling Room) A waste disposal room with separate bins for cartons, newspaper, household waste, glass, plastic etc.
Äganderätt	A residence with ownership rights Most single-family houses and many terraced houses and link houses are owned outright. The person who buys the house becomes the sole owner of that house.

Please contact us if you have any queries or need any further information.

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