

Tenancy agreement for letting (transfer of right of use) in housing cooperatives

(Name of cooperative member)

(Address)

and

(Name of tenant)

(Address)

have this day entered into the following tenancy agreement:

1. The agreement is in respect of letting of a dwelling that the cooperative member has used as his own dwelling and which he will use permanently again after a temporary absence of up to five years. A tenancy of this nature gives the tenant fewer rights than when renting other dwellings. The dwelling referred to is no. ____/____ in the housing cooperative_____, which is let in its entirety with associated external rooms and any rights to use common rooms and areas.
2. a) The lease runs from ____/____-____ and until ____/____-____ inclusive, without either party being entitled to terminate the agreement.
b) The lease applies from ____/____-____ until ____/____-____ inclusive, with a period of notice of termination of three months at the end of a calendar month for either party.
(Delete alternative a or alternative b)
3. No later than the first of each month, the tenant shall pay the monthly rent of NOK _____ to the cooperative member.
4. The dwelling must not be exposed to damage. Otherwise, the tenant is obliged to comply with the orders and regulations applying to the members of the housing cooperative pursuant to the statutes, household regulations and circulars issued by the housing cooperative.
5. The tenant shall furnish adequate surety (bank guarantee/deposit) in the amount of NOK _____ for the performance of his duties under the tenancy agreement, plus security against damage to the dwelling, eviction expenses and any other claims arising from the agreement. If a deposit is paid, this shall be deposited in an account in the name of the cooperative member. The account shall only be operated with the signature of both the tenant and the cooperative member. Accrued interest shall be credited to the tenant. The agreed deposit account shall be in the same bank as the bank the rent is paid into.
6. If the tenant fails to pay the rent within two weeks of written notice being sent, cf. Section 4-18 of the Enforcement Act, the tenant may be evicted pursuant to Section 13-2(3) litra a) of the Enforcement Act.
7. The tenant agrees that eviction under Section 13-2(3) litra b) may be demanded when the term of the tenancy agreement has expired.
8. This tenancy agreement done in triplicate, with one copy to the cooperative member, the second to the tenant, and the third to the housing cooperative c/o Stavanger Boligbyggelag.

Stavanger, ____/____-____

(Tenant)

(Cooperative member)

I) I consent to the tenancy agreement. I) The dwelling does not serve as a joint dwelling for a spouse.

Stavanger ____/____-____

Stavanger ____/____-____

I) This agreement must either be signed by the cooperative member to the right or by the cooperative member's spouse/partner to the left.