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Standard rental contract for housing prepared by
Paragrafer.no

*This contract regulates the tenancy between the parties and has been drawn up in
accordance with the House Rent Act of 26 March 1999.*

Point 1: The parties to the agreement

Landlord: _____	Tenant: _____
Address: _____	Address: _____
Date of birth: _____	Date of birth: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

(If it has been agreed that several tenants shall be jointly and severally liable towards the landlord, use a separate sheet and attach this to the contract. Paragrafer.no also recommends always having individual tenancy agreements),

Point 2: The tenancy applies

Address: _____
Gnr./Bnr/.Apartment number: _____
Municipality: _____

Type of rental object (e.g. room in a shared flat):

Number of rooms:

The property is rented out: (In the case of furnished or partially furnished housing, an inventory list must be drawn up, signed by both parties and attached to the contract.)

- Furnished
- Partly furnished
- Unfurnished

Any comments:

Point 3: Duration of the lease

Choose the option chosen by the parties:

Timed agreement

The tenancy runs from one specific date to another. Fixed-term tenancies have an agreed end date, and the tenancy automatically ends on this date. The minimum legal rental period is basically three years. Exceptions must be justified, this can be written below on this page.

The tenancy starts: _____

The tenancy ends: _____

Indefinite agreement

The tenancy runs until it is terminated by one of the parties. Indefinite tenancies give both landlord and tenant flexibility, as they can end the tenancy with the agreed notice period.

The tenancy starts: _____

Any comments:

Point 4: Termination - access and first

Indefinite tenancy:

The notice period is ___ months, and is calculated from the first day of the month after the notice is received. It is important to note that the notice of termination must be received by the other party no later than the first day of the month for the deadline to start running from this month. For example: If the notice is received on 31 January, the notice period will start to run from 1 February.

Termination by the landlord must always be in writing and with reasons. The landlord must inform the tenant of the right to object in writing within one month of the termination, and of the consequences of not objecting.

Fixed-term tenancy:

The tenancy cannot be terminated during the tenancy period. If this box is ticked, the tenancy is binding for the entire agreed period, and neither party can terminate the tenancy before the end of the tenancy.

The tenancy can be terminated with ___ months notice to end at the end of a calendar month. The notice of termination must be received by the other party no later than the first day of the month for the notice period to run from this month. If this box is ticked, both parties have the opportunity to terminate the tenancy before the end of the tenancy, but must comply with the agreed termination period.

Termination by the landlord must always be in writing and with reasons. The landlord must inform the tenant of the right to object in writing within one month of the termination, and of the consequences of not objecting.

Item 5: Rent and other benefits

Monthly rent: _____ kroner. It must be paid to the landlord's account: _____ by _____ each month.

Optionally: The rent is paid in advance to the landlord's account: _____ due on: _____ in each month.

In the event of late payment, late payment interest and late payment fees may apply.

Adjustment of the rental price can only be done in line with the rules of the House Rent Act. Any other increase in the rental price will be invalid.

Electricity and heating:

- Included in the rent.
- Paid in addition to the rent. Advance payment per month: NOK _____. The advances are settled at least once a year, and the landlord documents the actual costs.
- The tenant takes out their own subscription.

Water and sewage:

- Included in the rent.
- Paid in addition to the rent. Advance payment per month: NOK _____. The advances are settled at least once a year, and the landlord documents the actual costs.
- The tenant takes out their own subscription.

Internet:

- Included in the rent.
- The tenant takes out their own subscription.

In addition to the rent, it is not permitted to demand payment for services other than electricity, heating, water and drainage.

Point 5: Security

The tenant pays a deposit of: _____ kroner.

The deposit is paid to: _____ in _____ in the name of the tenant.

Optionally: The following guarantor is responsible for the entire amount of the deposit (this must be agreed separately in another contract):

Interest on the deposit accrues to the tenant.

The landlord covers costs for setting up a deposit account.

Item 6: Handing over the home

The landlord must place the home at the tenant's disposal in a tidy and clean condition, and otherwise in normal good condition at the agreed time. The tenant must inspect the home upon taking over. Any deviations from what has been agreed must be complained about in writing to the landlord within a reasonable time after taking over. The tenant must have access to the home at the agreed time.

Takeover of the home takes place on (date): ___ at ___. The parties agree on a time for taking over the home.

Clause 7: Lessor's duties

- During the rental period, the lessor is obliged to keep the home, and the property in general, in the condition to which the lessee is entitled under the Rent Act.
- The landlord only entering the rental object is a separate agreement with the tenant. For special cases, the rules of the House Rent Act apply.
- Additional and special things that are agreed between the parties can be entered under:

Item 8: Lessee's duties

- The tenant is obliged to treat the home, as well as any rented furniture, with due care and otherwise in accordance with the tenancy agreement.
- The tenant is obliged to follow normal rules of order and reasonable orders that the landlord has set to ensure good house order. This may include rules about noise, use of common areas, and waste management.
- The tenant is obliged to compensate for all self-inflicted damage, and all damage caused by members of the household, sub-tenants or others the tenant has given access to the home, within the limits set by § 5-8 of the Tenancy Act. The tenant is responsible for compensating for damage that the tenant himself, or persons for whom the tenant is responsible, causes to the home.
- The tenant is obliged to immediately notify the landlord of damage to the property that must be rectified without delay. The tenant must immediately notify the landlord of urgent damage, such as water damage or fire.
- Additional and special things that are agreed between the parties can be entered under:

Item 9: Return of the home

At the end of the tenancy, the tenant must place the home with its accessories at the landlord's disposal. The home must be cleared, cleaned and in the same condition as when it was taken over, with the exception of the deterioration resulting from general wear and tear.

Item 10: Special rules

The following special agreements apply to this tenancy:

- **Smoking:** Allowed / Not allowed
- **Pets:** Allowed / Not allowed

Other:

This contract has been prepared with the assistance of machine learning tools to ensure clarity and precision. It is primarily intended for educational purposes, and paragraphs disclaim all responsibility for legal as well as linguistic errors. For as long as the contract should conflict with the Rent Act in favor of the landlord, the contract will be disregarded.

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