

## Housing guide Kalmar

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## **Housing guide Kalmar**

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### **1 How to do housing in Kalmar**

This guide has been created to support international students at Linnaeus University in their process to find housing in Kalmar. To make sure you do not miss anything, read all the sections.

There are several types of housing in Kalmar, some of which you might be eligible for and some you might not be eligible for. Section 2 gives information on Linnaeus University's housing policy, while section 3 gives information on how you can find housing on your own (that applies to most students).

Sections 4 through 9 give information on things you should be aware of when looking for housing and living in Sweden, such as the use of deposits, home insurance, frauds, and more.

If you have any questions after reading this document, you can find our contact info in section 9.

### **2 Housing through Linnaeus University**

Linnaeus University provides housing priority only to exchange students from overseas and some scholarship holders. If you do not belong to any of these categories of students, you must search and secure housing on your own.

At <https://lnu.se/en/student/preparing-for-your-stay/accommodation/> there is a bit more information about what applies to different student categories.

Students arriving with family must secure accommodation themselves. This is because the accommodation provided by the university consists of dorms rooms that are for one person only.

### **3 Find housing on your own**

Likely you need to find accommodation by yourself. There are a few places you can find housing: housing companies and subletters.

The biggest housing provider for students in Kalmar is Kalmarhem (see 3.1), but there are some other housing companies who let to international students (see 3.2).

There are also a lot of subletters or private citizens who have accommodation they rent out (see 3.3 and 3.4).

#### **3.1 Kalmarhem**

As previously mentioned, Kalmarhem is the biggest housing provider for students in Kalmar. They have a thorough explanation of their system for international students on [this site](#). We recommend that you read it, then register for their queue. As of March 2024, international students are included in Kalmarhem's student housing guarantee.

The student housing guarantee means that first-time students (at LNU) who does not live in or near Kalmar are guaranteed a student accommodation within two (2) months from the date they began applying for student accommodation, if they meet certain criteria. Since Kalmarhem cannot access credit terms for students who do not have a Swedish personal identity number, you are expected to pay the first two months' rent in advance.

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To be eligible for the student housing guarantee, you must:

- be admitted to at least 15 credits at Linnaeus University based at Kalmar Campus, Växjö or distance, and
- fulfil other demands Kalmarhem, which you can read about [here](#) and [here](#) (use the translate function).

Keep in mind that you can only live by yourself in a student accommodation with shared spaces.

Student accommodation is not available to PhD students.

Please note! You need to register with the Personal code no. (Personal ID number) you received from Linnaeus University. You can find it in your letter of admission (Notification of Selection Results).

### *3.1.1 How do I register at Kalmarhem.se?*

Register at <https://minasidor.kalmarhem.se/mina-sidor/registrera-dig> (use the translate function for easier navigation (seems to be broken right now /2024-04-12)).

- If you **have** a Swedish personal identity number, you cannot register with the number you got from Linnaeus University. Please register with your full Swedish personal identity number (YYMMDD-xxxx). Each x is equivalent to a number in a proper personal number.
- If you do **not have** a Swedish personal identity number, you need to register with the personal identity number you got from Linnaeus University.
  - If you get a Swedish personal identity number, please visit Kalmarhem at Larmtorget 3 with your new ID and it will be changed on your tenancy agreement and on Kalmarhem's "My Pages".

### *3.1.2 International payment to Kalmarhem*

To Kalmarhem you can pay either by using a payment service like Wise or Trustly, or by payment from a foreign bank. See more instructions at the bottom of [this site](#), and please contact [kundservice@kalmarhem.se](mailto:kundservice@kalmarhem.se) if you have any trouble with the payment.

## **3.2 Other housing companies in Kalmar**

Besides Kalmarhem there are other companies providing accommodation in Kalmar. Kalmar Municipality has compiled a [list of different companies](#) (use the translate function in the navigation bar) that provide accommodation in Kalmar. Of these it is foremost Rikshem and Sveaviken that offer student accommodation.

## **3.3 The Linnaeus Union housing portal**

Looking to sublet? The Linnaeus Union has a housing portal where you find sublets and rooms with private owners. There is no registration on this site, instead contact each landlord/subletter. When both a phone number and an email are listed in the ads, phone even if that is expensive from your location. When landlords are approached at speed you reach them faster with a phone call which can make all the difference.

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Find the ads at <https://linnek.se/eng/bostadsportal/> where you can make filtered searches on types of accommodation, area, maximum rent etc. Check the housing portal regularly since new ads are posted several times a week.

It differs a lot if the apartments are furnished or not, so make sure to check what's included when looking for offers.

### 3.4 Facebook groups

There are several Facebook groups for housing in Kalmar. To find them, search for "lägenheter Kalmar" if you are looking for apartments and "hus kalmar" if you are looking for houses.

## 4 Tenancy agreements

Frequently Linnaeus Union receives questions about contracts: what is/should be included, is the rent ok etc. Read more on the website from our colleagues in Lund: [Bopoolen](#).

### 4.1 Paying a deposit

It is common for housing companies to demand a deposit from international students as security when paying the first rent. This is because tenants without a Swedish personal number can leave before the three months of giving notice has ended and the companies have no way of tracking the tenant to pay rent. Local students with a Swedish personal number can more easily be tracked through the population registry.

### 4.2 Time periods for tenancy agreements

All regular tenancy agreements for (student) accommodation (not provided by the university) are until further notice and with three-month period of notice. When you wish to cancel your tenancy agreement you must fill a termination form. Housing companies usually rent out accommodations three months in advance so to get a new home for example from June 1 you need to apply for a new accommodation as early as February.

### 4.3 10 months' rent vs. 12 months' rent

Sometimes a housing ad for an accommodation specifies 10 months' rent or 12 months' rent. This does not mean that you are bound to stay there for 10 or 12 months. It refers to which months you pay rent. **An accommodation with 10 months' rent** means that during the summer there are two months that are rent-free. This is something that exists because Swedish students who get financial student aid from CSN do not get that aid during the summer months. The rent is instead calculated for ten months, meaning a higher monthly rent (although not a higher rent in total) but easier for the students to plan their expenses. **An accommodation with 12 months' rent** is a regular accommodation, where you pay rent all the months of the year.

### 4.4 Living environment

It is always useful to know the rules and obligations when you move to a new country. Kalmar Municipality has compiled some [information on what you can expect about your living environment](#) (use the translate function in the navigation bar). Make sure you check it out, both so that you know what you can expect from your landlord and so that you know what your neighbours can expect from you.

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### **4.5 Home insurance**

When signing with Kalmarhem, you must have a valid home insurance, and it is often required also when signing with other housing providers.

If you do not have a Swedish personal identity number, check what possibility there are to use the home insurance that you have where you live now (in your home country). If this is not an option, there are a few insurance companies offering a home insurance to students without a Swedish personal number, for example *Trygghansa*, *Dina*, and *If*.

## **5 National tenants' association**

We recommend students living in rented accommodation to become members in [Hyresgästföreningen](#) (HGF). It is the national tenants' association and if any problems arise that are housing related, their membership comes in very handy.

## **6 Beware of housing frauds**

Sadly, there are those who try to take advantage of international students or other newcomers trying to navigate on the often-complicated Swedish housing market. Think very carefully before sending money or sharing personal information. This is especially important if someone asks you to transfer money to an international account. Landlords who claim to be abroad, or who require large deposits to foreign bank accounts, are often scammers. When a transaction is done to a foreign account it is often not possible for the Swedish police to investigate it. Read more on the website from our colleagues in Lund: [Bopoolen](#).

If you suspect that you are a victim of a fraud, contact us at Linnaeus Union and we will do our best to support you.

## **7 The Swedish personal identity number**

To apply for the Swedish personal identity number, you must be admitted to studies longer than 12 months, meaning that you must either be admitted to a master program, a full bachelor programme, or as a PhD. Students admitted to studies that are shorter than 12 months cannot get a Swedish personal identity number.

If you are eligible to apply, do so at the Swedish Tax Agency (Skatteverket).

Observe that some people use the term "Swedish social security number" instead of Swedish personal identity number. They usually mean the same thing, but the tax agency uses Swedish personal identity number.

## **8 Bringing your spouse/children?**

If you plan to bring your spouse and/or children you must find accommodation on your own, even if you are one of the prioritized categories (section 2). This is because the accommodation provided consists of dorm rooms which are for one person only. If you will bring your family, it is even more important that you have secured accommodation prior to your arrival. It is safer to arrange it so that family members arrive once accommodation is sorted.

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### 8.1 Queuing for pre-school placement

You can find information on pre-school placement in Kalmar Municipality on [this site](#) (use the translate function). If you have any trouble with the queuing system or have any questions about pre-school placement, please contact the municipality.

### 9 Questions?

Do you need further guidance? Don't hesitate to contact the Student Coordinator at the Linnaeus Union at [karin@linnek.se](mailto:karin@linnek.se) or contact the Linnaeus Union's administrators at [info@linnek.se](mailto:info@linnek.se)

If you are looking for information on when the term starts and/or are looking for general practical information, go to Linnaeus University's page for new students: <https://lnu.se/en/student/new-student/>

