

Riksbyggen´s Trygghetslöfte – detailed terms and conditions

As the buyer of a cooperative home in any of Riksbyggen's cooperative ownership project as of 1 October 2017, you are covered by Trygghetslöftet, our Purchase Commitment, which allows you to postpone the day of occupation and provides the right to waived monthly fees and the right of withdrawal from the contract. The terms of Riksbyggen's Purchase Commitment apply to buyers who sign a contract for a new-build home through Riksbyggen. As of 01 March 2019, our extended Purchase Commitment applies for Förtur members. See below for details conditions for each provision.

1. The right to postpone the date of occupation

A buyer may request a postponement of the date of occupation by up to three months from the date scheduled, provided that the buyer has not concluded a contract of sale for the previous home before the date of occupation for the new home. Your previous home must have been for sale on market terms through a registered estate agent for at least 3 months. This must be verified by an initiated and ongoing agency agreement with a real estate agent and with an associated marketing or advertising plan or history of advertising.

There is no right to postpone the date of occupation if

- a purchase agreement has been concluded for the buyer's previous home;
- the previous home is of a type other than a cooperative home or a detached or semi detached property (e.g. a second home);
- the previous home is not the buyer's permanent residence. Permanent residence is considered to be a place of abode where the buyer has actually lived and was listed on the civil register, either for at least one year immediately prior to the sale or for at least three of the last five years prior to the sale;
- the previous home has not been offered for sale on market terms through a registered real estate agent for at least 3 months or
- the previous home is damaged due to fire, storm, floods, water damage, radioactivity or similar occurrences earlier than 3 months before the date of occupation of the new home.

2. Right to waived monthly payments in the case of double occupancy, sick leave or unemployment

The right to waived monthly fees can be claimed when the following conditions are met with regard to double occupancy, sick leave or unemployment. In general, maximum compensation always corresponds to the monthly fee, up to a total of SEK 10,000 per home per month for a maximum of 12 months (24 months for Förtur members) in respect of the owned share. If multiple buyers are specified on the contract and any one of them fulfils any condition for the right to waived monthly fees, an amount corresponding to the buyer's ownership share in the cooperative home will be reimbursed. Monthly fee refers to the fee as notified by the housing cooperative in which the new home forms part. Any subscriptions included in the monthly fee are covered by Trygghetslöftet. Trygghetslöftet does not apply to subscriptions and operating costs not covered by the monthly fee.

Right to waived monthly payments in the case of double occupancy

Should the purchaser not succeed in selling his or her previous home by the date of occupation and thus must still pay for it, the purchaser has the right to waived monthly fees in respect of the new home for up to 12 months to a maximum of SEK 10,000 per home per month. Should the buyer request postponement of the day of occupation under Trygghetslöftet (see above), the time during which the buyer has the right to waived monthly fees is reduced by the number of months of the postponement. Compensation according to this provision is paid subject to the buyer not having negotiated a contract of sale for the previous home before the date of occupation for the new home. Your previous home must have been for sale on market terms through a registered estate agent for at least 3 months before the date of occupancy in the new home. This must be verified by an initiated and ongoing agency agreement with a real estate agent and with an associated marketing or advertising plan or history of advertising.

There is no right to waived monthly payments in the case of double occupancy if

- a purchase agreement has been concluded for the buyer's previous home;
- the previous home is of a type other than a cooperative home or a detached or semi detached property (e.g. a second home);
- the previous home is not the buyer's permanent residence. Permanent residence is considered to be a place of abode where the buyer has actually lived and was listed on the civil register, either for at least one year immediately prior to the sale or for at least three of the last five years prior to the sale;
- the previous home has not been offered for sale on market terms through a registered real estate agent for at least 3 months or
- the previous home is damaged due to fire, storm, floods, water damage, radioactivity or similar occurrences earlier than 3 months before the date of occupation of the new home.

Right to waived monthly payments in the case of sick leave

The buyer has the right to compensation if he or she is on full sick leave for a continuous period of more than 30 days during the first year from the day of occupation, provided that sickness benefits are paid by Försäkringskassan. The buyer must certify sick leave by providing e.g. a doctor's certificate and proof of receipt of sickness benefits so that an assessment can be made in each individual case. Compensation may then be paid for each such continuous period of sick leave up to a maximum of 12 months from the date of occupation and to no more than SEK 10,000 per home per month. Should the buyer request postponement of the day of occupation as described above, the time during which the buyer has the right to waived monthly fees is reduced by the number of months of postponement.

There is no right to waived monthly payments in the case of sick leave if

- the buyer is entitled to a pension, severance pay or similar, provided that the buyer does not receive sickness benefit from Försäkringskassan for the entire period of the sick leave concerned and is able to verify the amount of sickness benefit paid with documentation from Försäkringskassan or
- in the case of injury caused by circumstances that were known and/or existed at the time when the first binding agreement with the cooperative regarding the cooperative home i.e. the preliminary agreement or owner agreement.

Right to waived monthly payments in the case of unemployment

The buyer has the right to compensation if he or she is or becomes involuntarily unemployed for a continuous period of more than 30 days during the first year from the day of occupation, provided that the buyer was in full-time employment for the three months immediately prior to concluding the owner agreement. The buyer must certify unemployment by providing e.g. an unemployment certificate and proof of receipt of unemployment benefits so that an assessment can be made in each individual case. Compensation may then be paid for each such continuous period of unemployment up to a maximum of 12 months from the date of occupation and to no more than SEK 10,000 per home per month. Should the buyer request postponement of the day of occupation as described above, the time during which the buyer has the right to waived monthly fees is reduced by the number of months of postponement.

There is no right to waived monthly payments in the case of unemployment if

- the buyer is entitled to a pension, severance pay or similar, provided that the buyer has not been registered as a jobseeker at the public employment service or equivalent for the entire period of unemployment concerned and is able to verify this;
- the buyer himself terminates his employment or if it was otherwise terminated with his consent;
- there is regular or seasonal unemployment in the buyer's profession;
- unemployment is based on the buyer's involvement in unauthorized strikes or illegal activities or
- in the case of injury caused by circumstances that were known and/or existed at the time when the first binding agreement with the cooperative regarding the cooperative home i.e. the preliminary agreement or owner agreement.

3. Right to withdraw from the contract in the case of critical illness or death

A buyer, or a buyer's estate, has the right to withdraw from a preliminary agreement or owner agreement without any liability for compensation in the event that the buyer or a child under the age of 21 who resides with the buyer suffers a critical illness (see definition of illness below) or death, as a result of which the buyer no longer wishes to complete the purchase. A written agreement to terminate the sale must be concluded. In such cases, Riksbyggen will compensate the buyer for the advance fee paid, the deposit and the cost of the buyer's own choice of interior design. Compensation under this provision may not exceed the sum of the advance fee paid, the deposit paid and the personal interior design chosen. Repayment of the advance fee and deposit is made by the housing cooperative to the buyer via Riksbyggen. Repayment of any interior design options will be made by Riksbyggen. The right to withdraw from the contract applies up until occupation has taken place.

Definition of critical illness

Diagnosis by a doctor of one of the following conditions: cancer, heart attack, coronary bypass operation, stroke, kidney failure or transplantation of a major organ. The diagnoses covered by our Purchase Commitment are defined in their entirety below:

- Cancer:** incidence of a malignant growth. A malignant growth is characterized by abnormal, uncontrolled growth and spread of malignant cells and attacks on tissue. The definition of cancer does not cover the following types:
 - in situ carcinoma
 - all types of lymphoma in the form of human immunodeficiency virus (HIV)
 - Kaposi's sarcoma in association with human immunodeficiency virus (HIV)
 - all forms of skin cancer, with the exception of invasive melanoma
 - chronic lymphatic leukaemia
- First heart attack** is defined as a myocardial infarct, or the death of a part of the heart muscle as a result of insufficient blood supply to the heart characterized by symptoms such as recurrent events with typical pain in the breast region and a 15% reduction in the blood volume normally pumped out of the left ventricle at each heartbeat and an increase in cardiac enzymes and new characteristic electrocardiographic changes.
- Stroke** is defined as all cerebrovascular conditions (not including transient ischaemic attacks) that cause neurological complications lasting more than 24 hours, including cerebral infarction, cerebral venous haemorrhage and embolism caused by a source outside the cranium. Documentation in writing from a neurologist of neurological injuries is required.
- Heart disease requiring surgery** is defined as the performance of open heart surgery which is medically essential, carried out on one or more coronary arteries due to disease in them and conducted by a surgeon specialized in cardiopulmonary diseases. Angioplasty, laser or other intra-arterial methods are not included in this definition.
- Transplantation of a major organ** is defined as the circumstance where the insured has undergone a medically essential transplant of one of the following organs: heart, lungs, liver, kidney, pancreas or bone marrow. The transplantation must be carried out by a surgeon who is an accredited specialist in the specific medical field.
- Kidney failure** is defined as the final stage of a kidney disease characterized by chronic incurable renal failure in both kidneys, where the insured undergoes regular medically essential haemodialysis or peritoneal dialysis, or a kidney transplant approved by a kidney specialist

Förtur members and Riksbyggen´s extended Trygghetslöfte

Förtur members who signed agreements with us after 01 March 2019 are covered by an extended Trygghetslöfte for up to 24 months instead of 12. This means that in addition to the regular benefits provided by Trygghetslöfte, Förtur members have the right to:
– *waived monthly fees for up to 24 months if the conditions for free monthly fees are met.*

In the case of a postponed date of occupation due to double occupancy and the withdrawal from the contract due to illness or death, the ordinary terms and conditions (not extended) of Trygghetslöftet also apply to Förtur members. A further condition for inclusion in extended Trygghetslöftet is becoming a Förtur member before the first agreement concerning a cooperative home is signed, i.e. the preliminary agreement or owner agreement until the date of occupation and throughout the entire validity period of Trygghetslöftet for the member concerned. If a member terminates his or her Förtur membership during this period and begins a new membership, the extended Trygghetslöftet does not apply. Membership must be unbroken throughout the entire period from contract signing to the application of Trygghetslöftet. Extended Trygghetslöftet applies only to the party who is a Förtur member and the owner/partner cooperative home. If a home has multiple owners, each individual owner must be a Förtur member to use his or her part of the extended Trygghetslöftet. Compensation will be paid according to the formal share of the cooperative home.



Purchase Commitment for your peace of mind



Trygghet – a very Swedish concept

We've been dealing with the concept of "trygghet" in Sweden ever since the 1930s, when the Swedish Model was launched. It is so Swedish that it is almost impossible to translate. Just try! In other languages it often comes out as a word that means "security" instead. But that isn't really what we mean. In Sweden "trygghet" is part of our core values, and a secure environment creates secure people.

This is why we created Riksbyggen's Trygghetslöfte. It means you have financial peace of mind with protection against unforeseen events when you buy a new cooperative home. We do all we can to give you peace of mind when you buy and move into your new home.

Welcome to Riksbyggen.

Buying a cooperative home should feel safe

Trygghetslöftet is our Purchase Commitment program which offers you financial peace of mind when you buy a cooperative home. We will provide financial help if you fail to sell your previous home, fall ill or lose your job. You can buy, move in and own your new home with confidence.

Postponing the date of occupancy

You can postpone the date of occupancy by up to three months if you haven't managed to sell your current home yet and need more time to close the sale.

No monthly fee in the case of double occupancy

If you still haven't managed to sell your previous place when you move into your new home, you may be entitled to waived monthly fees. If you meet the conditions, Riksbyggen will cover the monthly fee for your new home for up to 12 months. If you've already asked to postpone the date of occupancy, the number of months is reduced accordingly. The compensation covers amounts up to SEK 10,000 per month.

... even if you fall ill or lose your job

You're also entitled to waived monthly fees of up to SEK 10,000 per month if you fall ill or lose your job. This option also applies during the first 12 months once you've moved into your new home.

Riksbyggen's Förtur*

Should something serious occur to you or a member of your family, such as a death or severe critical illness, you may withdraw from the purchase up until the date of occupancy.

Förtur Priority

Förtur members enjoy our extended Trygghetslöfte with monthly fees waived for an additional 12 months, up to a total of 24 months.

*) Riksbyggen Förtur: What? Review and choose new-build housing cooperative and privately owned homes before they are sold on the open market. How? Register at riksbyggen.se/fortur

