

Buying a new apartment with Tosito!

We strive to ensure you that all apartment buyers in Tosito feel safe and involved throughout the process. Read how it works below – from the moment of interest to your move-in date.

EXPRESSION OF INTEREST

As you register your interest in one of our projects, your assigned broker will reach out to you to seek further information and answer any questions you may have.

APPLYING FOR YOUR APARTMENT

After you have reviewed the new information about the project and the design of the apartments, contact the broker directly to start the buying process. The broker will schedule a personal meeting with you to understand your preferences regarding apartment size, price, and other matters.

Needless to say, your assigned broker will help you if you have further questions or perhaps want your own home appraised. Once you have decided on the apartment that best suit your needs, it is time to sign a contract (förhandsavtal) to confirm your intent to move into the new home.

Upon signing of the preliminary contract, you must make a SEK 100,000 down payment (net of the possible booking fee of SEK 20,000) to the tenant-owner association within 20 days. The preliminary contract is of a binding nature.

NEWSLETTER

During the project, you will regularly receive newsletters about the project's development and information that can be both interesting and important to read. Tosito's staff are always a phone call or email away.

TEL 036-35 40 40

E-POST info@tosito.se

WEB www.tosito.se

BESÖK Parkgatan 2 Jönköping

POST Box 27 551 12 Jönköping

VISITING THE CONSTRUCTION SITE

Joint visits will be arranged for our buyers during the later part of the construction process – provided the construction site so allows it. Visits aim to give future owners a taste of their future apartment and an opportunity to ask questions.

HANDOVER SCHEDULE

Schedules communicated in agreements and sales material are of a preliminary nature. A definitive handover date will be announced three months before handover.

SIGNING OF THE FINAL CONTRACT (UPPLÅTELSEAVTAL)

A final agreement will be signed when the tenant-owner association's financial plan has been registered with the Swedish Companies Registration Office. The lease agreement is usually signed about one to three months before handover. At that time, you will also become a formal member of the tenant-owner association.

FINAL INSPECTION

Your new home will be thoroughly inspected before the upcoming handover. The inspection is performed by an authorised and independent inspector. As a buyer, you will be invited to participate at the final inspection.

FINAL PAYMENT

In good time before the handover, you will receive payment instructions for the remaining part of the purchase price as well as interior cost. Before receiving the keys to your new home, you must show that the purchase price has been paid in full.

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MOVE-IN/HANDOVER

In order for the move-in to proceed as smoothly as possible, each buyer is assigned a move-in date and time. Tosito's staff will be on site by the entrance to welcome you and answer any questions you may have.

CUSTOMER SATISFACTION ASSESSMENT (NKI)

About two months after moving in, we ask our buyers to share their experience on the entire process – from purchase to handover.

CONSTITUTION OF THE TENANT-OWNER ASSOCIATION

Tosito establishes the first board of the tenant-owner association, a so-called interim board. This board manages the tenant-owner association's interests for up to one year after the approved final inspection of the property. At that point, you will be summoned to an ordinary general meeting where a new board, consisting of the association's members, will be elected by all residents. This board will henceforth run the association.

WARRANTY INSPECTION

The property is subject to a warranty inspection two years after the final inspection. The warranty inspection aims to investigate and adjust any errors and defects that have occurred or emerged during the warranty period.

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