



# Buy half, feel 100% at home

**Boligspleis (shared ownership)  
at Stovner Torg**

**OSLO  
BOLIG**



# Content

## 01

Welcome to Boligspleis at Stovner Torg

## 02

This is OsloBolig  
Who are we?  
Is OsloBolig for me?  
How Boligspleis works

## 03

Daily life in an OsloBolig home  
Your path to full home ownership  
Frequently Asked Questions

## 04

Price examples  
"1-roms" studio apartment from kr. 1.400.000 (50%)  
"2-roms" apartment (1 bedroom) from kr. 1.800.000 (50%)  
"3-roms" apartment (2 bedrooms) from kr. 2.500.000 (50%)  
"4-roms" apartment (3 bedrooms) from kr. 3.175.000 (50%)

## 05

General terms and conditions  
"OsloBolig Agreement"



**Nye Stovner Torg  
are the homes**

**OSLO  
BOLIG**

**Boligspleis is your  
path to them**

**OSLO  
BOLIG**

# Welcome to **Boligspleis** at Stovner Torg

At Stovner Torg, you can purchase a share of a brand-new home through Boligspleis (Shared Ownership). This model is designed to make it easier to become a homeowner in Oslo.

You buy at least 50% of the home yourself and rent the remaining share from OsloBolig. This means you need less savings (equity) to get started. The goal is for you to gradually buy out OsloBoligs share until you own the entire home yourself ("staircasing").

**NEW**

# Stovner Torg

**Stovner Torg is a new housing project in the heart of Stovner. The project focuses on creating good living environments, functional floor plans, and high quality in every detail.**

**Stovner is developing, and Stovner Torg is part of this renewal. Here you will find new homes, meeting places, and services that make everyday life easier in Oslo.**



## 277 unique homes

Find your favourite in our digital home selector.





**Stovner  
Torg**

**With an address at  
Nye Stovner Torg,  
everything is close by.  
You live next to  
Stovner Bad, shops,  
cafés, schools, green  
areas and more.**



## **Reasons to Choose Stovner Torg**

- 1. Your turn to own: newbuild housing at attractive prices combined with Boligspleis (Shared Ownership) make it possible for you to own your home.**
- 2. Homes for everyone: Choose from compact studio apartments to larger apartments with 3 bedrooms, with plenty of space for the family.**
- 3. Extra space for you: Shared amenities such as common rooms, guest apartments, and rooftop terraces give you extra space to enjoy with family and neighbours**
- 4. Social spaces: A large courtyard, a neighborhood cafe, and a fitness center are right around the corner.**
- 5. Modern design: The buildings are designed to fit the area, bringing warmth and life to the neighborhood.**
- 6. Everything at your doorstep: Shop, work out, drop the kids at kindergarten, and meet friends right outside your door – or take the subway to the city center in minutes.**



Illustration. Deviations may occur.



Illustration. Deviations may occur.



Illustration. Deviations may occur.



Illustration. Deviations may occur.



Illustration. Deviations may occur.



Illustration. Deviations may occur.



Illustration. Deviations may occur.



Illustration. Deviations may occur.



# This is OsloBolig

OsloBolig was established to help more people buy their own home. We are here for you if you have a steady income and can afford the monthly housing costs, but lack enough savings (equity) to buy a home.

It is difficult to enter the housing market, and many do not have a family who can help financially. Perhaps you already own an apartment in the city and are wondering how you can afford more space?

With our model, **Boligspleis (Shared Ownership)**, we buy the home together with you. OsloBolig offers Boligspleis on newbuild housing projects throughout Oslo for those who want to enter the market.

**You own at least half:** You buy a minimum of 50% of the home yourself.

**We own the rest:** OsloBolig owns the other part.

**You live in the whole home:** Even though we own a share, this is your home. You live in the entire apartment.

**Rent:** You pay a monthly amount to OsloBolig for the share that we own.

The goal is for you to gradually buy out OsloBolig's share. As you save more money, you can increase your ownership share until you own the entire home yourself ("staircasing").

Boligspleis makes the path into the housing market easier – a shared solution where you own most.



Stian Myhre, Managing Director of OsloBolig

## Who are we?

OsloBolig is owned by Oslo kommune (City of Oslo), OBOS, Bane NOR Eiendom, and Urban Partners. Together, we work to make it possible for more people to buy a home in Oslo.

We want to help you achieve your dream of owning a home. We are not a typical real estate company. We are here as a partner. Both for the homebuyer but also for real estate developers who want to contribute to a more accessible housing market.

Since we started in 2022, OsloBolig has purchased more than 180 new homes across 17 housing projects in Oslo. Of the 55 homes that have been completed, around 30% of our customers now own 100% of

their home. More than half of our customers have increased their ownership share.

We believe in new solutions and a more accessible housing market.



# Is OsloBolig for me?

Our Boligspleis (Shared Ownership) is designed for those who have a steady job and income, but lack enough savings to buy a suitable home on your own.

You may be in our target group if the following applies to you:

**Steady income:** You have a permanent job and can afford the housing costs and your own mortgage.

**First-time buyer?** You may have an annual income of up to 740,000 NOK per person.

**Previous homeowner?** OsloBolig may have an annual income of up to 890,000 NOK per person.

**Some equity:** You must have saved at least 5% of the home's total price.

**Stable financial situation:** You have control over your personal finances and little or no short-term debt.

**Your living home.** The apartment must be your home. You cannot rent it out.

**You plan to stay for some time:** Boligspleis is best suited for those who plan to live in the home for at least 3 years.

**How OsloBolig prioritises buyers**  
If several people want to buy the same apartment with Boligspleis (shared ownership), we apply these rules:



**You must be approved**  
Boligspleis is only offered to buyers who meet OsloBolig's requirements and target group.

**Priority for OBOS members**  
From the sales start, OBOS members have priority.

- If several OBOS members want the same home, the person who has been a member the longest will be prioritised (seniority).

**First come, first served**  
Homes are sold continuously to all approved buyers.

**Several approved buyers for the same home?**  
If more than one approved buyer wants the same home (and no one has priority), the buyer with the lowest annual income will be prioritised.

At OsloBolig we prioritise those who need our support the most.





# How Boligspleis works

Here are four steps to secure your new home at Stovner Torg:



## 1. Find your home and register your interest

Choose your preferred home on the OsloBolig or Stovner Torg website.

Register your interest. You will receive a link to our digital form. Fill it out to see if you are in the target group.

Our real estate agents from Sem & Johnsen will contact you if you qualify. They will assist you with the rest of the process.

## 2. Arrange financing

You must have financing for your share of the home.

**If you need a loan:** You must have a mortgage pre-approval (finansieringsbevis) from a bank. OsloBolig cooperates with SpareBank 1 SMN. The agent can help you get in touch with them.

The bank will help you determine:

- How large a share of the home you can buy.
- What your monthly costs will be

You can also buy without a personal loan if you have enough savings.

In that case, we will assess your personal finances to ensure you can cover the monthly housing costs.

## 3. Submit a bid for an apartment with Boligspleis

Once your financing is ready, you can submit a bid through our real estate agent. Note: submitting a bid is legally binding.

## 4. Sign the contract and pay the deposit

Once your bid is accepted, you will sign:

- The purchase contract for the home.
- The agreement with OsloBolig (Boligspleis).

After signing the contract, you pay a deposit of 100,000 NOK.

**Now you may look forward to your new home at Stovner Torg!**

# Daily life in an OsloBolig home

Once you have moved in, your daily life will be almost exactly the same as if you owned the entire home yourself.

#### **You live in the entire home:**

Even though you own a share of the property, you have exclusive use of the entire home.

#### **Your monthly expenses:**

Every month, you pay for three things:

- **Common costs:** Your share of the apartment's common cost, which is payment to the housing association for things like caretaker services, building insurance, and municipal fees.
- **Rent to OsloBolig:** A monthly amount for the share of the home that we own.
- **Your mortgage:** Interest and installments to your bank (if you have a loan).

**You are responsible and in**

#### **charge:**

You participate in annual meetings and volunteer days (dugnad), and maintain contact with neighbors and the housing association board as needed.

#### **Make the home your own:**

You decorate as you like and are responsible for maintenance. However, any major changes must be approved by OsloBolig.

#### **Sell and move whenever you want:**

If your life situation changes, you may sell the home whenever you wish.

#### **You must live in your home yourself:**

Boligspleis is designed for you to have your own home. Therefore, we are strict regarding sub-letting. As a general rule, you cannot rent out the home to others.

## Your path to full home ownership

**Buy more when you are ready:** The goal of Boligspleis is for you to eventually own the entire home yourself. You can buy a larger share when your finances allow it.

#### **How to increase your ownership share:**

You can increase your ownership share twice a year, in April and October. Each time, you must purchase at least 10% of the home.

#### **The price of increasing your share:**

**Before you move in:** You can buy a larger share at the original price.

**After moving in:** The price follows the market development of the housing market.

#### **Change in apartment value - shared gain and loss:**

Since we own the home together, we share the change in the home's market value. If the value increases, OsloBolig receives its share of the gain on the day you buy from us or decide sell the home.

#### **10 years to own everything:**

You have 10 years from move-in to buy out OsloBolig's entire share.

If you do not own 100% of the home after 10 years, we may decide that the home must be sold on the open market. In that case, you will receive your share of the proceeds from the sale

# Boligspleis – Frequently Asked Questions (FAQ)

## **Who may buy with Boligspleis?**

### **Can I use Boligspleis if I already own a home?**

Yes! For an example the scheme is also suitable for families who need more space, or for those moving after a breakup who need help re-entering the housing market.

### **Is it better to own everything myself?**

Yes, if you can afford it, it is best to own 100% yourself. Boligspleis is an option for those who cannot buy a suitable home through the ordinary market.

## **Financing and loans**

### **Do I need a bank loan?**

No. Most people borrow money from a bank, but if you have enough savings, you can pay for your share (minimum 50%) using these.

### **How much savings (equity) do I need?**

You must have at least 5% of the home's total price. For our most affordable homes at Stovner Torg, this is approximately 150,000 NOK.

It is an advantage if you have more than this.

### **Is Boligspleis more expensive or cheaper than owning everything myself?**

These days monthly expenses tend to be slightly lower than if you owned 100%. This is because the rent paid to us can be lower than the cost of mortgage interest and installments to a bank.

However, remember: Paying off a bank loan is a form of personal saving. With Boligspleis (Shared Ownership), you also receive a smaller share of any value increase of the apartment and fewer tax benefits than if you owned 100%.

### **Does it cost anything extra to use OsloBolig?**

No, there are no hidden fees or extra charges when you enter into Boligspleis. You pay standard closing costs for your share. If you later wish to increase your ownership share, you pay an administration fee to OsloBolig of NOK 8,070.

### **What do I pay each month?**

With Boligspleis, your housing costs consist of:

- Your share of the common costs (felleskostnader)
- Rent to OsloBolig
- Interest and installments on your mortgage (if you have a loan)

## **Homes, changes, and selling**

### **Which homes can I buy?**

We offer Boligspleis on selected new apartments in Oslo. You can find an overview of available homes on our website.

### **Can I switch to a different apartment after I have signed?**

No, the contract only applies to the specific apartment you have chosen.

### **What if I change my mind about Boligspleis?**

**Before you move in:** You can cancel, but it can be expensive. You must cover any financial loss OsloBolig may incur because you withdraw.

**After you have moved in:** You can sell whenever you want. If the home is sold for a profit, we share the gain. If it is sold at a loss, we share the loss. We also share the costs of the sale (real estate agent fees, etc.).

You can find more answers to common questions on our website.

If you have further questions, please send an email to [post@oslobolig.no](mailto:post@oslobolig.no)



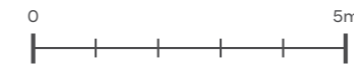
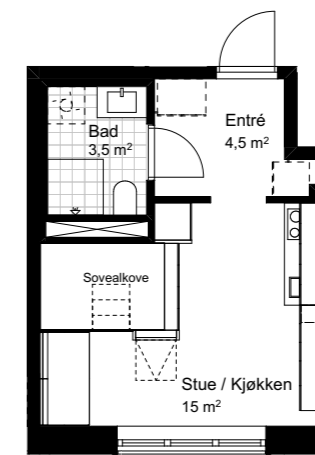
# Price examples "1-roms" studio apartment

## A-101

Bygg	Etasje	Type	BRA-i	BRA-e	Sum BRA
A	Plan 1	1-roms	24,5 m <sup>2</sup>	2,5 m <sup>2</sup>	27 m <sup>2</sup>

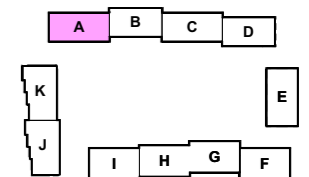
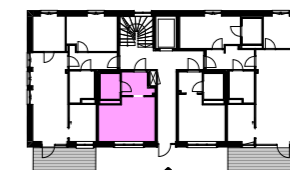
	50% Boligspleis med OsloBolig	50% Boligspleis - uten eget lån	100% Kjøpesum ordinært kjøp
<b>Purchase price</b>	<b>1 400 000</b>	<b>1 400 000</b>	<b>2 800 000</b>
Deposit (equity contribution)	560 000	560 000	1 120 000
Common debt	840 000	840 000	1 680 000
Transaction Fees	14 545	14 545	29 090
<b>Total price</b>	<b>1 414 545</b>	<b>1 414 545</b>	<b>2 829 090</b>
<i>Minimum savings required (10%)</i>	140 000	574 545	280 000
<i>Personal mortgage</i>	434 545	0	869 090
<b>Monthly housing costs</b>			
Operating costs	925	925	1 849
Interest on common debt	3 535	3 535	7 070
Leie til OsloBolig / Monthly payment to OsloBolig	6 000	6 000	0
<b>Total monthly housing costs</b>	<b>10 460</b>	<b>10 460</b>	<b>8 919</b>
Mortgage payments (interest and principal) <sup>1)</sup>	2 676	0	5 352
<b>Total monthly cost (incl. mortgage)</b>	<b>13 135</b>	<b>10 460</b>	<b>14 271</b>
Principal repayment (your savings)	1 207	0	2 414

1) Straight-line mortgage, 30-year term, 5.2% interest rate, 22% tax deduction.  
Electricity and heating, as well as individual water consumption, are not included in the common charges.



Målestokk 1:100

Leiligheten er unntatt krav om tilgjengelig boenhet, jf. TEK17, § 12-2



# Price examples

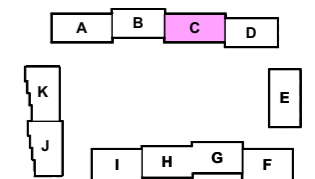
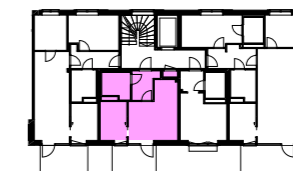
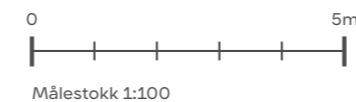
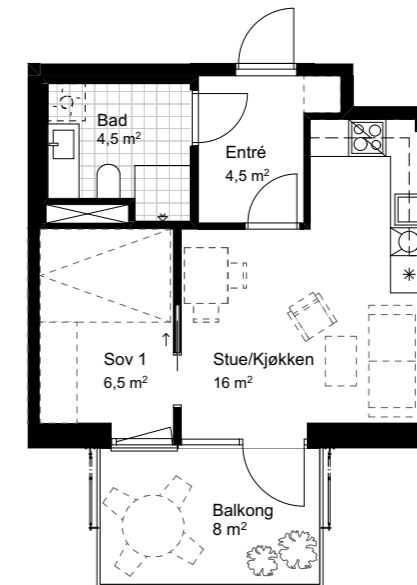
## "2-roms" apartment (1 bedroom)

### C-601

Bygg	Etasje	Type	BRA-i	BRA-e	Sum BRA
C	Plan 6	2-roms	34 m <sup>2</sup>	2,5 m <sup>2</sup>	36,5 m <sup>2</sup>

	50% Boligspleis med OsloBolig	50% Boligspleis - uten eget lån	100% Kjøpesum ordinært kjøp
<b>Purchase price</b>	<b>1 795 000</b>	<b>1 795 000</b>	<b>3 590 000</b>
Deposit (equity contribution)	718 000	718 000	1 436 000
Common debt	1 077 000	1 077 000	2 154 000
Transaction Fees	17 470	17 470	34 940
<b>Total price</b>	<b>1 812 470</b>	<b>1 812 470</b>	<b>3 624 940</b>
<i>Minimum savings required (10%)</i>	<i>179 500</i>	<i>735 470</i>	<i>359 000</i>
<i>Personal mortgage</i>	<i>555 970</i>	<i>0</i>	<i>1 111 940</i>
<b>Monthly housing costs</b>			
Operating costs	972	972	1 944
Interest on common debt	4 532	4 532	9 064
Leie til OsloBolig/Monthly payment to OsloBolig	7 500	7 500	0
<b>Total monthly housing costs</b>	<b>13 004</b>	<b>13 004</b>	<b>11 008</b>
Mortgage payments (interest and principal) <sup>1)</sup>	3 424	0	6 847
<b>Total monthly cost (incl. mortgage)</b>	<b>16 428</b>	<b>13 004</b>	<b>17 855</b>
Principal repayment (your savings)	1 544	0	3 089

1) Straight-line mortgage, 30-year term, 5.2% interest rate, 22% tax deduction.  
Electricity and heating, as well as individual water consumption, are not included in the common charges.



# Price examples

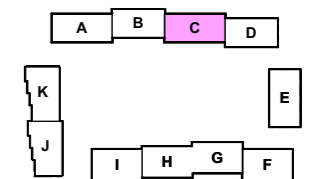
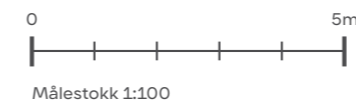
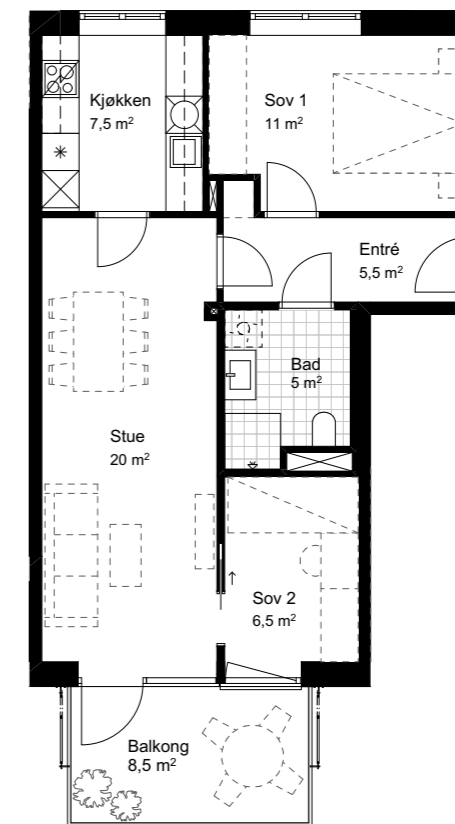
## "3-roms" apartment (2 bedrooms)

	50% Boligspleis med OsloBolig	50% Boligspleis - uten eget lån	100% Kjøpesum ordinært kjøp
<b>Purchase price</b>	<b>2 500 000</b>	<b>2 500 000</b>	<b>5 000 000</b>
Deposit (equity contribution)	1 000 000	1 000 000	2 000 000
Common debt	1 500 000	1 500 000	3 000 000
Transaction Fees	21 793	21 793	43 585
<b>Total price</b>	<b>2 521 793</b>	<b>2 521 793</b>	<b>5 043 585</b>
<i>Minimum savings required (10%)</i>	250 000	1 021 793	500 000
<i>Personal mortgage</i>	771 793	0	1 543 585
<b>Monthly housing costs</b>			
Operating costs	1 534	1 534	3 067
Interest on common debt	6 313	6 313	12 625
Leie til OsloBolig/Monthly payment to OsloBolig	9 000	9 000	0
<b>Total monthly housing costs</b>	<b>16 846</b>	<b>16 846</b>	<b>15 692</b>
Mortgage payments (interest and principal) <sup>1)</sup>	4 753	0	9 505
<b>Total monthly cost (incl. mortgage)</b>	<b>21 599</b>	<b>16 846</b>	<b>25 197</b>
Principal repayment (your savings)	2 144	0	4 288

1) Straight-line mortgage, 30-year term, 5.2% interest rate, 22% tax deduction.  
Electricity and heating, as well as individual water consumption, are not included in the common charges.

# C-402

Bygg C Etasje Plan 4 Type 3-roms BRA-i 59 m<sup>2</sup> BRA-e 5 m<sup>2</sup> Sum BRA 64 m<sup>2</sup>



# Price examples

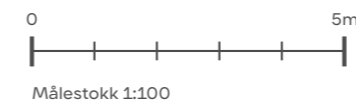
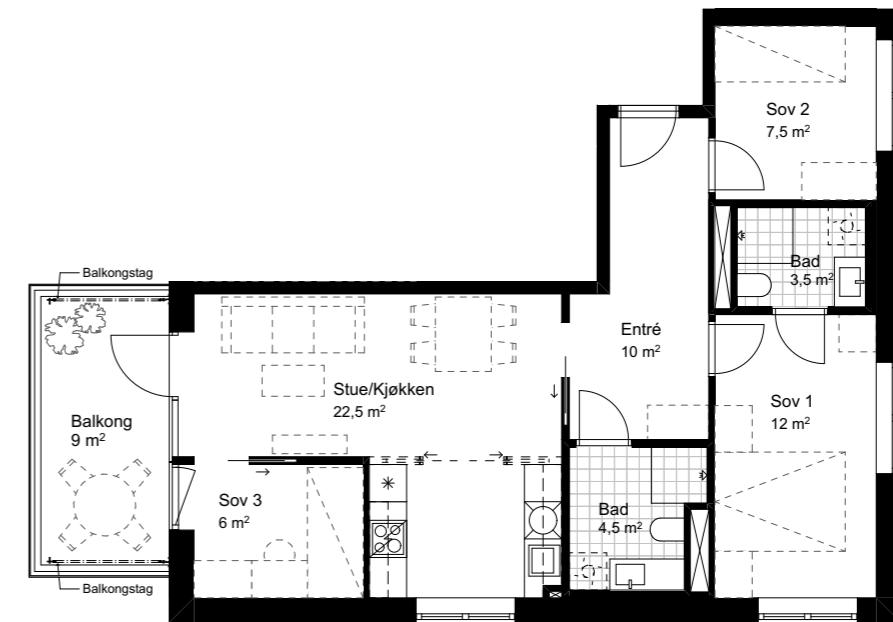
## "4-rooms" apartment (3 bedrooms)

	50% Boligspleis med OsloBolig	50% Boligspleis - uten eget lån	100% Kjøpesum ordinært kjøp
<b>Purchase price</b>	<b>3 175 000</b>	<b>3 175 000</b>	<b>6 350 000</b>
Deposit (equity contribution)	1 270 000	1 270 000	2 540 000
Common debt	1 905 000	1 905 000	3 810 000
Transaction Fees	26 795	26 795	53 590
<b>Total price</b>	<b>3 201 795</b>	<b>3 201 795</b>	<b>6 403 590</b>
<i>Minimum savings required (10%)</i>	317 500	1 296 795	635 000
<i>Personal mortgage</i>	979 295	0	1 958 590
<b>Monthly housing costs</b>			
Operating costs	1 910	1 910	3 820
Interest on common debt	8 017	8 017	16 034
Leie til OsloBolig/Monthly payment to OsloBolig	10 500	10 500	0
<b>Total monthly housing costs</b>	<b>20 427</b>	<b>20 427</b>	<b>19 854</b>
Mortgage payments (interest and principal) <sup>1)</sup>	6 030	0	12 061
<b>Total monthly cost (incl. mortgage)</b>	<b>26 457</b>	<b>20 427</b>	<b>31 915</b>
Principal repayment (your savings)	2 720	0	5 441

1) Straight-line mortgage, 30-year term, 5.2% interest rate, 22% tax deduction.  
Electricity and heating, as well as individual water consumption, are not included in the common charges.

# E-401

Bygg	Etasje	Type	BRA-i	BRA-e	Sum BRA
E	Plan 4	4-roms	70 m <sup>2</sup>	5 m <sup>2</sup>	75 m <sup>2</sup>



# General terms and conditions for OsloBolig's shared ownership model (Boligspleis) (The Terms)

## 1. Background and purpose

Under OsloBolig's Boligspleis (shared ownership) model, OsloBolig AS (org. no. 928 054 403) offers selected borettslag shares (housing cooperative shares) for sale.

The Customer may choose to buy a share of the home instead of the full share.

- The Customer must buy at least 5/10 (50%)
- Total ownership is 10/10
- Ownership shares must be whole parts (for example 5/10, 6/10, etc.)

OsloBolig (or a subsidiary) keeps the remaining share. The Customer and OsloBolig then own the home together.

These Terms set out the rights and obligations of the Customer and OsloBolig when buying a home through OsloBolig's shared ownership model.

These Terms form part of the OsloBolig Agreement, which contains further details about the home and the Customer's payment obligations.

## 2. Definitions

### "Agreement to purchase a larger ownership share"

An agreement between OsloBolig and a Co-owner for the purchase of all or part of OsloBolig's share in the Home (see clause 13).

«**The home**» is the accommodation that is specified in the OsloBolig agreement.

«**House price index**» The price index published by Eiendom Norge (in cooperation with Eiendomsverdi AS and Finn. no), used to calculate the price when the Customer buys a larger share (see clause 6 of the OsloBolig Agreement).

«**Borettslag**» (housing cooperative) The housing cooperative specified in the OsloBolig Agreement.

«**OsloBolig Agreement**» The agreement between the Customer and OsloBolig for purchase and co-ownership of a home through the shared ownership model. These Terms form part of that agreement.

«**Co-owner**» A physical person who is party to the OsloBolig Agreement. All Co-owners together are referred to as the Customer.

«**Purchase price**» The price paid by a Co-owner when buying a larger share of the Home. The price is calculated according to clause 13.

«**The purchase agreement**» The agreement for the purchase of a share in the borettslag (the home), included as Appendix 1 to the OsloBolig Agreement.

«**Purchase request**» is the written request from a Physical

Part Owner to OsloBolig to purchase a larger ownership interest in the Home, see clause 13.1 of the Terms.

«**Customers**» is the person(s) who has entered into an agreement with OsloBolig

«**OsloBolig**» is OsloBolig AS, org. no. 928 054 403.

«**Ordinary Purchase Price**» is the original purchase price for the entire Home (10/10), cf. the Purchase Agreement.

«**Part**» is the individual party who has signed the OsloBolig agreement.

«**The parties**» is the common name for the parties that have signed the OsloBolig Agreement.

«**The terms**» are the terms and conditions in this document, i.e. the General Terms and Conditions for OsloBolig's scheme with splices on housing.

## 3. The parties and their mutual responsibilities

The OsloBolig Agreement is entered into between OsloBolig and one or more individuals.

These individuals are:

- each a Party
- together referred to as the Customer

If there is more than one Co-owner, they are jointly liable

for all obligations under the agreement.

## 4. OsloBolig's waiver of right of use

Under Norwegian law, both the Customer and OsloBolig have the right to use the Home.

OsloBolig waives its right to use the Home. The Customer therefore has exclusive use of the entire home.

In return, the Customer:

- pays a monthly amount to OsloBolig
- covers other costs and maintenance obligations

The Customer must give OsloBolig (or its representative) access to the Home when necessary, for example:

- inspection
- required maintenance
- preventing damage

## 5. Common costs and ongoing expenses

The Parties are responsible for common costs ("felleskostnader") in the housing cooperative based on ownership share.

The Customer's ownership share is specified in the in clause 7.2 of the OsloBolig Agreement.

The Customer is responsible for all costs related to use of the Home and which are not included in the common costs, including:

- Electricity, The Customer signs and pays for their own electricity subscription
- water (if separately measured)
- district heating or other common energy solutions (if individually measured)
- These costs apply whether they are:
- included in common costs or or invoiced directly

OsloBolig pays total shared costs to the housing cooperative. The Customer pays their share to OsloBolig.

## 6. Payment to OsloBolig

The Customer pays a monthly amount to OsloBolig for use of the Home.

The monthly payment represents a proportional share of the market rent for the entire home corresponding to the ownership interest OsloBolig has in the Home at any given time

- represents a proportional share of the market rent for the entire home
- reflects OsloBolig's ownership share

Although the Tenancy Act does not apply directly, the same principles are used for index adjustment in accordance with consumer price index.

- index adjustment
- adjustment to market rent

The rules on rent protection in the Rent Act (Husleieloven) which is in force at any given time shall be the basis for the contractual relationship

Payment is made in advance, due on the 1st of each month. If the Customer moves in before the 1st, the first invoice may cover two months.

Invoicing will be done together with the Customer's share of the Housing Association's common costs in accordance with section 5 of the Terms. When collecting, the amounts will be divided, so that it will be clear which amount applies to what. In the event of late payment, interest will accrue in accordance with the Act on Interest on Late Payment (forsinkelsesrenteloven).

If the Customer's ownership interest in the Home increases, cf. Terms and Conditions, section 13, the consideration shall be adjusted in accordance with the Customer's new ownership interest in the Home, with effect from the takeover of the ownership interest.

## 7. If the Customer does not pay

If the Customer fails to meet payment obligations under clauses 5 and 6, the Customer will receive a reminder.

The reminder will include:

- notice of possible debt collection, and
- information that continued non-payment may give OsloBolig the right to initiate a forced sale of the Home

Further rules on forced sale are set out in clause 14.2 of the Terms.

OsloBolig may also claim compensation for any loss caused by the Customer's failure to meet payment obligations under the OsloBolig Agreement

## 8. Responsibility, use and maintenance of the Home

The Customer takes over the Home in the condition described in the Purchase Agreement.

After handover, the Customer is solely responsible for:

- use of the Home
- maintenance of the Home

The Customer must comply with all obligations under:

- the Norwegian Housing Cooperatives Act (lov om Borettslag), and
- the articles of association of the Housing cooperative.

The Co-owner(s) must:

- carry out necessary repairs and maintenance
- cover all related costs

The Customers who have the right to use the Home shall ensure compliance with these obligations, and cover the costs associated with this, including costs for repairs and replacements in the Home.

The obligation also includes the repair of accidental damage to the Home, cf. the Housing Cooperative Act § 5-12 (4). OsloBolig shall nevertheless be liable for the costs of repairing accidental damage to the Home in accordance with its ownership interest in the Home

Each Party may carry out necessary maintenance to prevent damage to the Home, where this follows from Norwegian co-ownership law.

If the Customer causes damage or reduced value to the Home due to negligence, lack of maintenance, or improper use OsloBolig may claim compensation for its loss.

## 9. Changes to the home

The Customer may not make significant changes to the Home without written consent from OsloBolig. This includes, for example changing the layout or removing or moving internal walls.

However, the Customer may carry out normal maintenance, such as painting, wallpapering, replacing appliances and fixtures.

The Customer is also made aware that certain measures in the Home may require prior consent from the board of the Housing Cooperative.

## 10. Insurance

The Customer must at all times

pay for valid home contents insurance that covers for example burglary, fire, water damage, etc.

OsloBolig may require the Customer to provide an insurance certificate with terms and conditions and a receipt for paid insurance.

In the event of damage, the deductible shall be paid by the Customer, with the exception of accidental damage, where the parties cover the costs according to their ownership interest in the Home.

The customer does not take out insurance for the building itself. It is the Housing Cooperative's responsibility to arrange building insurance.

## 11. The parties' legal control over the home

This section regulates the Parties' rights to:

- transfer ownership
- mortgage their share
- and allow others to use the Home

These rights apply within the limits set out below, as well as under the Norwegian Housing Cooperatives Act and the articles of association of the Housing Cooperative.

### 11.1 Pre-emptive right

When a share in the Home is transferred, the other Parties have pre-emption rights under Norwegian co-ownership law (Sameieloven).

This means they have the right to buy the share before it is sold to others.

In addition, OsloBolig has first priority pre-emption rights under the articles of association of the borettslag.

Pre-emption rights do not apply in the following cases:

- transfer to close family members (as defined by law, borettslagsloven §4-12)
- transfer of ownership from OsloBolig to another company within the OsloBolig group

### 11.2 OsloBolig's right to transfer ownership interest in the Home

OsloBolig may not transfer its ownership share in the Home to others, except:

- to another company within the OsloBolig group
- when a Co-owner requests to purchase a larger share
- when the entire Home is sold
- when a new Co-owner replaces an existing one

### 11.3 The right of individual part-owners to transfer ownership interest in the Property

A Co-owner may not transfer their ownership share without written approval from OsloBolig. OsloBolig shall approve the transfer if the following conditions are met:

- the new owner is a physical person who will live in the Home
- the new owner provides proof of financing

- the new owner accepts and signs the OsloBolig Agreement

By signing, the new owner becomes jointly responsible for all obligations under the agreement, including obligations that arose before the transfer.

OsloBolig will not approve registration of ownership change until these conditions are met.

If a Co-Owner wishes to transfer his or her entire ownership interest in the Home, and no Party exercises the right of pre-emption pursuant to clause 11.1, consent from the other Co-owner is also required.

If a Co-Owner wishes to transfer his/her entire ownership interest in the Home, and the consequence of this will be that the partnership with OsloBolig will cease, OsloBolig may refuse to consent to the transfer. In such cases, the co-ownership must instead be ended through sale of the Home (see clause 14).

Transfer of ownership requires that the new physical person who is to enter into the OsloBolig agreement is approved in accordance with the Housing Cooperatives Act and the Housing Cooperative's articles of association regarding this.

A transfer fee applies when ownership is transferred. This fee is paid by the Co-owner who transfers the share.

If a transfer is made in breach of these rules, OsloBolig may terminate the co-ownership

immediately and require the Home to be sold (see clause 14.2).

### 11.4 Mortgage of ownership share

A Co-owner may mortgage their ownership share to secure financing for purchase of their share in the home.

To secure OsloBolig's claims, a mortgage shall be registered in the Customer's ownership share (see the OsloBolig Agreement).

OsloBolig's mortgage has priority but OsloBolig accepts lower priority than the Customer's bank mortgage.

The agreement does not prevent the Co-owner from taking additional mortgages after OsloBolig's mortgage.

### 11.5 Use by others (letting / subletting)

The Customer may not rent out the Home to third parties without written consent from OsloBolig. OsloBolig may decide freely whether to give such consent.

## 12. Right of representation during general meetings

OsloBolig waives its right to vote at general meetings in the borettslag on behalf of the Home, but has the right to attend. If needed, OsloBolig will give the Customer a proxy to vote.

If there are multiple Co-owners, they must agree on who will vote and inform OsloBolig before the proxy is issued. If the Customer does not vote, OsloBolig may choose to use its voting rights.

### 13. Purchase of ownership shares in the Home

After entering into the OsloBolig Agreement, a Co-owner may request to purchase all or part of OsloBolig's ownership share in the Home.

Up to four months before takeover, a Co-owner may also choose to leave the shared ownership model and instead purchase the entire Home.

When purchasing ownership shares after takeover, the purchase price is based on the original purchase price for the Home, adjusted in line with the house price index from the time of takeover.

Further rules are set out in clauses 13.1–13.14 below.

#### 13.1 Request to purchase a larger share

A request to purchase a larger ownership share must be made in writing to OsloBolig (a **Purchase Request**).

The request must state how large a share the Co-owner wishes to purchase.

- The Home is divided into 10/10
- Only whole parts may be purchased

For homes under construction, the request must be received no later than four months before take over.

Requests must be sent to post@oslobolig.no.

The Co-owner must provide all information required for the purchase.

If there are multiple Co-owners, they must be notified and have the right to purchase shares at the same time to maintain their ownership balance.

#### 13.2 Prerequisites

Purchase of all or part of the OsloBolig ownership shares requires that

- the Customer has no outstanding payments
- the Co-owner provides valid proof of financing
- the Co-owner can afford both the purchase and increased monthly costs

#### 13.3 Offer from OsloBolig

OsloBolig shall send a written offer within 20 days after receiving the Purchase Request.

The offer shall include:

A. Financial details of increased ownership share

- purchase price with assumptions used for calculation
- changes in monthly common costs and payment to OsloBolig
- costs and administration fees related to the transaction

B. Conditions for the offer, including that:

- all payments must be up to date
- Valid financing must be documented within 14 days and OsloBolig must approve the financing

- the offer must be accepted in writing within 14 days

- If a co-owner increases the ownership share interest before taking over the Home, the portion of the prepaid purchase price shall be increased proportionately based on the increase in ownership share

- a new mortgage document is registered as security for claims arising from the OsloBolig Agreement with attachments

If other co-owners have the right to simultaneously purchase an ownership interest, OsloBolig may issue a new offer reflecting this. In such a case, OsloBolig is obliged to send a new offer to purchase an ownership interest to all Physical share owners who notify the purchase of a larger ownership interest and who take into account multiple simultaneous purchases of ownership interests.

#### 13.4 Acceptance of offer

To accept the offer, the Co-owner must within 14 days confirm acceptance in writing provide proof of financing. Acceptance is sent by email to OsloBolig.

An administration fee applies upon acceptance.

#### 13.5 Agreement to purchase a larger stake

OsloBolig shall once a year decide whether to approve the purchase of a larger ownership interest without undue delay after OsloBolig has received the notification as mentioned in clause 13.1

If request is approved, OsloBolig will prepare an agreement for signature.

Two types of agreements apply:

- Amendment Agreement (partial purchase)
- Full Purchase Agreement (purchase of entire remaining share)

If the Customer becomes the sole owner, the OsloBolig Agreement ends.

OsloBolig may refuse approval if there are valid reasons, such as insufficient financing.

The agreement is binding when signed by both Parties.

#### 13.6 Purchase price – before take over

If the purchase takes place before take over of the home:

the price is based on the original purchase price for the Home, proportional to the share being purchased.

The Co-owner must also pay:

- a proportional share of costs and fees
- an administration fee to OsloBolig in accordance with the Terms, section 13.9

#### 13.7 Purchase price – after takeover

The purchase price is calculated based on:

- original purchase price for the entire home (10/10)
- plus any increase in the house price index

- plus value of any common investments in the housing cooperative

- minus the share of joint debt

The final price depends on the share being purchased.

The purchase price is thus calculated based on the following formula:

Ordinary purchase price for the entire Home (10/10)

+ adjusted for any increase in the price index

+ Jointly financed new acquisitions for the entire Home (10/10)

- Share of joint debt for the entire Home (10/10) at the time the Customer is to take over the ownership share)

x Ownership share of the Home required to be purchased

= Purchase price

The customer is particularly reminded that:

- Improvements or changes in the home made by the Customer are not included in the calculation
- If prices fall, the purchase price will not be reduced below the original purchase price

For a complete purchase of OsloBolig's ownership share sections 13.13 and 13.14 of the Terms also apply.

#### 13.8 More about index adjustments

When calculating the Purchase Price in accordance with clause 13.7, the most recently published monthly index is used, which is available respectively at the time of taking over the Home and at the date the Purchase Request is received by OsloBolig.

Adjustment is only made if the index has increased.

#### 13.9 Costs and administration fees

In addition to the purchase price, the Co-owner must pay:

- Registration and mortgage registration costs
- Administration fee to OsloBolig

Administration fee to OsloBolig:

- 4 x court fee (before takeover). The administration fee as of 1.1.2025 is NOK 5,380
- 6 x court fee (after takeover). The administration fee as of 1.1.2025 is NOK 8,070.

The fee is payable upon acceptance and is non-refundable.

#### 13.10 Settlement and due date

Payment of purchase price, costs and administration fees must be made before takeover, unless otherwise agreed.

Settlement is handled by a settlement agent appointed by OsloBolig. The agent may register necessary documents and settle existing mortgages.

OsloBolig covers settlement agent costs and certain registration costs.

The payment to OsloBolig must be made before takeover and registration can be carried out.

**13.11 Takeover – after takeover of the Home**

The takeover of the ownership share will be carried out without a takeover transaction, once the signing and settlement obligations in accordance with clause 13.10 have been fulfilled.

The changes in monthly costs to OsloBolig and common costs shall be implemented from the time of takeover.

**13.12 Takeover – home under construction**

Transfer takes place at the same time as takeover of the Home.

**13.13 Full purchase (10/10) after takeover**

If the purchase after takeover includes OsloBolig's entire ownership share it will result in the OsloBolig agreement ending when full settlement has been made.

**13.14 Full purchase (10/10) before takeover**

If the full share is purchased before takeover the OsloBolig Agreement ends and the standard purchase agreement applies.

The Customer must pay the full original purchase price and pay an administration fee to OsloBolig in accordance with 13.9

**14. Dissolution of co-ownership and sale of the Home**

This section regulates when and how the co-ownership between the Parties can be ended by selling the Home.

**14.1 Co-owners right to end the co-ownership**

A Co-owner has the right to end the co-ownership by requesting sale of the Home.

This must be given in writing with six (6) months' notice to the other Parties. After the notice period, the Home shall be sold on the open market.

If one Party does not cooperate, or refuses to accept a reasonable offer the other Parties may request a forced sale under Norwegian co-ownership law. (Sameieloven §15).

During the period before vacating the Customer must cooperate in the sales process and allow viewings within reasonable limits

**14.2 OsloBolig's right to end to co-ownership**

OsloBolig cannot require sale of the Home during the first 10 years after takeover, unless the Customer is in breach of the agreement.

After 10 years, OsloBolig may require sale of the Home with six (6) months' notice.

Forced sale due to breach

OsloBolig may require a forced sale earlier if the Customer breaches the agreement, for example:

- failure to pay
- serious breach of obligations in the Agreement
- breach of rules on transfer of ownership

In such cases, the Home may be sold through enforcement authorities under Norwegian law. (Tvangsfullbyrdelsesloven).

OsloBolig may also claim compensation for losses caused by the breach.

**14.3 Sale of the Home**

OsloBolig will propose how the sale should be carried out, including choice of real estate agent. If the Customer does not agree, the Parties must agree on an agent together.

The sales price and costs (such as agent and marketing) are shared based on ownership share.

OsloBolig will obtain a condition report as set out in accordance with Norwegian law (Tilstandsrapport iht. Avhendingsloven)

The Customer must:

- cooperate with inspections
- provide complete information about the Home

**14.4 Third-party right to force sale**

If the Customer defaults on obligations to other lenders, those lenders may request a forced sale.



In such cases:

- OsloBolig must cooperate
- the Home will be sold
- the co-ownership ends
- the OsloBolig Agreement ends

**15. Changes to the OsloBolig Agreement and Terms**

Changes to the OsloBolig Agreement and the Terms and Conditions require the approval of all co-owners and the consent of any mortgagees. Changes must be in writing to be effective.

**16. Interpretation of the agreement**

These Terms are intended to fully regulate the rights and

obligations of the Parties. They must be interpreted in accordance with:

- the OsloBolig Agreement
- mandatory provisions of Norwegian law

If interpretation is needed:

- the OsloBolig Agreement and its appendices shall be used first
- Norwegian co-ownership law shall only be used in limited cases

**17. Disputes**

The parties' rights and obligations under the OsloBolig Agreement are determined in their entirety by Norwegian law.

If a dispute arises between the Parties regarding the interpretation or legal effects of the OsloBolig Agreement, each Party may request that the dispute be finally settled by Norwegian courts. Legal proceedings shall take place in the court district where the property is located.

# Agreement to purchase a ownership share in a housing cooperative (borettslag) with OsloBolig's shared ownership model (Boligpleis) ("OsloBolig Agreement")

<p><b>1. Parties</b> Customer 1 Name:</p> <p>Customer 2 Name OsloBolig AS</p> <p>Hereafter referred to as "OsloBolig»,</p> <p>The customer and OsloBolig are also referred to separately as "Part» or together as «The parties».</p>	<ul style="list-style-type: none"> <li>The total ownership is divided into 10 parts (10/10)</li> <li>Ownership shares must be whole parts (for example 5/10, 6/10, etc.)</li> <li>OsloBolig owns the remaining share.</li> <li>The Customer and OsloBolig own the home together under a shared ownership structure.</li> </ul>	<p>obligations in connection with the purchase and and co-ownership under a shared ownership structure.</p> <p><b>4. The parties' ownership interests in the Home</b> The parties shall own the Home together as follows:</p> <p>Ownership interest Customer 1 [...] /10</p> <p>Ownership Share Customer 2 [...] /10</p>	<ul style="list-style-type: none"> <li>The most relevant geographical area where the home is located</li> <li>All housing types</li> </ul> <p>http://eiendomnorge.no/</p> <p>If this index is no longer available, the following alternatives shall be used, in this order:</p> <ol style="list-style-type: none"> <li>An index that replaces the current Eiendom Norge index</li> <li>Statistics Norway (SSB) house price index, based on: <ul style="list-style-type: none"> <li>Price index for second-hand homes by housing type and region</li> <li>Quarterly index</li> <li>Apartment buildings (housing type)</li> <li>The most relevant geographical area</li> </ul> </li> </ol>	<p><b>7.2 Monthly costs</b> Monthly common costs (estimated) for Customer's ownership interest [...] NOK</p> <p>Monthly payment to OsloBolig f [...] NOK</p> <p>The Customer shall pay a monthly amount to OsloBolig in return for OsloBolig giving up its right to use the home.</p> <p>This amount reflects the market rent for the entire home, adjusted to OsloBolig's ownership share.</p> <p>The amount may be adjusted in line with Norwegian tenancy rules ("Husleieloven").</p> <p>Common cost ("Fellekostnader") are determined according to the purchase agreement. The Customer pays a share based on ownership.</p> <p>In addition the the Customer is also responsible to pay 100% of for utilities such as heating and hot water, and wifi / fiber connection. (see clause 5 in the General Terms).</p>	<p>mortgage, right of pre-emption and incapacity X</p> <p><b>9. Duration of the agreement</b> This agreement enters into force when signed by both Parties.and lasts until it is terminated for reasons described further in this section.</p> <p>The agreement ends if the purchase agreement ends, for any reason, including:</p> <ul style="list-style-type: none"> <li>breach of contract</li> <li>cancellation by the Customer</li> <li>purchase of 100% of the home</li> <li>OsloBolig exercising any reservation</li> </ul> <p>The agreement also ends when:</p> <ul style="list-style-type: none"> <li>the home is sold</li> <li>or the Customer becomes the sole owner</li> </ul> <p>Further details are set out in the appendices.</p>
<p><b>2. The home - subject of the OsloBolig agreement</b> Share no. [xx] («The home») in [...] "borettslag" (housing cooperation) under foundation at gnr [...] bnr no.[...]in the municipality of Oslo, Address Postal code, Postal code.</p> <p>If the apartment number or name of the housing cooperation has not yet been determined, typically because the home is under construction, the Home is defined in more detail in the purchase agreement</p>	<p>The Customer may:</p> <ul style="list-style-type: none"> <li>increase the ownership share over time or</li> <li>sell the home at any time</li> </ul> <p>An important condition is that the Customer must live in the home. The shared ownership model cannot be used for:</p> <ul style="list-style-type: none"> <li>holiday homes</li> <li>second homes</li> <li>rental purposes or</li> <li>other similar purposes</li> </ul>	<p>Customers' total ownership interest [...] /10</p> <p>OsloBolig's ownership stake [...] /10</p> <p><b>5. Terms and conditions for the OsloBolig's Boligspleis (shared ownership model)</b> The rights and obligations of the Parties are further regulated in General Terms and Conditions (Appendix 2) which forms part of the OsloBolig agreement.</p> <p><b>6. Property price index</b> When calculating the purchase price for an increased ownership share (see clause 13 in the General Terms), the price index published by Eiendom Norge (organisation no. 984 756 925), in cooperation with Eiendomsverdi AS and Finn.no, shall be used.</p>	<p><b>7. Specification of costs</b></p> <p><b>7.1 One-time purchase costs</b> Purchase price ("innskudd") for Customer's ownership interest; [...] NOK, based on the ordinary purchase price for the home.</p> <p>Share of common debt ("fellesgjeld") for the Customer's ownership interest: [...] NOK, based on the total share of the home</p> <p>Costs and fees (provided registered mortgage document) [...] NOK</p> <p>Total purchase price and fees for Customers ownership interest [...] NOK</p>	<p><b>8. OsloBolig Agreement documents</b> The OsloBolig Agreement consists of this document and the following appendices</p> <p>All boxes must be checked (yes or no)</p> <p>Appendix 1:The purchase agreement with sub-attachment X</p> <p>Appendix 2:General terms and conditions for the OsloBolig Boligspleis X</p> <p>Appendix 3: Draft declaration for land registration regarding</p>	<p><b>10. Transfer of rights and obligations</b> The Customer cannot transfer or sell this agreement before taking over the home. After takeover, clause 11.3 in the General Terms applies.</p> <p>OsloBolig may transfer its rights and obligations to another company within the same group.</p> <p>As long as OsloBolig owns a share of the home, the following must be registered:</p>
<p><b>3. Background and purpose, scope and scope</b> This home is offered for sale through OsloBolig's Boligspleis (shared ownership) model. With Boligspleis, the Customer buys a share of the home instead of the full home.</p> <ul style="list-style-type: none"> <li>The Customer must buy at least 50%.</li> </ul>	<p>Through the OsloBolig Agreement, OsloBolig waives its right to use the Home. In return, the customer pays a monthly amount to OsloBolig for exclusive use of the home.</p> <p>The purpose of the OsloBolig Agreement is to regulate the Parties' rights and</p>	<p>The following variables apply:</p> <ul style="list-style-type: none"> <li>Monthly index</li> </ul>			



**11. Mortgage security and registration restrictions**

As long as OsloBolig owns a share of the home, the following must be registered:

**A. Mortgage security**

A mortgage of NOK 250,000 shall be registered as security for claims under this agreement. OsloBolig's mortgage has highest priority except for the Customer's bank financing

The mortgage is directly enforceable under Norwegian law and be a separate basis for enforcement, cf. the Enforcement Act (Tvangsloven), section 11-2, first paragraph, letter a);

**B Registration restriction ("Tinglysningsperre")**

A restriction with the highest

priority shall be registered to prevent changes in ownership or rights without OsloBolig's consent. This includes:

- no transfer of ownership without consent from OsloBolig
- OsloBolig must approve transfers within close family as defined by law (Borettslagsloven §4-12, first paragraph)
- OsloBolig has pre-emption rights with highest priority ("forkjøpsrett")

The mortgage document and declaration must be signed by the Customer and registered before taking possession of the Home.

**12. Personal data (GDPR)**

All processing of personal data in OsloBolig shall comply with

the Norwegian law, including the GDPR and the Personal Data Act. The customer can read more about how OsloBolig processes personal data on the OsloBolig website.

Customers personal data may be stored:

- up to 4 years after the agreement ends
- but never less than 10 years after housing project is completed, in accordance with Real Estate Agency Regulation (Eiendomsmeglingsloven s § 3-7).

OsloBolig may, within the framework of the Marketing Act § 15, send information and marketing to the e-mail addresses provided. The customer can at any time opt out of marketing.

By signing this agreement, the Customer confirms that:

- it is optional to buy through Boligspleis (shared ownership)
- the Customer has been offered to buy the full home (100%)
- the Customer must live in the home
- the Customer will pay monthly amounts to OsloBolig
- shared costs are estimates and depend on ownership share
- the Customer is responsible for all maintenance
- OsloBolig has no maintenance responsibility

- the Customer may buy OsloBolig's share over time (no obligation)
- the price for additional shares follows the agreed price index
- the Customer may sell at any time
- OsloBolig cannot force a sale during the first 10 years (with certain exceptions)
- breach of contract may lead to termination of the agreement

# OSLO BOLIG

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