

**SUBLETTING AGREEMENT**

Sublessor \_\_\_\_\_

Subtenant \_\_\_\_\_

**Apartment to be rented**

Apartment type \_\_\_\_\_

Area \_\_\_\_\_

Address \_\_\_\_\_

Lease period \_\_\_\_\_

**Rent for the apartment**

The rent cannot exceed the rent charged by Lahden Talot

Rent \_\_\_\_\_

Electricity \_\_\_\_\_

Water \_\_\_\_\_

Furniture in the apartment \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Signatures**

Sublessor \_\_\_\_\_

Signature, name, date

Subtenant \_\_\_\_\_

Signature, name, date

## SUBLETTING OF THE WHOLE ROOM/APARTMENT

The apartment may only be subletted with permission from Lahden Talot. Lahden Talot has the right to decline to accept the subletting agreement. Lahden Talot has no lease agreement with the subtenant, and it is therefore unable to deal with matters related to the rental agreement with the subtenant.

The sublessor is responsible for rent payments and any disturbances to Lahden Talot. When necessary, the sublessor and the subtenant agree on costs and liabilities. The sublessor may charge a deposit, the amount of which he/she may decide, from the subtenant.

The amount of rent the sublessor charges the subtenant may not exceed the sum paid by the sublessor in rent. Subleasing the apartment for profit is not permitted. The sublessor may charge the subtenant less than he/she pays and pay the difference him/herself. The sublessor and the subtenant must pay attention to any rent increases decided on by Lahden Talot.

The sublessor must sign a written subletting agreement with the subtenant, a copy of which must be delivered to Lahden Talot. The subletting agreement must indicate whether the rent for the apartment/room is paid to Lahden Talot by the sublessor or the subtenant and the duration of the sublease.

The subtenant may not lease the apartment/room to anyone else.

While not recommended, subletting a room in a shared apartment to a person of a different gender is possible. A sublessor may sublet a room in a shared apartment to a person of different gender with written permission from the other tenants, a copy of which must be delivered to Lahden Talot. Pets are not allowed in shared apartments or in Borupinraitti 4, Helkalankatu 7, or in Lanskatu 3, 5, or 7.

A studio apartment may not be rented for more than two people and a room in a shared apartment may not be rented for more than one person to live in.

If you receive a housing supplement, you must notify the Social Insurance Institution of Finland (Kela) of the temporary sublease. The payment of the supplement is paused for the period that the apartment is subleased to a subtenant. Income from the sublease is taxable income, which must be reported on the tenant's tax return.

A subletting agreement concluded without permission and/or for profit will result in the termination of the sublessor's and the subtenant's rental agreement.