

## RENTAL AGREEMENT APPENDIX

The valid Act on Residential Leases (481/95), including amendments, shall be applied to this agreement.

### 1. Intended use of the residential property

The property may only be used for residential purposes.

The Lessee shall not, without the Lessor's written permission, assign this lease or release the leased property to a third party.

### 2. Repair and alterations

Any repair work or alterations performed on the property (including repair, installation of a dishwasher, security locks, and blinds) shall be agreed on in advance with the property manager of Lahden Talot Oy.

If the tenant installs a dishwasher on the property, they agree to the following terms by signing the lease:

- The tenant shall be responsible for the installation and any costs arising from it.
- A catch basin must be installed underneath the dishwasher.
- The dishwasher may only be connected to the building's water supply and drain system by an authorized HVAC company or technician.
- When moving out, the tenant must remove the dishwasher and, at their own cost, restore all structures and fixtures to their prior state before the dishwasher installation. The water pipe and drain must be plugged with components that comply with applicable standards.
- The tenant must inspect the hoses and connections once a year on their own accord.

Non-compliance with the terms of the agreement may result in liability on the part of the tenant. The amount of compensation to be paid to the lessor shall be determined for each case separately.

Lahden Talot recommends that the tenant take out insurance for damages caused by any leaks.

### 3. Termination

Termination of the lease shall be performed pursuant to section 22 of the Act on Residential Leases either electronically via the internet or in writing at our office.

When the lease is terminated, the Lessee shall **release** the leased property to the Lessor **cleaned and emptied** in accordance with the cleaning instructions appended to this Rental Agreement and other instructions. If the Lessee has not emptied and cleaned the leased property, the Lessor has the right to have the property cleaned and to dispose of items left there. The costs arising from the cleaning and disposal of the items shall be invoiced to the Lessee.

### 4. The Keys

The Lessee must handle and store the keys assigned to him or her with great care. If any of keys are lost, the Lessee shall inform Lahden Talot's customer service by email at [palvelupiste@lahdentalot.fi](mailto:palvelupiste@lahdentalot.fi) or by phone on +358 3 851 570. The Lessee does not have the right to make copies of the keys. If a key is lost, the Lessee is liable for any consequent damage.

The Lessee shall return all the keys assigned to him or her on the day the lease expires to a location specified by the Lessor. The keys returned to the Lessor must be the original ones. A locksmith inspects the keys upon receipt.

## **5. Payments**

Rent and other payments shall be made in a manner specified by the Lessor in advance on the 5th of each month to a bank account provided by the Lessor. If the Lessor does not pay the rent or other payments by the due date, interest for late payment shall be charged in accordance with the applicable Interest Act.

We charge a valid fee for payment reminders (5 euros at the time of signing of this agreement).

The correct reference number must always be used when paying the rent.

## **6. The Lessee's obligations related to the use of the property**

The Lessee shall notify the Lessor or the representative of the Lessor in writing about the date of moving in or out of the property and about any changes in the number or identities of people living in the property.

Any notes regarding the condition of the apartment must be submitted by the tenant within 10 days of the lease going into effect. While the tenant is living in the apartment, they must notify the lessor immediately about faults that arise and of any other matters that may affect the condition of the apartment. Notification must be made immediately if repairs must be carried out as soon as possible to avoid further damage. If the tenant neglects their responsibility to notify the lessor, the tenant is responsible for any damage caused by that neglect. The tenant is not liable for normal wear and tear to the apartment but must compensate for any damage caused by their actions to the lessor.

The Lessee must look after and maintain the property; any balcony, garden, or decking area that is part of it; and the equipment included in the property carefully and comply with the instructions provided by the lessor.

Any trash, snow, and ice must be removed from the balcony when necessary. The yard must be kept clean, with the lawn being mowed and plants cared for. The garden area cannot be used for storage. No solid structures such as fences or canopies may be built and/or installed in the garden area. Planting trees or bushes without express written permission from the lessor is prohibited. Pets are not allowed to urinate or defecate in the garden area.

## **7. General regulations**

The Lessee undertakes to comply with the building's general regulations provided by the Lessor.

Smoking is prohibited inside the residential property. If the smoking ban is violated, the Lessor has the right to repair the property without negotiating with the Lessee and charge the Lessee the costs.

The Tobacco Act and the building's general regulations prohibit smoking in all the shared and common spaces. Shared facilities include the immediate vicinity of the entrance and air intakes and children's play areas. If smoking is allowed on the property lot, a specific smoking area is designated for that purpose.

Professional breeding or care of animals is prohibited on the premises. Such activities may result in the cancellation of the rental agreement.

## **8. Usage fees**

In addition to the rent, the Lessee shall pay the other service or usage fees confirmed by the Lessor and not included in the rent, such as fees for electricity, use of the sauna, parking and water.

## **9. Home insurance**

Lahden Talot recommends the Lessee get home insurance to cover any surprise damage to their personal property. The lessor's property insurance only covers damage to the property's structures, equipment, and systems—not damage to the Lessee's personal property.

### **Additional terms and conditions pertaining to student residents:**

#### **1. Checking of eligibility for student housing**

The Lessee shall present, at a time to be announced separately, any information pertaining to eligibility for student housing pursuant to the Lessor's regulations on the distribution of housing and shall grant the Lessor the right to acquire information related to the continuation of the Lessee's studies from the educational institution. The Lessor has the right to terminate the rental agreement if the Lessee has provided false information regarding his or her eligibility for student housing.

#### **2. The shared premises of the property**

The property's tenants shall have joint responsibility and liability for the fixtures and fittings of the property and shared spaces, and for notifying the Lessor or the Lessor's representative about changes in the condition of the premises or equipment.