

## RENTAL AGREEMENT, APPENDIX 1

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.

### 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.

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. If the keys have not been returned by 8am on the day following the expiry of the lease at the location specified by the Lessor, the Lessor will rekey the locks of the property. The costs arising from rekeying are charged from the Lessee. The keys returned to the Lessor must be the original ones. A locksmith inspects the keys upon receipt.

### 4. 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.

### 5. 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. The Lessee must look after and maintain the property, any 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. The garden area must be kept tidy, the lawn must be mowed, and plants cared for. The garden area must not be used for storage. No solid structures such as fences or covers must be built or installed in the garden area. Pets may not be allowed to urinate or defecate in the garden area.

The Lessee is not liable for normal wear and tear to the property but must compensate for any damage caused to the Lessor by his or her actions. While the Lessee lives in the property, he or she must notify the Lessor immediately about faults or any other matters that may affect the condition of the property.

## **6. General regulations**

The Lessee undertakes to comply with the building's general regulations provided by the Lessor. The Tobacco Act and the building's general regulations prohibit smoking in all the shared and common spaces. 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. Professional breeding or care of animals is prohibited on the premises. Such activities may result in the cancellation of the rental agreement.

## **7. 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.

## **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.

### **3. Usage fees**

In student resident's agreement usage fees are included in the rent.

### **4. Pets**

Pets are allowed in Ruopankatu 1-3, Laaksokatu 16-20, Mikonkatu 3 and Vapaudenkatu 28 if the tenant's rental agreement covers the entire flat.

Pets are not allowed in the following buildings: Borupinraitti 4 and Helkalankatu 7.

Pets are strictly prohibited in all flatshares. Bringing pets to flatshares or rooms with a shared kitchen is also prohibited.