

TERMS OF LEASE

OPISKELIJA-ASUNNOT OY JOENSUUN ELLI (Student Housing Company Ltd. Joensuun Elli, referred to as "the company" in this document) lets the flat be used as a student flat. In addition to the agreement, the Tenancy Act and the company's rules and regulations apply to the lease.

1. TERM OF NOTICE

The lease is temporary. **The term of notice for the tenant is one full calendar month**, starting from the last day of the month during which the notice is given. Notice of termination must always be given in writing.

2. RENT

The tenant pays the rent that has been set by the Board of Opiskelija-asunnot Oy Joensuun Elli. Changes in the rent are announced to the tenant with a written notice delivered to the flat or a mailbox of the flat.

3. OTHER PAYMENTS

Tenant agrees to pay other payments for services that are not included in the rent, such as payments for sauna, parking space, furniture, internet connection, etc.

4. PAYING THE RENT

Rent and other payments are to be paid to the company's bank account beforehand by the third day of each month. Should the tenant fail to pay their rent and/or other payments in due time, the interest of arrears for the unpaid payments will be according to §4 (3) sect. of law of interest (the rate of interest ratified by the Bank of Finland and supplemented by 7 % units). The tenant is also responsible for paying the fee for collecting delayed payments.

5. DEPOSIT PAYMENT

The tenant is not required to pay a deposit as of 1.4.2019 onwards. The deposit is required in case of problems in credit history. The deposit is to be paid before signing the lease, by the date specified in your offer of accommodation. The deposit is paid by the tenant to assure they will fulfil their responsibilities agreed upon in the lease. The landlord may use the deposit to cover any possible cleaning/repair costs or unpaid rent incurred by the tenant.

6. TRANSFERRING FLAT TO ANOTHER PERSON

The tenant has no right to transfer their flat, or a part of it to another person's use, or accommodate persons that are not mentioned on the lease without consent of the company.

7. OTHER

The tenant agrees to take care of their room and flat, and to follow the rules and regulations issued by the company. If necessary, the company has a right to have the flat cleaned and put in order at the tenant's expense. The tenants of a flat have equal responsibility for the shared areas of the flat, furniture and appliances in them. It is not allowed to keep any pets in shared apartments. Indoor smoking is strictly forbidden in common areas, balconies, and in apartments. Remarks and demands concerning the condition of the flat must be announced to the company within seven days from moving in. Key(s) to the flat must be returned to the office of the company on the day when the lease ends at the latest.

PLEASE NOTE THAT THE OFFICIAL TERMS OF LEASE ARE WRITTEN IN FINNISH

RULES AND REGULATIONS OF STUDENT HOUSING COMPANY JOENSUUN ELLI

1. Everyone must act so that common areas, corridors, and flats stay tidy and undamaged
2. Neighbours must be respected by not disturbing them in any way. Especially at nighttime (22:00 – 07:00), tenants must stay quiet. Tenants are also responsible for their visitors' behaviour.
3. Tenants may not renovate nor paint the flat.
4. Pet owners must take care that their pets do not disturb the neighbours or harm the premises. Pets are not allowed in shared flats.
5. For the sake of fire safety, bicycles, prams, sports gear, etc. may only be stored in assigned storage spaces. It is not allowed to keep inflammable products in storage spaces. There must be a fire alarm in every apartment. Tenants are responsible for acquiring/maintaining fire alarms in their apartments.
6. Smoking indoors, in common areas, or on balconies is strictly prohibited.
7. Garbage must be taken out to trash bins. Paper, bio waste, and cardboard must be separated from other garbage and put into their respective bins. Other waste must be taken care of by the tenant.
8. Common laundry rooms are at tenants' disposal daily between 07:00 – 21:00. Laundry reservations need to be made in advance.
9. Dusting carpets on the balcony is forbidden.
10. It is forbidden to grill or to make an open fire on the balcony.
11. Parking is allowed only on a reserved parking place. Parking or driving is not allowed on the yard. Electric cord for heating must never be lying on the ground, and the socket pole must always be locked when not in use.
12. Faults in the flat or elsewhere in the building must be reported immediately to the office.