

## Koy Antti Korpin tie 4

APPLYING CERTAIN PROVISIONS OF LAKIASUINHUONEISTON VUOKRAUKSESTA (ACT ON RENTAL OF APARTMENTS, AHVL 481/95)

### 1 USE, CONDITION AND MAINTENANCE OF THE RENTED APARTMENT

\*Unless otherwise agreed upon, the apartment must be in such a condition at the time of commencement of the tenancy as the tenant can reasonably expect when considering the age of the apartment, the stock of apartments in the area, and other local conditions. The parties can also agree that the tenant, due to the tenancy relationship, attends to the maintenance of the facilities and devices placed at the tenant's disposal or that the tenant attends to the obligations belonging to the real estate property, and to repairs or alteration works or maintenance measures to be done in the apartment.

\*The tenant is required to look after the apartment with due diligence. The tenant shall without delay notify the landlord of any damage to the apartment or of any such shortcomings the remedying of which is the responsibility of the landlord. The said notification must be made immediately if the repair needs to be performed at once in order to prevent the damage from becoming worse. However, the tenant shall always have the right to take action to prevent or confine immediate damage to the apartment.

\*The landlord shall have the right to perform immediately such maintenance or repair or alteration work as cannot be postponed without causing damage. To enable control of the condition and care of the apartment, the tenant must without delay allow the landlord into the apartment at a suitable time. If the intention is for the apartment to be sold or rented to some prospective tenant, the landlord shall have the right to show the apartment during times suitable to both the landlord and the current tenant.

2 The building is provided with Internet connection, but the company/the landlord does not guarantee its functioning. However, the purpose is for a functioning Internet connection to be available.

3 Issues concerning the condition of the apartment and obstacles encountered in the use of the apartment, as well as the tenant's duties, shall be resolved observing Laki asuinhuoneistojen vuokrauksesta (Act on Rental of Apartments).

4 The tenant shall be obligated to adhere to the requirements of the building's regulations or other requirements applying to the preservation of hygiene, order, and good practices.

### 5 THE MAGNITUDE OF THE RENT AND THE PAYING OF THE RENT

\*The rent is determined in accordance with what has been agreed upon. As regards reviewing of the rent, the parties can agree as to which index clause on taking into consideration what Laki indeksiehdon käytön rajoittamisesta (Act on Limiting the Use of Index Clauses, 1222/94) stipulates.

Before raising the rent, the landlord must notify the tenant in advance and in writing of the new rent and the point in time of its coming into force. If the rent payment is delayed, the tenant must pay interest on arrears on the overdue sum as per Korkolaki (Interest Act) as of the 5th weekday of the month in question.

### 6 ASSIGNING OF THE TENANCY RIGHT

\*The tenant may not assign the tenant's tenancy right to a third party without the landlord's permission.

## 7. GIVING OF NOTICE TO TERMINATE THE TENANCY AGREEMENT

\*Unless otherwise agreed upon, the term of notice when terminating the tenancy agreement begins on the last day of the calendar month when the notice is submitted. As regards compensation for damages, see Laki asuinhuoneistojen vuokrauksesta (Act on Rental of Apartments) 57§-60§.

\*The term of notice for the landlord is six months if the tenancy relationship has lasted continuously for at least 12 months at the time immediately preceding the submitting of the notice on termination, and otherwise three months. The tenant must be verifiably given the written notice of termination setting out the point in time of the end of the tenancy relationship and its reason(s).

\*The term of notice for the tenant is one month. The landlord must be verifiably provided with the written notice of termination. The landlord is entitled to cancel the tenancy agreement to take effect immediately if the tenant does not pay the rent within the agreed period of time or if the tenant does not adhere to the obligations set by this tenancy agreement or the currently valid regulations on the tenant.

## 8. RESCINDING OF THE TENANCY AGREEMENT

\*The notice of rescinding of the tenancy relationship must be provided verifiably and in writing. The said notice must set out the reason(s) for rescinding and the point in time of the termination of the tenancy relationship if the tenancy relationship is intended to terminate later than immediately after the serving of the notice. The reasons on the basis of which the landlord is entitled to rescind are set out in Laki asuinhuoneistojen vuokrauksesta (Act on Rental of Apartments) 61§, and those of the tenant are set out in 63§.

## 9. MOVING AWAY FROM THE APARTMENT

\*The day by the end of which the tenant must move away from the apartment is the next weekday after the termination of the rental agreement.

## 10. SUBLETTING

\*Subletting refers to a tenancy relationship created when the primary tenant rents the entire apartment with the landlord's permission to one or more of the primary tenant's tenants (subtenants). Primary tenancy relationship refers to the tenancy relationship between the landlord and the primary tenant.

\*The primary tenant must inform the subtenant who the primary tenant's landlord is and the terms and conditions of the primary tenancy agreement, and the primary tenant must inform the landlord of the subletting agreement and who the subtenant is.

\*As regards the rescinding of or giving of notice of termination on the tenancy agreement or making of any other notification pertaining to the tenancy agreement that the landlord or the primary tenant may have made, the landlord and the primary tenant must also notify that party of the primary tenancy agreement or subletting relationship that the giving of notice, rescinding or notification does not focus on.

**11. N.B.!**The tenant may not implement any structural changes in the apartment without the permission of the landlord. When the agreement ends, any modification works must be dismantled and the apartment must be handed over in its original state.

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## HOUSECLEANING INSTRUCTIONS

- To keep your flat safe and healthy, we recommend light cleaning done regularly. It adds to your comfort, too!
- Below, we give you some instructions and tips to help you keep your home clean.
- Clean the flat when you move out. In a shared flat, don't forget to clean the shared facilities as well. If you neglect the cleaning, we'll have to charge you for the eventual cleaning costs.

Target	Working manner	Detergent	Frequency	Tips
<b>The kitchen</b>				
Worktops	Wipe with a moist dish cloth.	All-purpose detergent or scouring agent	Immediately after use	For stains, you can use a scouring agent.
The floor	Wipe with a moist floor cloth.	All-purpose detergent	Once a week or upon need	Vacuum or sweep the floor before wiping with a moist cloth. Do not leave the floor wet.
Cupboard doors and shelves	Wipe with a moist dish cloth.	All-purpose detergent or scouring agent	Once a week or upon need	Remove stains right away and wash about three times a year.
The refrigerator-freezer	Wipe with a moist dish cloth.	All-purpose detergent	Once a week or upon need and always when moving out	Periodically, clean the backside and the sides as well. <b>Do not use sharp objects for defrosting.</b> Don't forget about a tray for the melting-water.
The kitchen stove	Wipe with a moist dish cloth.	All-purpose detergent	Immediately after use	Periodically, clean the range hood as well, and don't forget the filter.
The oven	Clean according to the instructions for use.	Oven-cleaning detergent	Three times a year or upon need	It is worthwhile to clean any food spilled onto the bottom of the oven right after use.
<b>The room</b>				
Worktops and surfaces	Wipe with a damp cloth.	All-purpose detergent	Once a week or upon need	Remove stains right away.
The floor	Wipe with a moist floor cloth.	All-purpose detergent	Once a week or upon need	Vacuum or sweep the floor before wiping with a moist towel.
The windows	Wash with water and squeegee or micro-cloth.	Window-cleaning liquid	Twice a year	Do not wash the outer surfaces of windows in subzero weather.
<b>The bathroom / toilet</b>				
The fittings	Wash with a brush.	Toilet-cleaning detergent	Once a week or upon need	Periodically clean the shower/sink drain.
The walls	Wash with a brush or scouring pad.	Toilet-cleaning detergent	Once a week or upon need	Wash from the bottom up, rinse from the top down.
The floor	Wash with a brush or scouring pad.	Toilet-cleaning detergent	Once a week or upon need	Do not leave the floor wet.
<b>The balcony and the storage closet</b>				
The floor	Sweep the rubbish.	Brush	Upon need	Clear out your goods from the balcony and the storage closet and sweep the rubbish.

**N.B. If you notice any reddish fungi on the walls or the floor of the sanitary facilities, you should wash the facilities with a chlorinated detergent a few times over the next weeks.**