# RENTAL AGREEMENT

# 1.Landlord

# Name Address Phone Email

# 2.Tenant

# Name SSN or date of birth Phone Email

# 

# 3.Rental apartment

**Address**

**Type of apartment / Size of apartment about**

Apartment is rented in the condition as it is at the time this agreement is made.

**4.Period of lease**

**Non-fixed term agreement Beginning date:**      

The lease is valid until further notice, with the first date of commencement of the notice period being      . After this date, the starting date of the notice period is the last day of each month. If the Tenant terminates the lease on a date prior to      , he shall be liable to pay an additional rent of one (1) month in addition to the rent for the period of notice.

# 5.Rent and other costs

**Rent** **Water Internet Total**

A monthly bill is sent, including the rent and the direct costs. Bill is due on 5th of every month. For electricity, the tenant makes an agreement with an energy provider themselves.

# 6.Deposit

**Deposit Due date for deposit Bank account Receiver**

Rent deposit is required and the deposit must be paid before the tenant receives a possession to the apartment. The security deposit covers the full extent of the lease. If the apartment is sold during the lease period, the security deposit remains in place for the benefit of the new landlord. No Interest on Deposit. The tenant is obliged to take extensive home insurance with third party liabilities and keep it valid for the duration. (Message: Deposit, Name and rental apartment address)(If Kela payment commitment is used as a deposit, it can be delivered by email to      )

# 7.Conditions

Tenant must keep the apartment in a good condition. Keeping pets in the apartment is allowed. Wear and tear caused by pets or not is interpreted as normal wear and tear. if a possible pet causes more harm in the apartment than the wear and tear caused by normal living, the tenant is obliged to compensate this fully. Smoking is prohibited.

Tenant must make a moving announcement to the real estate management. Tenant is committed to comply with the condominium rules. Tenant is responsible for providing a functioning smoke detector and tenant must get an extensive home insurance. The rent is checked once a year, always on the first day of the year. The lessor can check the rent according to the cost-of-living index OR alternatively increase the rent by up to 5 percent annually.

If the apartment has not been carefully cleaned or if the condition of the apartment is not as it was at the beginning of the tenancy, the landlord has a right to withhold cleaning and renovating costs from the rent deposit. According to legislation, the tenant is not entitled to alteration or repair work in the rented space without authorization from the landlord. Such work includes painting, wallpapering, and removing and replacing fixtures. Tenant(s) are responsible of removing any marks, that are not considered as ordinary wearing.

Moving out date is the last day of the agreement. In the moving day tenant must hand over the apartment entirely. The tenant must notify the landlord if other people besides the tenant move in. The tenant is aware that the landlord has the legal right to perform a credit check before entering into this agreement. The tenant shall not assign the apartment or any part of it to another person’s use without consent thereto expressed in the lease agreement or given separately by the landlord. Interest of delayed payment is collected according to the effective interest act. Water fees and other housing association fees increase or decrease annually by the housing association's general meeting in accordance with the decision. If water meters are introduced, the water fee will be determined according to consumption.

In addition to the terms stated above, this agreement assumes the application of the Act on Residential Leases (481/1995) and its amendments. Moreover, the lease incorporates widely accepted Good Leasing Practices. The move-out date is not based on the Act on Residential Leases. The move-out date is the end date in the agreement. On that date, possession of the emptied and fully cleaned apartment must be given to the landlord by 2 p.m.

**Signed electronically with Visma Sign.**

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