

CONDITIONS OF CONTRACT

1. Renting property is for residential use in this agreement, designated for tenants and their family members. Contractual provisions in addition to this contractual relationship the law applies to the rental of dwellings (481/95, jäljempänä AHVL) possible subsequent amendments with incoming or duties.

2. TENANCY

The rental period begins on the date specified in the agreement and shall remain in force until further notice or stated on the lease period.

3. NOTICE

The lease period of notice is AHVL: n according to. **The period of notice is calculated from the last day of the calendar month in which the lease have been made redundant.** The notice must be in writing. The period of notice is one month.

4. RENT AND ALLOWANCES

Tenants are required to pay rents and royalties mentioned on page 1. the above amount. If the house has water meters, fee is charged based on the meter readings. If the water charged for payment in advance on a monthly basis according to the number of persons in connection with the rent, equalization charging is carried out once a year, and the bill takes into account the advance payments. In houses where there is no water meters subject to a fixed water fee according to the number of persons or in certain houses water fee included in the rent.

Rental and user charges must be paid in advance on day 5 of each month. Payment reminder fee is 5.00EUR. If tenants receive housing allowance will aid grantors to pay contributions landlord's rent payment to the account indicated. Tenants give this lease be signed authorization to pay aid directly to the landlord. Penalty interest for unpaid rents and user-compensation is according to the valid Interest Act. **If the payments are neglected, the lease will be terminated and eviction-and recovery measures will be initiated.**

5. GUARANTEE

This lease obligations, as collateral for the fulfillment of the tenants provide the landlord separately agreed terms of the guarantee or warranty-sum before the rental period begins and the key release. A breakeage deposit of the tenant handed back at the end of the lease, if all of the obligations of tenants are satisfied.

6. RENT INCREASE

Rent and royalties may be increased to the leased property, and without dwelling on the maintenance and repair of the dwelling house, as well as the capital costs of the reservation, interest on shareholders' equity or owner at the increase in costs resulting from obligations inherent in respectively. The rent increase the landlord must notify the tenant in writing.

The new rent comes into effect until two months after submission of the notification from the beginning of the next rent payment period. Increase the use of claims does not have to be notified separately when it is based on the increase in consumption.

7. RESPONSIBILITIES OF THE PARTIES

The landlord is responsible for normal wear and tear of housing-term apartment because of the use of the apartment for residential purposes. Tenants of the apartment should treat the apartment with care. Tenants are required to pay compensation for damage by the resident tenant or the tenants apartment with the permission of the person intentionally or through negligence or other carelessness or smoking tobacco causes to the apartment or common premises or equipment. The tenant must immediately inform the landlord of the apartments any faults or defects. The tenant is responsible for the notification failure due to damage.

8. MOVABLE PROPERTY INSURANCE

Take care of your property insurance.

The apartment complex property insurance will not cover the tenants property..

Only your own contents insurance replaces your possessions in fire, burglary or other disaster occurs.

9. RETURNING THE KEYS

If the tenant does not give all the keys to acknowledge the end of the lease, the tenant must be given for loss of keys clearing. Protected keys with regard to locks serialize and serialization costs charged to the tenant.

10. CANCELLATION AFTER THE SIGNATURE

If despite the signing of the lease the tenant does not receive the apartment within one week of the start of the rental period, the tenant will pay the landlord damages of one (1) month's rent. The transfer of the date of receipt of the apartment can be agreed on separately.

11. ACCEPTANCE OF AGREEMENT

The tenant confirms that he/she is aware of this agreement terms and conditions and accepts them by signature. This Agreement is drawn up in two identical copies, one to the landlord and one to the tenant.

12. MOVING DAY

Lease end date is the day of removal.