

## RENTAL DEPOSIT

All tenants are required to make a rental deposit (fee or personal guarantee), which acts as a guarantee of fulfilling the terms of tenancy. The use of payment commitment or another form of guarantee must be agreed separately with Sevas Kodit Oy. If you have a bad credit rating, the rental deposit may be larger.

### Guarantee fee

The guarantee fee is paid to Sevas Kodit Oy. The amount of the fee depends on the size of the apartment.

1 room + kitchenette	700 €
1 room + kitchen	700 €
1 room + kitchen–living room	700 €
2 rooms + kitchenette	700 €
2 rooms + kitchen	900 €
2 rooms + kitchen–living room	900 €
3 rooms + kitchen	1,000 €
3 rooms + kitchen–living room	1,000 €
4 rooms + kitchen	1,200 €
5 rooms + kitchen	1,400 €

The rental deposit should be paid to this bank account:

Sevas Kodit Oy  
IBAN: FI66 5419 0120 0984 58  
BIC: OKOYFIHH

The rental deposit is kept in Sevas' bank account for the duration of the whole tenancy. The deposit will be returned to the tenant when the tenancy has ended, if the tenant has fulfilled all obligations and the apartment is handed over cleaned and in a normal condition with all keys. The landlord has the right to keep all those receivables arising from the terms of the rental agreement.

## OR ALTERNATIVELY

### Personal guarantee

The tenant will provide Sevas Kodit Oy with a guarantee commitment signed by two (2) persons who are in full-time employment. The guarantee commitment should be given one week prior to the signing of the rental agreement. For further information, please contact us at the Sevas office.

## CONTENT AND MEANING OF THE GUARANTEE COMMITMENT GIVEN AS A GUARANTEE OF FULFILLING THE TERMS OF TENANCY

1. The guarantee commitment commits a guarantor, with another guarantor, to pay the landlord all those costs defined in the rental agreement. The maximum amount of the guarantee payment is equal to three

months' rent payment with rent increase, as well as possible late payment interest, collection costs and other obligatory payments, if the tenant has not paid them.

2. Charging of the above mentioned costs does not require the tenant to be bankrupt.

3. The payments can also be charged from one guarantor alone.

4. The guarantee commitment is valid for the whole duration of the tenancy. The guarantee commitment covers all receivables arising from the terms of the rental agreement.

5. During the tenancy, guarantors are informed about unpaid rents and other costs when a second debt collection letter is sent to the tenant.

## **GUARANTORS' QUALIFICATIONS**

People in full-time employment can be accepted as guarantors. The suitability of other people must be discussed separately with Sevas Kodit Oy.

## **FILLING IN THE GUARANTEE COMMITMENT FORM**

The guarantee commitment form must be filled in carefully. Pay special attention to your personal data and contact information. The guarantee commitment form is always filled in with by typing or by legible handwriting, except for signatures. Printed names are marked below the signatures in type or in legible handwriting

## **CONFIRMATION OF THE GUARANTEE COMMITMENT**

Guarantors will receive a written confirmation and a copy of the guarantee commitment. Should a guarantor decline the commitment, the rental agreement is immediately terminated.

## **DISENGAGING FROM THE GUARANTEE COMMITMENT**

A guarantor can be disengaged from the guarantee commitment only, if the tenant has given a new commitment that has been approved by Sevas Kodit Oy.