**General terms and conditions**

**1. Tenancy period**

The tenancy agreement is for a fixed period or subject to notification before one calendar month from both parties. A fixed period tenancy agreement ends when the period is completed. Agreements that are subject to notification end upon giving notice, upon cancellation or termination, or by mutual agreement.

**2. Deposit**

When leasing an apartment the Tenant will pay a deposit to the Owner. The deposit will be returned to the Tenant within one month after the termination of the tenancy only if the Tenant has returned the keys to the apartment, the apartment is in a clean and normal condition and there are no outstanding payments nor any other outstanding obligations. The Owner may use the deposit for settlement of any outstanding payments mentioned above without consulting the Tenant. Returned deposit does not absolve the tenant from the general terms of the tenancy agreement. During the tenancy period the Tenant does not have the right to request that the deposit be used to cover the cost of rent. The Tenant will not receive interest on the deposit.

**3. Move-in day**

The Tenant is entitled to take possession of the apartment at the beginning of the tenancy period. However, if the tenancy period starts on a weekend or on a national holiday, the possession right begins the next weekday. The Tenant’s liability to pay rent comes into effect the day the tenancy period starts as stated in the tenancy agreement. At the termination of the tenancy, the apartment must be vacated by the last day of the tenancy agreement.

**4. Keys**

The Tenant gets the keys at the beginning of the tenancy period. The keys are for the use of the tenant only, and they are to be handled with care and responsibility. Making copies of the keys is prohibited. If the key is lost, the Tenant will be responsible for the costs. The Tenant is responsible for collecting and returning the keys to the Owner in a manner stated by the Owner. Any neglect concerning the keys will be charged from the tenant according to the valid resident price sheet. A security lock may only be installed with the Owner’s permission, at the Tenant’s own expense. The Tenant commits to providing the Owner with a key to the security lock. When

moving out, the said lock must be left as installed and all keys handed over to the Owner without charges.

**5. Handing over the apartment to another person**

The Tenant living in rented apartment may not, without the permission of the Owner, hand over the apartment or part of it, or have persons living there who are not covered by the tenancy agreement, or transfer the tenancy agreement.

**6. The Tenant’s responsibilities during occupancy**

The Tenant is responsible for giving written notification to the Owner or the representative of the Owner concerning details of moving in or out or when vacating the apartment for a longer period of time, for more than one month. The Tenant is also responsible for notifying about any changes concerning the identity or number of people living in the apartment during occupancy. The Tenant is responsible for cleaning, taking care of and carefully maintaining the apartment and equipment therein, the courtyard or terrace area immediately attached to it and to follow the

instructions given by the Owner. The Tenant is responsible for buying, installing, and maintaining a fire alarm. The Tenant is not responsible for the normal wear and tear of the apartment, but the Tenant is required to compensate for any damage caused by him/herself. The Tenant is adviced to take a comprehensive home insurance. The Tenant must notify the Owner or a representative of the Owner of any defects in the condition of the apartment within two weeks of moving in, and defects in the final cleaning immediately when moving in. During the period of occupancy the Tenant is also required to immediately inform the Owner of any damage or defects occurring in the apartment. The Tenant must notify the Owner of any damage or defects that the Owner is responsible for repairing. The notification must be done immediately when the damage/defect is running the risk of getting worse if not fixed right away. A Tenant who does not notify the Owner, will be held responsible for the resulting damage. A room in a shared apartment is meant for one person (the Tenant). It is forbidden to house any person not included in the tenancy agreement. Smoking is forbidden in shared apartments and in all apartments with tenancy agreements commencing as well as in hallways, staircases and other common areas. If the tenant smokes regardless of the rules, any costs resulting from the cleaning, colonization, painting etc. of the apartment will be charged to the tenant. No pets are allowed in shared apartments. The Tenant is responsible for cleaning the apartment during tenancy, and for the final cleaning of the apartment at the termination of tenancy. When tenant changes the apartment is checked, which may cause charges if the responsibilities/cleaning request have not been carried out. The owner has the right to have the apartment cleaned or repaired at the Tenants expense if necessary. All tenants are jointly responsible for the condition of the common areas of shared apartments. The amount of compensation that the tenant has to pay for damage is determined by Maintenance Company. However, the tenant is always responsible for the full cost of repairing the damage.

**7. Common areas of the apartment**

All the Tenants in the apartment are jointly responsible and liable for the condition and upkeep of the common areas, and of the furniture and equipment in them. The Tenant is responsible for informing the Owner or representative of the Owner of any changes in the condition of these areas and the equipment.

**8. Compensation**

For such time as the apartment cannot be occupied, or is not in the required or agreed upon condition, and the Tenant has full filled his responsibility to notify the Owner as stated on point 6, the Tenant has the right to apply for compensation. A written notification of the matter must be made immediately, after which compensation can be agreed upon. The Tenant may apply for compensation for the amount of rent or immediate expenses that is equivalent to the time period and amount of the inconvenience caused by the defect (AHVL 23 § 2 mom.). Compensation is paid under the condition that the damage or defect can be determined to be the fault of the Owner

through neglect or other carelessness (AHVL 23 § 3 mom.). Any outstanding payments to the Owner may be subtracted from the compensation to the Tenant. The Owner and the property owners have the right to carry out general repairs in the building and in the tenant’s apartment during the tenancy, without the tenant being compensated for the time of repairs. The companies that supply heat, water, electricity, telephone and Internet services are solely responsible for the operation of these services in accordance with their general delivery terms, regardless of whether the costs of these services are included in the rent or paid for separately. Owner is liable only for

damages caused by its own negligence.

**9. The Owner’s right to enter the apartment**

To lease and supervise the condition and upkeep of the apartment the Tenant must allow a representative of the Owner to enter the apartment without delay as soon as convenient. Should need be, a representative of the Owner has the right to inspect an apartment without the Tenant’s consent. The Owner inspects the apartments at the termination of the tenancy and, if necessary, documents all negligence in writing without any notification. The Tenant will not be notified of this inspection.

**10. Transferring the tenancy agreement**

On grounds of expediency, the Owner may, in accordance with the terms of notice, transfer the tenancy to an equivalent apartment or an equivalent part of an apartment that is under the Owner.

**11. Rent and other charges**

Rent is determined according to the amount that is needed, in conjunction with other earnings, to cover expenses and financing the upkeep of the apartment and related areas in accordance with good property maintenance. Rent will be adjusted in accordance with changes in the amounts listed above.

**12. Notification of changes in rent and charges**

The Owner will inform the Tenant of changes in rent and charges in writing one calendar month before they come into effect.

**13. Payment/collection**

Rent and other charges will be paid monthly in advance to the Owner’s bank account, at latest the sixth day of each month. A penalty interest rate and collection fee will be added to overdue charges in accordance with the law. Tenant’s account will be referred to a collection agency at the latest when outstanding payments equal two month’s rent.

**14. Termination and dissolving of the tenancy agreement**

When either party gives notice, the agreement will dissolve after the term of notice is over. The Tenant’s term of notice is one (1) month, which is calculated from the last day of the month in which notice is given. Cancellation of termination of tenancy agreement will be charged according to the resident price sheet in force at the time of cancellation. If the tenancy has, prior to the giving of notice, continued uninterruptedly for at least one year, the term of notice for the Owner is three months. A fixed period agreement will end without a separate notice, unless after having made an agreement such matters come to light that make the validity of the agreement unreasonable to either party. The notice of termination shall always be made with the form for notice of termination. The tenancy agreement can also be terminated because of, for example, unpaid rent or causing disturbance. If such is the case, the agreement may be terminated either immediately upon notice or at a later date, as stated by the person terminating the agreement.

Tenancy begin: Tenancy end:

Name of the Tenant: Rent : 298/month euro/month

Finnish Social security or passport no:

Signature:

Date and place:

Deposit: 590 euro

Name of Owner: Jahir Uddin Ahmad

Senior Research fellow

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Date and place:

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