

RENTAL AGREEMENT

1. LANDLORD

Name	Heikki Heloposti
Address	Vaasankatu 17, 00500, Helsinki
Phone	050 3829283
Email	heikki.h@asuntomestari.com

2. TENANT

Name	Taneli Tolonen
SSN or Birthday	09.09.1999
Email	taneli.t@kuumaposti.fi
Phone	050 0505050

3. RENTAL APARTMENT

Address	Helsinginkatu 20, 00530, Helsinki
Type of apartment	Studio Apartment
Size of rented apartment	14m ²

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

4. PERIOD OF TENANCY

Fixed-term lease

Beginning date	24.12.2023
Ending date	24.12.2024

A fixed-term lease agreement cannot be given notice on mid-term.

5. RENT AND OTHER DIRECT COSTS

Rent	850€/month
Water rate	15€/month
Sauna	10€/month
Total	875€/month

Rent payment account

FI 49 66010001234568

The rent and all separate payments are credited to the rent payment account. Rent is due on 5th of every month. Interest of delayed payment is collected according to the effective interest act.

Water charges and other housing association fees increase or decrease annually in accordance with the decision made by the housing association's general meeting.

The tenant pays water tariff based on consumption Yes ☒ No, fixed price ☐

6. DEPOSIT

Rent deposit is required and the deposit 1700€ must be paid before the tenant receives a possession to the apartment, due date is 23.12.2013. Bank account: **FI 49 66010001234568**.

(Message: deposit, name and rental apartment address)

☐ Alternatively, deposit can also be paid as a commitment by Kela. When doing so, it is requested that the commitment be delivered by email to _____@_____.

If the apartment is sold during the lease period, the security deposit remains in place for the benefit of the new landlord.

7. CONDITIONS

- Tenant must keep the apartment in a good condition.
- Smoking is prohibited.
- No pets are allowed in the apartment.
- Tenant will receive 2 key(s).
- 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 a home insurance with third party liabilities and keep it valid for the duration.
- For electricity, the tenant makes an agreement with an energy provider themselves. This agreement must cover the full extent of the lease.
- 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 4 p.m.
- 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 lessor has a right to withhold cleaning and renovating costs from the rent deposit. Tenant(s) are responsible of removing any marks, that are not considered as ordinary wearing.
- In addition to the terms stated above, this agreement assumes the application of the Act on Residential Leases (481/1995) and its amendments.

8. DATE AND SIGNATURE

This agreement has been created and signed as two original copies.

Place and date:

Signatures

Handwritten signature of Heidi in cursive script.

Lessor

Handwritten signature of Tandi in cursive script.

Tenant