# RENTAL AGREEMENT

# 1. LANDLORD

Name

Address

Phone

Email

# 2. TENANT

Name

SSN or Birthday

Email

Phone

# 3. RENTAL APARTMENT

Address

Type of apartment

Size of rented apartment about      m²

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

The floor area has not been verified and the rent is not solely based on the floor area.

**4. PERIOD OF TENANCY**

Non-fixed term agreement

Beginning date

The lease agreement follows the normal one (1) month notice period. The starting date of the notice period is the last day of the month of notice.

OR

The lease is valid for the time being, so that the first date of commencement of the notice period is           . After this date, the starting date of the notice period is the last day of the month. If the tenant terminates the lease before          , he is obliged to pay an additional rent of one (1) month in addition to the rent for the period of notice.

# 5. RENT AND OTHER DIRECT COSTS

Rent      €/month

Water rate      €/month

Sauna      €/month

Parking space      €/month

     €/month

Total      €/month

**Rent payment account**

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      € must be paid before the tenant receives a possession to the apartment, due date is      . Bank account: .

(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. RENT INCREASE**

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.

# 9. CONDITIONS

* Tenant must keep the apartment in a good condition.
* Smoking is prohibited.
* No pets are allowed in the apartment.
* Tenant will receive      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.
* The move-out date is the end date of the contract when the apartment must be handed over completely cleaned for the lessor's use.
* 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) is/are responsible of removing any marks, that are not considered as ordinary wearing.
* 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.
* For electricity, the tenant makes an agreement with an energy provider themselves. This agreement must cover the full extent of the lease.
* In addition to the terms stated above, this agreement assumes the application of the Act on Residential Leases (481/1995) and its amendments.

# 10. DATE AND SIGNATURE

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

Place and date:

Signatures

Lessor Tenant