

TENANCY AGREEMENT

HOAS

Lessor

Helsingin seudun opiskelija-asuntosäätiö sr		
Helsinki	0116514-9	

Tenant/tenants

Name Leonel Angel Cabrera Loor	PIN/Date of birth 041099- 04.10.1999	Hoas number 2006156
Name	PIN/Date of birth	Hoas number

Apartment to be rented

Address Metsälinnunreitti 2 C 036 1		Postal code 02660	City ESPOO
Type of apartment Solu/Shared apartment		Type of housing	
Floor area m² apartment 78	Floor area m² room 11,65		Floor 1
Furnished Ei/No	More information about furniture		
Property http://www.hoas.fi/en/housing/metsalinnunreitti-2 Please also check the information considering any larger renovation work in the property.			
Other information			

Tenancy period

Start date 1.6.2023	Fixed-term agreement until 31.8.2023
Additional information Summer agreement All tenants are responsible for the maintenance and cleaning of the common areas of the apartment. Common areas are always inspected when a tenant is moving out.	

Helsingin seudun opiskelija-asuntosäätiö sr Foundation for Student Housing in the Helsinki Region sr

Pohjoinen Rautatiekatu 29, P.O. Box 799, 00101 Helsinki, Finland

+358 9 549 900 / Company registration number 0116514-9 / Home town Helsinki / www.hoas.fi

Electronically signed / Sähköisesti allekirjoitettu / Elektroniskt signerat / Elektronisk signatur / Elektronisk underskrift
<https://sign.visma.net/fi/document-check/994e5354-7119-4fbf-b4e9-05441adb1f7>


www.vismasign.com

Rent

Total rent 222,00 euro/month	The due date for the rent is on the 6th of each month. The due date cannot be changed.
Electricity and water are included in the rent in shared apartments.	
Other apartment types:	
Electricity is included in the rent: If electricity is not included in the rent, the tenant will sign a personal contract with the energy provider.	
Water is included in the rent: Water meter installed to the apartment: Water is included in the rent at the time of signing the tenancy agreement, but the lessor has installed water meters in the property's apartments and aims to charge a separate water fee based on the consumption indicated by the meter installed in the apartment. The lessor shall notify in writing of the transition to a consumption-based water fee and the related practical procedure two (2) months prior to its introduction.)	
In furnished apartments the furniture fee is included in the total rent (euro/month)	
Rents are determined based on the rental principles defined in the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans (604/2001, section 13) and the Act on the Use, Assignment and Redemption of State-Subsidized (ARAVA) Rental Dwellings and Buildings (1190/1993, section 7). In accordance with the Act on Residential Leases, tenants must be notified of rental adjustments in writing two months before the new rental payment comes into force. During the time when the regulations of the Act on the Use, Assignment and Redemption of State-Subsidized (ARAVA) Rental Dwellings and Buildings or the regulations of the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans about determining the rent are applied to the residential apartment, the lessor must notify the tenant in writing of any rental increases, their grounds and the new rent amount. The raised rent will come into force at the earliest two months since the notification has been sent, from the beginning of the new rental period. (AHVL 29 June 2001/606)	
Change in rent	The rent is not based on a price per square metre.

Deposit

Deposit payment	Advance rent 0,00
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The tenancy agreement is binding for both parties once the applicant has provided all required documents and the lessor has approved them. The lessor's confirmation will be emailed to you. Once the tenancy agreement has been confirmed, it cannot be cancelled. Instead, it must be terminated according to the law concerning rental apartments (AHVL 52 §).

Terms and conditions of the tenancy

In addition to the terms of this agreement, tenants are subject to the law concerning rental apartments (AHVL 481/95), the general terms of tenancy agreements currently in effect, the rules and regulations of the housing company, resident notifications, and the content on the Hoas website (tenant charge sheet, responsibility chart, cleaning guide, final cleaning guide, and other instructions and regulations), the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans (604/2001) as well as the law (1190/93) concerning the use, relinquishing and buying of state-subsidised low-income rental apartments and housing projects. All regulations and instructions currently in effect will be published on the Hoas website www.hoas.fi.

- Smoking in the apartment is forbidden.
- To use washing machines and dishwashers the tenant must have a home insurance. If a washing machine or a dishwasher is installed in other room than the bathroom, a professional plumber must perform the installation.
- If water is not included in the rent, the tenant will be charged a separate water fee in addition to the rent, the amount of which is based on the consumption indicated by the meter installed in the apartment. The consumption-based water fee is charged a) either as a flat-rate advance payment based on an estimate of water consumption, or b) monthly based on actual measured consumption. If the water fee is charged in advance, it will be equalized at intervals specified by the lessor.

General terms of the tenancy agreement, rules and regulations of the housing company, tenant responsibility chart, tenant charge sheet, cleaning and final cleaning guide

www.hoas.fi/en/terms-and-conditions-of-the-tenancy

Signature

I have read the terms of this tenancy agreement and its appendices and I agree to them.

Date (dd.mm.yyyy)

Place

Signature and clarification of signature

Signature and clarification of signature

SIGNATURES

ALLEKIRJOITUKSET

UNDERSKRIFTER

SIGNATURER

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authority to sign
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huoltaja/edunvalvoja

ställningsfullmakt
firmateckningsrätt
förvaltare

autoritet til å signere
representant
foresatte/verge

myndighed til at underskrive
repræsentant
frihedsberøvende