

RENTAL AGREEMENT OF FLAT

1. LESSOR

Name Puruskainen Tero ja Pia-Maritta	Phone number: 040-8405817 / 040-7734489	E-mail address: piamaritta.puruskainen@gmail.com
Street address: Nissinojantie 1 A	Postal code and town: 04260 Kerava	IBAN Code: FI86 3636 3003 4602 19 BIC/C: SBANFI22

2. TENANT

Name Rahman Sk Samiur	Id. card nr. / Birth date A00286025 / 3.12.1997	Phone number: +8801765459060	E-mail address: sksami4456@gmail.com
Address in home country: House-150/3, Road-2/1, block-A, Section-12, Pallabi, Mirpur - 1216, Dhaka, Bangladesh			

3. RENTAL OBJECT

Street address: Uudenmaankatu 4 D 73	Tenant's room: 3	Postal code and town: 20500 Turku
Flat type: Shared four bedroom student flat, flatmates can be of any gender.	Flat total area: 76 m ²	Other spaces and their purpose: In common usage in the apartment: storage closet, living room, toilet, bathroom + kitchen and in the building: bicycle storage, sauna (fee), laundry (fee)

Loose furniture under this rental agreement:

Bed, table, chair, wardrobe

Flat is rented in the actual condition on signing date of this contract Condition check-list for flat has been made and signed .

4. RENTAL PERIOD

Continuous rental contract	Begin date:	First possible date for notice of termination:
Tenant can serve notice of termination also earlier than on agreed date by paying contract penalty equal to two months rent.		
<input checked="" type="checkbox"/> Fixed duration rental contract	Begin date: 4.9.2023	End date: 31.12.2023

5. RENT OF FLAT

Amount of rent: 420,- EUR/month	Due date: Month's 4th day or following banking day. Exception: September rent on 23.9.-23	Delay interest: According to law on delay interest.
Water fee <input type="checkbox"/> EUR/month (advance) <input checked="" type="checkbox"/> Included in rent. *)	Electricity <input type="checkbox"/> EUR/month (advance) <input checked="" type="checkbox"/> Included in rent. *)	Other fees payable by tenant: Laundry room, sauna hour, according to consumption. These are paid straight to housing cooperative.

6. RAISE OF RENT

Rent is raised annually according to consumer price index development. *)	Basic index release time:
Other index: <input type="checkbox"/> Finnish Consumer price index (2015=100)	Basic index points:
<input checked="" type="checkbox"/> Other basis: Rent is fixed during rental period.	Raise of rent is done annually in July.
Basic index is the latest released index point at the time of signing of this contract. If index points sink, rent is not lowered.	

7. OTHER TERMS FOR RENTAL

<input checked="" type="checkbox"/> Tenant is to inform the lessor immediately about new contact information.	<input checked="" type="checkbox"/> Smoking/ Drugs NOT allowed.
<input checked="" type="checkbox"/> Tenant is to make notice of removal immediately to house manager.	<input checked="" type="checkbox"/> Pets not allowed.
<input checked="" type="checkbox"/> Tenant is to inform the lessor about defects immediately.	<input checked="" type="checkbox"/> Regulations of house manager to be obeyed.
<input checked="" type="checkbox"/> Tenant is to take home insurance within a week from moving in.	<input checked="" type="checkbox"/> Tenant is to make final cleaning as applicable.
<input checked="" type="checkbox"/> The room must be vacated at 6 pm on the end date of the lease.	

Other conditions and appendices:

In common areas extra care is needed to guarantee common satisfaction (cleanliness / emptiness of surfaces, noiselessness, etc.)

8. KEYS

Tenant has received 1 + 2 pcs keys on _____. 20 (one for door to flat (nr. 6607766) and two keys for door to room nr. 3)	Tenants' signatures and clarifications of signature
Tenant is to return keys to lessor by the end of rental period.	
If key / keys are lost, cost of changing lock/ locks and cost of new series of keys are charged from tenant.	

9. CONTRACT DEPOSIT

<input checked="" type="checkbox"/> Tenant will give contract deposit to fulfill obligations of this contract.	
Amount of deposit: 840 €	Deposit due date: 50% in advance by 1.9.-23; 50 % by 24.9.2023

This contract is made in two identical copies, one for the lessor and one for the tenant / tenants. Delivery by e-mail is accepted.

Lessor's signature

Sk. Samiur Rahman
Tenant's signature

29.8.-23

29.08.23