

## CONDITIONS OF THE LEASE 1.12.2011

### 1. Term of tenancy

The tenant has the right to the tenure of the apartment from the beginning of the tenancy, from which time onwards s/he is obligated to pay rent for the apartment. The tenancy is in effect for the time being, under the conditions mentioned hereafter, or for a fixed term.

### 2. Rent

The landlord's board of directors decides the rent per unit (= €/rental m<sup>2</sup>/month) and total rent. The rent of the apartments is based on the rent per unit. In the housing areas, where the apartments have been graduated, on signing this lease, the tenant agrees that the apartment area can be graduated or the existing graduated area can be revised during the tenancy.

### 3. Other charges

In addition to the rent, the tenant agrees to pay the different charges not included in the rent. These include charges on e.g. furniture, electricity, sauna, parking place, and water, the amounts of which are decided by the landlord's board of directors.

### 4. Notifying on changes of the rent or other charges

The tenant will be notified of possible changes in the charges or in the total rent of his/her housing area either on the notice board, or by a written notice distributed to the apartment or the mail box of the apartment. A notice on the changes of the rent or the charges can also be specifically made to the person who has signed the lease, and the notice can also be sent by mail.

### 5. Payments

The rent and other payments shall be paid monthly in advance by the 6th day of each month, in the way designated by the landlord to a recipient or account designated by the landlord. If the tenant does not pay the rent or other payments in due time, penal interest depending on present interest rate of Bank of Finland, will be charged for the unpaid installments. A sum accounting for the monthly interest of the monthly rent or other payments will nevertheless be charged in every case. In addition to the penal interest, the tenant shall pay the possible collection charges due to the collection of the delayed rent or other payments, the amount of which is decided by the landlord's board of directors.

### 6. Security deposit

When renting the apartment, the tenant deposits a sum, the amount of which is decided by the landlord's board of directors, as security for the apartment and his/her various responsibilities for it. The landlord does not pay interest on the deposit sum. The landlord returns the security deposit to the tenant at the end of the tenancy when the tenant has returned the keys of the apartment, left the apartment in good condition, paid his/her rent and other payments, and taken care of the other responsibilities connected with the tenancy. The landlord has the right to use the security deposit to settle any outstanding claims without hearing the tenant.

### 7. Checking the right of residence

On a separately set date, the tenant agrees to give the landlord any necessary information which influences his/her right of residence, determined by the terms under which the apartments are rented, which are set by the landlord. The tenant also gives the landlord a right to receive information on his/her studies from his/her school or university. The landlord has the right to give notice on the lease, if the tenant has received his/her degree and has not received additional time to his/her right of residence on application in order to do post-graduate studies, or if the tenant for other reasons no longer studies.

### 8. Giving notice on the lease

When the landlord gives notice on the lease, the term of notice is three (3) months. If the tenancy on the apartment has lasted at least one year immediately before the notice is given, the term of notice is six (6) months. When the tenant gives notice on the lease, the term of notice is one (1) month. The term of notice is counted from the last day of the month of notice. The notice on the lease has to be given in writing on through the Internet at [www.tys.fi](http://www.tys.fi). The written notice on the lease has to be dated and countersigned by the tenant. When giving notice, the tenant has to give his/her new address and bank account number. When the landlord is giving the notice on the lease, a separate form is used. In the term of notice the landlord has right to inspect the condition of the apartment. If the tenancy agreement is for the fixed term and the period of the contract is less than six months, the tenant can not give notice on lease during on the period of the contract.

### 9. Other terms

Family tenants agree, that housing grant is paid directly to the landlords account. Tenants agree that their names can be printed on the list in the corridor of the housing object. Married couples, single parents and unmarried couples who receive housing allowance from KELA agree, that the housing allowance is paid directly to the landlords account.

### 10. Additional terms

In addition to the conditions of this lease, the rules and regulations of the Housing Production Act and the Tenancy Act, as well as the instructions of the housing authorities, and the landlord's stipulations on the terms under which the apartments are rented are observed during the tenancy. Smoking is forbidden at all TYS locations, inside the flats as well as in all common areas (staircases, lifts, basements, common rooms, saunas and washrooms). The tenant shall take good care of the apartment and comply with the instructions and rules given by the landlord. If necessary, the landlord has the right to have the apartment cleaned or repaired at the expense of the tenant. The tenant shall not use other equipment or machines than ordinary household appliances on the premises without the landlord's consent. The condition of the furniture and appliances of the common rooms in certain apartment types are the common responsibility of the tenants of the said apartments. As a resident of the Student Houses, you are to be aware of the fact that the lower levels of buildings B and C are leased to the students associations of Turku University for their operation. In Tavasti smoking and pets are not allowed.

### 11. Key

After the lease has been signed, the tenant receives a key. The landlord gives each tenant one key. The tenant does not have the right to have copies made of the key. The tenant is responsible for the key that is in his/her possession, and if the key is lost, the Foundation has the right to charge the tenant a set sum, which covers the cost of a new key.

The tenant shall, without exception, return the key to the landlord by 12.00, at the latest, on the first day of the next month after the last month of residence.

### 12. Additional

Three (3) copies have been made of this lease, two (2) for the landlord and one (1) for the tenant.