

RENTAL AGREEMENT

1. Landlord

Name	Address	Phone	Email
[REDACTED]			

2. Tenant

Name	SSN or date of birth	Phone	Email
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

3. Rental apartment

Address Palokallionkatu 2-4 B 015, 33840 Tampere

Type of apartment / Size of apartment about 2 h + k + p / 57,5 m²

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

4. Period of lease

Non-fixed term agreement **Beginning date:** 27.10.2025

The lease is valid until further notice, with the first date of commencement of the notice period being August 31, 2026. After this date, the starting date of the notice period is the last day of each month. If the Tenant terminates the lease on a date prior to September 30, 2026, he/she shall be liable to pay an additional rent of one (1) month in addition to the rent for the period of notice.

5. Rent and other costs

Rent	Water deposit	Total
645 €	20 € / person x3	705 €/month

A monthly bill is sent, including the rent and the direct costs. Bill is due on 5th of every month. For electricity, the tenant makes an agreement with an energy provider themselves.

Rent and other fees will not be charged for October and November 2025.

6. Deposit

Deposit	Due date for deposit	Bank account	Receiver
250 €	27.10.2025	[REDACTED]	[REDACTED]

Rent deposit is required and the deposit must be paid before the tenant receives a possession to the apartment. The security deposit covers the full extent of the lease. If the apartment is sold during the lease period, the security deposit remains in place for the benefit of the new landlord. No Interest on Deposit. The tenant is obliged to take extensive home insurance with third party liabilities and keep it valid for the duration. (Message: Deposit, Name and rental apartment address) (If Kela payment commitment is used as a deposit, they can send it directly to [REDACTED])

7. Conditions

Tenant must keep the apartment in a good condition. Pets are not allowed in the apartment. Smoking is prohibited. Tenant must make a moving announcement to the real estate management. Tenant is committed to comply with the condominium rules. The tenant pays water tariff based on consumption. Tenant is responsible for providing a functioning smoke detector. 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. 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 landlord has a right to withhold cleaning and renovating costs from the rent deposit. According to legislation, the tenant is not entitled to alteration or repair work in the rented space without authorization from the landlord. Such work includes painting, wallpapering, and removing and replacing fixtures. Tenant(s) are responsible of removing any marks, that are not considered as ordinary wearing. Moving out date is the last day of the agreement. In the moving day tenant must hand over the apartment entirely. The tenant must notify the landlord if other people besides the tenant move in. The tenant is aware that the landlord has the legal right to perform a credit check before entering into this agreement. The floor area has not been verified and the rent is not solely based on the floor area. If the tenant does not return all keys at the end of the lease, a contractual penalty of €400 is charged from the tenant. The tenant shall not assign the apartment or any part of it to another person's use without consent thereto expressed in the lease agreement or given separately by the landlord. Interest of delayed payment is collected according to the effective interest act.

In addition to the terms stated above, this agreement assumes the application of the Act on Residential Leases (481/1995) and its amendments. Moreover, the lease incorporates widely accepted Good Leasing Practices. 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 2 p.m.

Welcome to Palokallionkatu 2-4

Landlord & rent payment

The landlord's information and instructions for paying the rent and deposit can be found in the agreement.

If you have any questions, you can contact [REDACTED] customer service.

Key handover

The keys can be picked up from the key company, BLC Turva Tampere during opening hours on the start date of the contract, unless otherwise agreed. Before picking up the keys, you must submit a home insurance certificate and a receipt for the deposit payment to [REDACTED] customer service so that the key company receives the handover permission. The receipts can be sent to the following address: [REDACTED]

LC Turva Oy
Teiskontie 9, 33500 Tampere
Puh. 029 70 311 518 turva.tampere@bhc.fi

Open on weekdays from 8:00 a.m. to 4:00 p.m. (However, please check the current opening hours for possible exceptions.)

Property manager and moving notice **oiva**

ISÄNNÖINTI

044 737 2250
noste@oi.fi
www.oi.fi

Please submit your moving notice to the property management office through their website. You can access it via the QR code or the link provided. You can also contact the property management office regarding any potential disturbances.

Moving notice:

<https://oi.fi/en/moving/>
Please also remember to complete the statutory change of address notification at: posti.fi/muuttoilmoitus



Maintenance company

Kotikatu Oy, Tampere
010 270 8040, pirkantalohto@kotikatu.fi

Door openings, fault reports, maintenance requests, cleanliness, heating, yard maintenance, etc.

Electricity contract

The tenant is responsible for arranging their own electricity contract. The contract should be made well in advance of the move-in date to ensure electricity is available on the moving day.

Related to the housing company:

- Your apartment's storage unit is marked with your apartment number. Please use the storage unit assigned to your apartment.
- Quiet hours in the building are from 10:00 PM to 6:00 AM. During this time, no noise from your apartment should be audible to neighbors. It is also courteous to avoid unnecessary noise during the day and evening.
- Parking on emergency access roads and unmarked spaces is strictly prohibited! Parking enforcement is in effect in the area. You can inquire about available parking spaces from property manager.

SIGNATURES**ALLEKIRJOITUKSET****UNDERSKRIFTER****SIGNATURER****UNDERSKRIFTER**

This documents contains 2 pages before this page
Dokumentet inneholder 2 sider før denne siden

Tämä asiakirja sisältää 2 sivua ennen tätä sivua
Dette dokument indeholder 2 sider før denne side

Detta dokument innehåller 2 sidor före denna sida

authority to sign
representative
custodial

asemavaltuus
nimenkirjoitusoikeus
huoltaja/edunvalvoja

ställningsfullmakt
firmateckningsrätt
förvaltare

autoritet til å signere
representant
foresatte/verge

myndighed til at underskrive
repræsentant
frihedsberøvende