

TERMS OF THE TENANCY AGREEMENT

1. Tenancy period

The tenant is entitled to take possession of the apartment at the beginning of the tenancy period. However, if the tenancy period starts on a weekend or on a national holiday, the tenant receives control on the following business day. The tenant's liability to pay rent comes into effect the day the tenancy period starts, as stated in the tenancy agreement. The tenancy agreement is valid until further notice, with some prerequisites mentioned below, or for a certain period of time. Term of notice is one month. The tenancy agreement for a certain period of time cannot be cancelled within the period of its validity.

2. The rent

The Board of Directors confirms the rent. In buildings where a separate evaluation per flat has been performed, the area under the responsibility of paying can be different from the area of the apartment. When signing this contract the Tenant agrees that the evaluation in the building can be carried out and checked within the period of the tenancy. About changes in evaluation will be informed as about changes in rent.

2.1 Rent increase in state-subsidized property

The rent is revised according to the Act on Residential Leases and acts and regulations set on the leasing of state-subsidized apartments. The revising is done together with the annual budget setting.

2.2 Rent increase in other property

The rent is revised annually according to the changes in maintenance and capital costs. The revision is done together with budgeting.

3. Other fees

In addition to the rent the Tenant is responsible for paying the current utility charges, for example charges for sauna, electricity, furniture, car heating posts etc. Tenants, whose rent does not include electricity, pay it directly to the electricity company (mainly Tenants in family or studio apartments). If the tenant neglects signing the contract for the supply of electricity, the Lessor has the right to invoice the costs afterwards. In Paalikatku 13 the electricity charge used is standardized and the Lessor retains the right to charge the electricity according to consumption if necessary.

4. Notification of changes in the rent and charges

The Tenant is informed about changes in the rent or other fees on the notice board in each building or by written notice delivered to the flat or the letterbox.

5. Payments

Rent and other fees are to be paid once a month, in advance by the 5th of every month to an account given by the Lessor. If the Tenant does not pay the rent and other fees by the given date, a penalty interest and a possible collection fee will be charged.

6. Deposit

When leasing an apartment the Tenant has to pay the deposit fee to the Lessor. The deposit fee will be refunded to the Tenant after the termination of the tenancy agreement only if the Tenant has returned the keys of the apartment, the

apartment is in a normal condition and cleaned and there are no outstanding payments or other unfulfilled obligations. The Lessor does not pay interest on the deposit. The deposit will be refunded within one month after you move out. If the deposit is refunded to a foreign account, the bank charges for the transaction. The charges are deducted from the deposit. The Lessor has the right to use the deposit to cover any unfulfilled obligations without notifying the Tenant.

7. Checking the right of occupancy

The Tenant is bound to supply the information about his/her right of occupancy as requested and to allow the Lessor to obtain information from educational institution about his/her studies. The Lessor has the right to give the Tenant a notice if the Tenant has graduated, his/her rental agreement has not been extended due to postgraduate studies or if the Tenant has interrupted his/her studies. The Tenant agrees to inform the Lessor immediately about changes in the right of occupancy. Giving false information can lead to the Lessor giving notice.

8. Handing over the apartment to someone else

The Tenant has no right to hand over the apartment or part of it to someone else. Furthermore, the Tenant cannot have persons not covered by the tenancy agreement living in the apartment without the permission of the Lessor and without written permission of the other Tenants living in the same apartment.

9. Termination of the tenancy agreement

When the Lessor gives notice the period of notice is three (3) months. If the tenancy has prior to the giving of notice continued uninterrupted for at least one year the period of notice for the Lessor is six (6) months. **For the Tenant the period of notice is one (1) month, which is counted from the last day of the month when the notice is given. All tenancy agreements signatories should make written notice and give information about his/her new address and account number for refunding of the deposit fee.**

10. Smoking

Circulation of tenants is typically higher in student apartments than in other rented housing. Smoking in the apartments is forbidden because of the damages it causes to them. Any damages caused by neglecting the smoking ban will be charged from the tenant.

11. Special

In addition to these terms, the law concerning rental apartments, instructions given by housing authorities and other instructions and rules given by the Lessor have to be followed. The Lessor may, in accordance with the terms of notice, transfer the tenancy to an equivalent apartment or an equivalent part of an apartment that is under the authority of the Lessor. The Tenant agrees to take good care of his/her apartment and follow instructions and rules given by the Lessor. When needed, the Lessor can have the flat cleaned or repaired at the Tenant's expense.

The Tenant cannot use other devices or machines than normal domestic appliances in the apartment without the permission of the Lessor. Tenant is responsible for devices or machines (dishwasher/ washing machine) connected to water and sewer system and possible damages due to those devices or machines (e.g. water damage). Tenant is not allowed to make any electrical installations (excluding changing the lamps and fuses). Tenants living in the same apartment are together responsible for the condition of shared premises, devices and machines. Complaints and demands concerning the condition of the apartment are to be announced to the Lessor within four (4) days of moving in using the fault report.

I have read these terms of the tenancy agreement and I accept the terms

In Oulu ____/____/20____

Tenant 1

Tenant 2