

TERMS OF TENANCY 2022

Soihtu Vehkakuja

1 (2)



1. TERM OF LEASE

The tenant is entitled to gain access to the apartment when the term of lease begins, with the condition that the move-in day is always the first workday of the first month of the lease. The liability to pay the rent begins on the same day as the term of lease begins according to the lease. The tenancy is valid either for a non-fixed-term, under the conditions set out below, or for a fixed term.

2. RENT

The tenant pays the rent that the lessor has announced, as it is fixed to be collected by the company. In addition to the rent, the tenant agrees to pay the user charges in force at a given time, e.g. fees for a sauna turn or a parking spot.

3. ANNOUNCEMENT OF CHANGES IN THE RENT AND IN THE USER CHARGES

The tenant will be informed of any changes in the rent or in the user charges with a written notice.

4. SEPARATE SERVICES AND THE OBLIGATION TO INSURE

The lessor can provide the tenant with separate resident services, such as the possibility to use the gym, recreational facilities, laundry rooms, sauna, Soihtu broadband connection, and other similar housing services, which are at the moment offered to the tenant for free without separate payment. The lessor has the right to change these services from free of charge to chargeable during the tenancy, in which case a user charge will be collected for the services. If these services are rendered chargeable, the tenant will be informed of this with a written notice two (2) months before the change takes place.

In addition to this, the lessor pays for a home insurance in the apartment for the members of JYY. If the terms of insurance change or if the lessor so decides, this benefit can be removed during the tenancy. The lessor recommends that the tenant has house insurance if he/she is not a member of JYY or his/her membership ends.

5. MAKING THE PAYMENTS

Rent and other payments will be made monthly in a manner defined by the lessor, by the sixth day of each month to the recipient or account announced by the lessor. If the tenant does not pay the rent or make the other payments by the given time, the penalty interest for the unpaid instalments will be defined by the Interest Act. Moreover, the tenant is obliged to pay the collection charges caused by the collection of the delayed rent and other payments, the sum of which will be confirmed by the lessor.

6. SECURITY DEPOSIT

As a general rule, no security deposit will be charged from 1 December 2021 onward for contracts starting on 1 January 2022 or later.

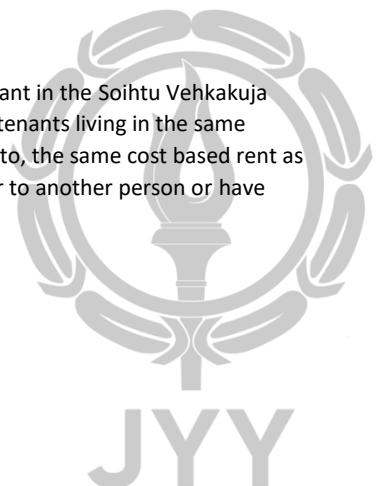
However, in certain cases, security deposit may still be charged, for example, if the applicant has a poor credit history or due to another similar reason. The security deposit must be paid in advance. In this case, the tenant pays the deposit defined by the lessor as a guarantee for fulfilling the tenant's obligations. No interest is paid for the security deposit. If the tenant has completed his/her tenant's obligations at the end of the tenancy, the security deposit will be returned to the account indicated by the tenant, within a reasonable time. The lessor can use the security deposit to cover their receivables without informing the tenant of this separately.

7. DISCLOSURE OF INFORMATION TO KELA

The lessor has the right to disclose information to the social insurance institution of Finland, Kela.

8. SIGNING THE APARTMENT OVER TO ANOTHER PERSON

The tenant has the right to sign the apartment over to a person who has not been accepted as a tenant in the Soihtu Vehkakuja temporarily for up to 24 months with the permission of the lessor and the written consent of other tenants living in the same apartment. The tenant may charge the person whom the apartment has temporarily been assigned to, the same cost based rent as the lessor does. Otherwise, the tenant has no right to sign the rented apartment, or a part of it, over to another person or have persons who are not part of the tenancy living in the apartment.





9. SUBLEASING OF APARTMENT

Based on section 17 of the Act on Residential Leases (481/95), a tenant may sublease no more than half of the residential apartment to another person's use for residential purposes if this does not cause the lessor significant inconvenience or disturbance.

10. DISCLOSURE OF INFORMATION ON THE BASIS OF THE SOCIAL WELFARE ACT

The lessor has the right to make a notification that follows the regulation of section 35 of the Social Welfare Act ("a notification of concern") of a tenant who is in need of social assistance. The lessor can make the notification on the basis of repeated defaults of rent, poor upkeep of the apartment, or other similar reasons, if the lessor has reason to suspect that the tenant is in need of social welfare services. The lessor can also make the notification if the benefit of a child so requires.

11. TERMINATION OF THE LEASE

If the lessor terminates the lease, the term of notice is three (3) months. If the tenancy of the apartment has continued uninterrupted for a minimum of one year before the termination, the term of notice is six (6) months. If the tenant terminates the lease, the term of lease is one (1) calendar month. The term of lease is calculated from the last day of the month of termination onwards. Law 481/95 on renting an apartment defines the grounds of termination of a fixed-term lease. The signers of the lease have the responsibility to conduct the termination in writing.

12. RESCISSION OF THE LEASE

The lessor or tenant who wishes to exercise their right to rescind the lease in accordance with the Act on Residential Leases (481/95), must submit a written notice of rescission to the other party. The notice of rescission shall state the grounds for rescission and the date of ending the tenancy if the tenancy is to be terminated later than immediately upon the notice. The right to rescind the lease is provided for in the above-mentioned law.

13. MOVING OUT

The date of moving out is the first working day following the end of a lease agreement. Latest by this date, the tenant must return the keys to the lessor and completely turn the apartment over to the lessor. At the end of the tenancy, the tenant must turn the apartment over to the lessor, carefully cleaned according to the cleaning instructions in force at the given time. If the move-out cleaning done by the tenant is inadequate, if the apartment needs fixing, or if the key(s) are lost, these will be separately charged from the tenant. If the tenant has taken care of maintaining the apartment, move-out cleaning has been done well and the tenant has paid the rent in accordance with the agreement, his/her obligations to the lessor will end at the same time as he/she turn the apartment over to the lessor.

14. SPECIAL CONSIDERATIONS

In the tenancy, regulations of The Housing Finance and Development Centre of Finland (ARA) rental apartments and Law 481/95 on apartment rental, instructions by housing authorities and the lessor's criteria for allocating the apartment are followed in addition to this contract. The tenant agrees to take care of the apartment and follow the instructions and the rules and regulations of the lessor. If needed, the lessor has the right to notify the tenant of poor upkeep of the apartment. If the tenant fails to fulfil their responsibilities, the lessor has the right to clean up the apartment at the tenant's expense. The tenant is required to pay the lessor for the damages that are caused to the apartment purposefully or due to negligence or other carelessness by the tenant or by a person who is in the apartment with the permission of the tenant. The tenant is not allowed to use other appliances or machines apart from basic domestic appliances in the apartment without the permission of the lessor. The residents of the apartment have a shared responsibility to clean the joint facilities of the apartment and take care of the condition of the furniture and the appliances of the apartment. The remarks and demands concerning the condition of the apartment must be made to the lessor within two (2) weeks from moving in. Smoking is prohibited inside all apartments at Vehkakuja 2 (applies to apartments and common spaces). In building B at Vehkakuja 2 smoking is also prohibited on the balconies. In addition, pets are prohibited in building B at Vehkakuja 2. By signing the lease agreement, the tenant also accepts the terms of the Soihtu broadband connection. Mining cryptocurrencies with electricity included in the rent is prohibited in houses owned by JYY or JYY's subsidiary companies.



The Student Residential Network is a study-oriented auxiliary service and its primary function is to promote learning and activities related to studies through the usage of the Internet.

In addition to these terms, the terms of usage pertaining to the data communications network and computer systems of the University of Jyväskylä must be adhered to where appropriate. The usage of the residential network connection may not conflict with those terms.

Responsibilities

The tenant of a flat is also the keeper of the network connection in that flat. The connection is personal and the keeper of the connection is responsible for all the use of his or her connection. Each keeper of a connection must take care of the security of his or her own computer and try to rule out the possibility of unauthorized use.

The University of Jyväskylä is responsible for the technical functioning of the network connections, overseeing their use and setting any necessary limitations. The lessor is responsible for the administration of the network connections.

The University of Jyväskylä has the right to limit or stop network traffic or access to various services, if necessary, to secure the usability of the network, curb expenses or due to some other obvious reasons.

Forbidden Activities

- Breaking into the computer systems or even such an attempt. Taking advantage of weaknesses found in the computer systems or searching for such weaknesses.
- Jeopardizing the privacy of other users by, for example, listening to network traffic.
- Abusing resources (network traffic, computers, maintenance)
- Jeopardizing the services provided by the university and hindering other users' access to the network or services therein.
- Commercial or other activities for the benefit of a third party.
- Distributing movie clips or other copyrighted material over the network.

Providing any kinds of network services to outsiders or even for the tenant's private use is strictly forbidden. Private use of terminal services can be allowed, for example SSH, if such use hasn't been technically hindered. Those who have been granted leave, are entitled to set up and provide a service that has been approved by the University of Jyväskylä Computing Centre.

Using the network connection

The network connection or the services tied to it may not be shared with outsiders.

The usage of the network connection can be reasonably broadened for the tenant's own private use, for example by hooking up another computer. For the same purpose the user can hook up his or her own network equipment unless their use is specifically forbidden and if they do not endanger the functioning of the connection. The user who broadens the connection is always liable for any physical damages and other harm that may be caused to the activities on or functionality of the network as a result of the user's actions.

Abuses

Those found to be abusing the Student Residential Network will have their connections shut down temporarily or for good. Shutting down a network connection and setting other limitations on a user are done by the University of Jyväskylä. Neither the university nor the lessor accepts any liability for any direct or indirect expenses caused by shutting down the network connection.

Changing the rules and currently valid rules

These rules may be changed by posting an announcement on the message boards of all houses one month prior to the changes taking effect.