

TERMS OF TENANCY 2025

Kortepohja Student Village

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. RIGHT OF TENANCY

The apartments in Kortepohja Student Village are primarily intended for students. Tenants' study information is checked periodically and whenever necessary.

3. RENT

The rent is determined on a cost basis. The tenant pays the rent that the lessor has announced, as it is fixed to be collected in the yearly budget of the Student Union of the University of Jyväskylä. The water fee will be equalized every four (4) months to correspond to the actual consumption of the apartment as indicated by the water meter. In addition, 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.

4. 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.

5. 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 and other similar housing services which are, at the moment, offered to the tenant for free without separate charge. 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.

The lessor recommends that the tenant obtains extensive home insurance to compensate for damages that may occur in the apartment that are the responsibility of the tenant.

5. INTERNET

The tenant is provided with an Internet connection to their Soihtu apartment as an additional service. The tenant agrees to comply with the service provider's terms of service when using the service. Any possible interruptions in the Internet connection are not the landlord's responsibility, nor is the landlord liable for the security of the tenant's own systems. No separate fee is charged for the use of the Internet connection. The lessor has the right to change the Internet connection from free of charge to chargeable during the tenancy, in which case a user charge will be collected for the services. If the Internet connection is rendered chargeable, the tenant will be informed of this with a written notice two (2) months before the change takes place.

6. 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.

7. SECURITY DEPOSIT

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

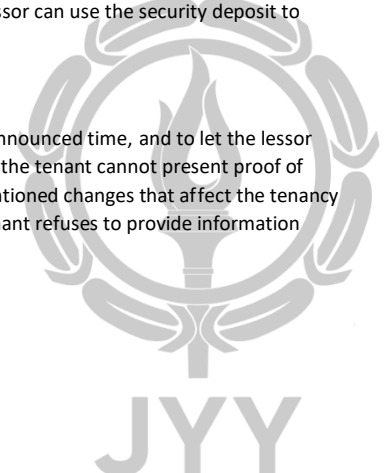
However, in certain cases, security deposit may still be charged, for example, if the applicant has a poor credit history or due to another similar reason. The security deposit must be paid in advance. In this case, the tenant pays the deposit defined by the lessor as a guarantee for fulfilling the tenant's 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.

8. VERIFICATION OF TENANCY RIGHT

The tenant agrees to provide the lessor with information that might affect the tenancy right at a separately announced time, and to let the lessor acquire his or her student information from the University of Jyväskylä. The lessor may terminate the lease if the tenant cannot present proof of full-time study or has already graduated. The tenant agrees to immediately inform the lessor of the aforementioned changes that affect the tenancy right. If the tenant has provided false information about the matters that affect the tenancy right or if the tenant refuses to provide information needed for the evaluation of the tenancy right, the lease can be terminated by the lessor.

9. DISCLOSURE OF INFORMATION TO KELA

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





10. 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 student village 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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. The apartments (interior, balcony and terrace) of the Student Village are a non-smoking area. Pets are not allowed in the furnished apartments. By signing the lease agreement, the tenant also accepts the terms and conditions of the Soihitu broadband connection. Mining cryptocurrencies with electricity included in the rent is prohibited in houses owned by JYY or JYY's subsidiary companies.

