

TERMS OF TENANCY 2026

Terms of tenancy for VARKE-apartments, effective from 1.10.2026



1. BASIS OF THE TENANCY AGREEMENT

In addition to this agreement, the tenancy is governed by the provisions of the Act of Residential Leases, the instructions issued by the housing authorities, and the landlord's rules and safety regulations.

Soihtu's (JYY) apartments are intended primarily for students. Student information is checked periodically and whenever necessary. At a time separately specified by the landlord, the tenant undertakes to provide the landlord with the information required under the apartment allocation criteria that affects their right of tenancy. The tenant also authorizes the landlord to obtain information concerning their membership from the Student Union of University of Jyväskylä. The landlord may terminate the tenancy agreement if the tenant cannot provide proof of full-time studies or has graduated. The tenant undertakes to inform the landlord of the above-mentioned changes affecting their right of tenancy. If the tenant has provided incorrect information concerning matters affecting their right of residence, or refuses to provide information necessary for assessing their right of residence the landlord may terminate the tenancy agreement. The apartment is rented for residential purposes. Use of the apartment for any other purpose is prohibited.

2. TENANCY PERIOD AND OBLIGATIONS RELATED TO MOVING OUT

The tenant's right to possession of the apartment and obligation to pay rent begin on the same date as the tenancy period specified in the agreement. The earliest move-in date is the first day of the agreement. The tenancy agreement is either valid until further notice, subject to the conditions stated below, or for a fixed term.

The move-out date is the last day of the tenancy agreement. On this date at the latest, the tenant must return the keys to the landlord and return full possession of the apartment to the landlord. At the end of the tenancy, the tenant must hand over the apartment to the landlord carefully cleaned in accordance with the cleaning instructions valid at the time.

If the move-out cleaning carried out by the departing tenant is inadequate, the apartment requires repairs, or one or more keys have been lost, the tenant will be invoiced separately for these costs. If the tenant has fulfilled their obligations regarding the maintenance and move-out cleaning of the apartment and payment of rent in accordance with the agreement, their obligations towards the landlord end when they hand over possession of the apartment back to the landlord.

3. RENT AND SERVICE CHARGES

The amount of rent is specified in the tenancy agreement at the beginning of the tenancy. The rent is reviewed annually in June. At that time, the rent may be increased by a maximum of 5%. The rent is determined in accordance with the cost coverage principle referred to in section 13 of the Act on Interest Subsidy for Rental Housing Loans and Right of Occupancy Housing Loans (604/2001). The rent is confirmed annually in the budget of the Student Union of the University of Jyväskylä.

The tenant will be notified in writing of changes to the rent and service charges, as specified later in these terms.

In addition to rent, the tenant undertakes to pay the agreement-specific usage fees valid at the time, such as water and parking fees, as well as charges in accordance with the valid list.

If the apartment has an individual water meter, a water advance payment based on the number of residents will be collected together with the rent. The payment will be adjusted every four (4) months to correspond to the apartment's actual water

consumption as indicated by the water meter. This also applies if apartment-specific water metering is introduced during the tenancy. In such cases, collection of the water advance payment and consumption-based invoicing described in this chapter will begin no earlier than the beginning of the month following the introduction of the meter, as separately notified by the landlord.

Electricity consumed in the apartment is also included in the rent for as long as the apartment does not have its own electricity meter. The landlord may install an electricity meter measuring the apartment's consumption, in which case its effect on the amount of rent will be treated as a rent increase in accordance with the provisions of this section. If apartment-specific electricity metering is introduced, the landlord may change the basis for determining the rent so that the tenant pays for measured electricity consumption according to the electricity provider's applicable price list. In this case, an advance electricity payment based on the number of occupants will be collected together with the rent in accordance with the price list. The same principles agreed above for water metering will apply to the adjustment of electricity payments and changes to such payments. When the tenant starts being charged for electricity consumption based on metering, the rent will be reduced by the amount of the advance electricity payment charged to the tenant.

The landlord may provide tenants with additional residential services, such as access to a gym, recreational facilities, laundry rooms, sauna and other similar housing services. These services are currently provided to tenants free of charge. The landlord has the right to make these services subject to a fee during the tenancy, in which case a usage fee will be charged for their use. If these services become subject to a fee, the tenant will be notified in writing by electronic notification two (2) months before the change.

4. INTERNET

As an additional service, the tenant is provided with an Internet connection in their Soihtu rental apartment. When activating the service, the tenant undertakes to comply with the service provider's terms of service. Any interruptions to the Internet connection are not the responsibility of the landlord and do not entitle the tenant to a rent reduction. The landlord is not responsible for the security of the user's own systems.

No separate fee is charged for using the Internet connection. The landlord has the right to make the Internet connection subject to a fee during the tenancy. If the Internet connection becomes subject to a fee, the tenant will be notified in writing by electronic notification two (2) months before the change.

5. TENANT'S OBLIGATIONS WHEN USING THE APARTMENT

The tenant undertakes to pay the rent and other payments based on the tenancy agreement by their due dates and to take good care of the apartment. The tenant is required to keep the apartment clean and in good condition and to notify the landlord, or a party designated by the landlord, without delay of any defects, damage or deficiencies observed in the apartment or property.

Any comments or claims concerning the condition of the apartment must be submitted to the landlord within two (2) weeks of moving in.

The tenant must comply with the property's rules and housing instructions and ensure that neither the tenant nor any person for whom the tenant is responsible causes disturbance to neighbours or damage to the property. The tenant may not carry out repairs, alterations or installation work in the apartment

without the landlord's prior written permission. The tenant is liable for damage caused intentionally or through negligence by the tenant or by persons staying in the apartment with the tenant's permission, insofar as such damage exceeds normal wear and tear.

The tenant must also inform the landlord of persons staying permanently in the apartment and any changes concerning them in accordance with section 17 a of the Act on Residential Leases as in force at the time.

At the end of the tenancy, the tenant must hand over the apartment cleaned and emptied and return all keys in their possession to the landlord. The tenant must take good care of the apartment. Residents of shared apartments are jointly responsible for the cleanliness and proper care of the apartment's shared areas. Any defects or damage to the shared areas or their furnishings and equipment must be reported to the landlord without delay.

Where necessary, the landlord has the right to issue a notice concerning inadequate maintenance or care of the apartment. If the tenant fails to fulfil their obligations, the landlord has the right to take the necessary measures, such as arranging for the apartment to be cleaned at the tenant's expense. The tenant is liable to compensate the landlord for any damage caused intentionally, through neglect or through other negligence by the tenant or by a person staying in the apartment with the tenant's permission to the apartment or to common areas and equipment available for the tenant's use.

The landlord recommends that the tenant obtain comprehensive home insurance to cover possible damage occurring in the apartment for which the tenant is liable.

6. PAYMENT OF RENT AND OTHER CHARGES

Rent and other payments must be paid monthly in advance, in the manner specified by the landlord, by the 6th day of each month to the recipient or account specified by the landlord. If the tenant fails to pay the rent or other payments by their due dates, interest on overdue amounts will be charged in accordance with the Interest Act. In addition, the tenant is liable for the collection costs arising from the recovery of overdue rent and other payments, in the amount determined by the landlord. The tenant is responsible for any bank charges resulting from international bank transfers.

7. DEPOSIT

As a general rule, no deposit is collected. A deposit is collected if the applicant does not have a Finnish personal identity number. A deposit may also be collected if, for example, the applicant has a payment default entry or there is another comparable reason for requiring a deposit. The deposit must be paid in advance. In such cases, as security for fulfilling the tenant's obligations, the applicant pays the security deposit determined by the landlord and specified in the tenancy agreement.

No interest is paid on the deposit. If the tenant has fulfilled their obligations relating to the tenancy, the deposit will be returned to the bank account provided by the tenant within 14 days of the end of the tenancy or of the subsequent hand over of possession.

If the deposit is used to cover unpaid obligations or damage arising from the tenancy, the tenant will be notified of its use in writing within 14 days of the end of the tenancy. The notification will state the grounds for the claim covered by the security deposit and an estimate of the amount of the claim.

The landlord has the right to use the security deposit to offset any due receivables arising from the tenancy without the tenant's separate consent.

8. TEMPORARILY ASSIGNING THE APARTMENT TO ANOTHER PERSON OR SUBLETTING

In accordance with the Act on Residential Leases (section 18), the tenant has the right to temporarily assign the entire apartment for another person's use for a maximum period of 24 months if the tenant is staying in another location because of work, studies, illness or another comparable justified reason. The tenant must notify the landlord of the assignment in writing no later than one (1) calendar month before the assignment begins. The landlord has the right to object to the assignment on justified grounds provided by law.

The main tenant remains responsible to the landlord for all obligations under the tenancy agreement during the temporary assignment. The tenant is also liable for damage for which the person to whom the entire apartment or part of it has been assigned is liable to the landlord.

Under the Act on Residential Leases (section 17), the tenant may sublet no more than half of the apartment to another person, provided that this does not cause considerable inconvenience or disturbance to the landlord. The landlord must be notified in writing of the partial subletting of the apartment before the subletting begins.

Reletting the apartment or handing over of the entire apartment to a third party without the landlord's written consent is prohibited.

9. DISCLOSURE OF INFORMATION

The tenant agrees that the landlord may disclose necessary information and documents relating to the tenancy to the Social Insurance Institution of Finland (Kela), the wellbeing services county's social services, or the enforcement authority for the purpose of managing and clarifying benefits, payments or rent arrears.

The landlord has the right to submit a notification of a person's need for social welfare in accordance with section 35 of the Social Welfare Act if the landlord has justified reason to suspect that the tenant is evidently in need of social welfare services, for example due to repeated failure to pay rent, inadequate care of the apartment or another comparable reason. The landlord may also submit such a notification if required in the best interests of a child.

10. TERMINATION OF THE TENANCY AGREEMENT

The grounds for terminating a tenancy agreement are determined by the Act on Residential Leases. A tenancy agreement valid until further notice may be terminated by giving notice. A fixed-term tenancy agreement ends when its agreed term expires, unless special grounds for termination provided by law apply.

If the landlord terminates the tenancy agreement, the notice period is three (3) months. If the residential tenancy has continued without interruption for at least two years immediately before the agreement is terminated, the notice period is four (4) months.

If the tenant terminates the agreement, the notice period is one (1) calendar month. The notice period is calculated from the last day of the month in which notice is given. The signatories to the tenancy agreement must give notice of termination in writing using the electronic service designated by the landlord for this purpose or by another written method accepted by the landlord. If the tenancy agreement has been signed by more than one person, each must submit a notice of termination.

11. IMMEDIATE TERMINATION OF THE TENANCY AGREEMENT

A landlord or tenant wishing to exercise their right under the Act on Residential Leases to terminate the tenancy agreement with immediate effect must provide the other party with a written notice of termination with immediate effect. The notice must

state the grounds for termination and the date on which the tenancy will end if the tenancy is intended to end later than immediately upon service of the notice. The right to terminate a tenancy agreement with immediate effect is provided for in the above-mentioned act.

12. SERVICE OF NOTICES AND COMMUNICATION

All notices from the landlord relating to the tenancy, as well as official warnings, notices of termination and notices of termination with immediate effect under the Act on Residential Leases, will be delivered electronically using two communication channels. The actual notice or service, including any attachments, will be sent to the tenant's email address.

In addition, an SMS notification will be sent to the tenant's mobile phone number informing the tenant that a notice has been delivered by email. The notice or official service is deemed to have been received by the tenant on the third (3rd) day after the SMS notification has been sent.

The tenant undertakes to keep the contact details recorded in the tenancy agreement, particularly the contact details for the communication channels mentioned above, up to date and to notify the landlord without delay of any changes.

Notices sent using the communication channels agreed in the tenancy agreement are deemed to have been received by the recipient unless it is evident in connection with the sending of the electronic message that the recipient has not received it.

13. OTHER TERMS

Smoking is strictly prohibited in the apartment, on its balcony or terrace, and in any private yard belonging to the apartment, in accordance with section 26 a of the Act on Residential Leases. In addition to conventional tobacco products, the prohibition applies to electronic cigarettes and other plant-based products that are smoked or vaporised. Violation of the smoking prohibition is considered a breach of the tenancy agreement and may lead to the immediate termination of the tenancy agreement and to the tenant being liable for the costs of ozone treatment and renovation of the apartment.

Pets are prohibited in furnished apartments and shared apartments.

Electricity included in the rent covers only normal household electricity consumption, such as lighting, household appliances and consumer electronics. For fire safety reasons and to prevent overloading the property's electrical system, the use of separate electric heaters in the apartment is strictly prohibited.

Charging the batteries of electric bicycles, electric scooters and comparable electric means of transport, as well as other removable batteries, indoors in Soihtu properties without continuous supervision is prohibited.

Mining cryptocurrency using electricity included in Soihtu's rent is prohibited in buildings owned by JYY or its subsidiaries