

## RENTAL AGREEMENT

### 1. LESSOR

**Name:**  
**Date of birth:**  
**Address:**  
**Phone number:**  
**Email:**

### 2. TENANT

**Name:**  
**Date of birth:**  
**Address:**  
**Phone number:**  
**Email:**

### 3. OBJECT OF LEASE

**Address:**  
**Apartment type:**  
**Surface area:**  
**Others premises available for tenant's use:**

The lessor and the tenant have inspected the apartment and all possible faults are specified in a separate appendix. The apartment has also been photographed and the inspection report including the photos is enclosed to this agreement.

### 4. RENT

**Rent:**  
**Water fee:**  
**Other fees:**

**Due date:**  
**Rent payment bank account:**

Interest on delayed payments will be collected according to the Interest Act as valid at the time.

The tenant makes an agreement with the electricity company and pays for the electricity based on the agreement directly to the company.

### 5. PERIOD OF LEASE

This rental agreement is valid until further notice starting from \_\_\_\_\_. The Act on Residential Leases shall be applied in the notice of the contract.

### OR

This contract is valid for a fixed-term from \_\_\_\_\_ until \_\_\_\_\_. A fixed-term lease agreement cannot be given notice on mid-term. However, a court may authorize the tenant or the lessor to give notice on a fixed term lease according to section 55 in the Act on Residential Leases.

## 6. SECURITY DEPOSIT

The tenant provides a security deposit to the lessor to ensure that the obligations of this contract are met. The amount of the deposit is \_\_\_\_\_ euros and the due date for providing the deposit is \_\_\_\_\_. The possession of the apartment is transferred to the tenant when the deposit has been paid. The deposit must be valid for the duration of this contract.

## 7. RAISING THE RENT

The rent is raised annually \_\_\_\_\_. (date and basis for the raise)

The lessor must inform the tenant by email or in writing one month before the raise comes into effect if the lessor intends to raise the rent. The lessor needs to also inform the new amount of rent, the amount of other payments, and effective date for the increase.

Apartment house company fees are raised or reduced annually as decided at the apartment house company's shareholders meeting.

## 8. OTHER TERMS

Smoking is not allowed in the apartment or the balcony.

Having pets in the apartment is prohibited.

The tenant is obliged to take home insurance and keep it valid for the duration of this contract.

The tenant is not allowed to make any alteration or repair work in the apartment without the lessor's permission.

Tenant will get \_\_\_\_\_ keys when the lease begins. If the tenant won't return all the keys when the lease ends, the tenant is obliged to pay a fine of \_\_\_\_\_ euros.

## 9. SIGNATURES

In addition to the terms of this agreement, the provisions of the Act on Residential Leases (481/1995) with the amendments are applicable. Both parties of this contract accept to also apply the generally accepted practices of fair rental. The lessor has stated the basis of his/her right to lease the apartment.

This contract has been made and signed in two identical copies, one for each party.

\_\_\_\_\_

Place and date

\_\_\_\_\_

Lessor

\_\_\_\_\_

Tenant