

Rental Agreement

Landlord		Tenant/Tenants	
Name	Veli-Matti Horneman	Name	ID-number
Address		Address	Phone number
Postal code and office		Postal code	Post office
Phone number		Name	ID-number
Bank account		Address	Phone number
Swift/Bic for bank		Postal code	Post office
		Payer/Lessee	ID-number
		Address	Phone number
		Postal code	Post office
		Name	ID-number
		Address	Phone number
		Postal code	Post office

Subject of the agreement

Address	Kelotie 9 A	Postal code	90570 Oulu	Post office	Oulu
Bedroom	15 m ²	furnished	The rooms in common use for all tenants with furniture and equipments:		
Attic R1	16 m ² (*)	furnished	Kitchen 13.6 m ²	Living room 21 m ²	
Attic R2	22 m ² (*)	furnished	Toilet and shower	WC for tenants in the upper floor rooms.	
Car park with heating connection			Hall and Veranda	Sauna, Bathroom and Utility room in the basement	
Open garage with heating con.			Heating, water, electricity, bed cloths and care, broadband internet, home insurance, TV in living room, toilet paper, kitchen roll, dish soap and real estate service are included in the rental price.		
Rooms are rented at their current condition					
Condition check:	Condition:	Comments:			
Rented room					
Common rooms					

(*) area with the height more than 1.6 m. The main height in the attic rooms is about 2.2 meters. Height in the lower floor rooms is 2.5 m.

Rental time

Fixed period	First day	xx.xx.xxxx	Last day	xx.xx.xxxx
The agreement can be extended only with the new agreement accepted by both the landlord and tenant. If the tenant gives notice to quit before the last day, the landlord will keep the rent deposit as compensation. A notice to quit must be made in written form. The landlord and tenant can give notice to quit with the reasons defined in the Finnish law (31.3.1995/481).				

Rental price

Total rent	Car park	Due date
€/d	€/d	Total rent must be paid before the first day of the rental time.
€/w		Total rent must be paid before the first day of the rental time.
€/m		A week before the first day of the rental time. A rent deposit is equal to one month's rent. This payment will be returned within 2 weeks after the last day of the rental time, if the tenant has not caused abnormal damage for the rented subject. The rent deposit and 1. rent must be paid a week before the first day of the rental time. The rental agreement will be dissolved, if the dues are not paid according to these rental terms.

Price increase

If needed the landlord can change rental price a year after the first day of the rental time or when the rental contract is extended. Increase the price is also possible with an agreement by the both landlord and tenant, when the standard of service increases.

Other rental terms

Smoking and animals are not allowed inside the house as a courtesy to other tenants.
Normal living duties, cooking, laundering, cleaning, dish washing, waste handling etc., belongs to the tenant. The tenant must buy foodstuff and laundry detergent by her/himself.
The tenant has gotten 1 key. The tenant will pay 30 € per lost key.
Two (2) identical copies of this agreement have been made, one for both parties.

Oulu xx.xx.xxxx	Landlord	Tenant	Tenant
Signature			
Clarification	Veli-Matti Horneman		

Otherwise the Finnish law for the apartment rental is followed.