

TERMS OF TENANCY

1. Mikkelin opiskelija-asunnot Oy (Mikkeli Student Housing Ltd, MOAS) thereby hands over to the Tenant, who has been found to meet the requirements of MOAS's dwelling policy, the apartment/part of apartment plus common facilities, to be used as a rented dwelling. The following pieces of legislation and regulations shall be applied in this lessor-tenant relationship: legislation pertaining to the renting of dwellings and the terms of this tenancy agreement, legislation pertaining to renting and usage of ARA-funded dwellings, directives issued by the government and local councils, and MOAS's regulations and other instructions.
2. The Tenant shall not without MOAS's consent hand over the rented dwelling or part of it to another nor have such persons reside in the rented dwelling as are not included in this Tenancy Agreement. The lessor shall have the right, for reasons of expediency, to assign this Contract of Lease to apply to some other corresponding apartment or part of an apartment over which the lessor has authority.
3. The apartment/part of apartment mentioned in paragraph #1 and the common facilities adjoining it shall be handed over to the Tenant in the condition they are at this moment. The Tenant shall during the period of tenancy see to it that the apartment/part of an apartment plus the adjoining common facilities remain in the aforementioned state apart from normal wear and tear. Tenants living in the same apartment and renting parts of the apartment according to separate tenancy agreements shall jointly attend to care of the apartment's common facilities (i.e. kitchen, bathroom, toilet, hall, balcony and storage facilities).
4. A precondition to this Tenancy Agreement is that the tenant has remitted to MOAS the deposit as established by MOAS's Board of Governors in fulfilment of tenancy obligations. MOAS shall reimburse the Tenant for the said deposit latest within two months of the termination of the lessor-tenant relationship by remitting the said deposit money to a bank account as specified by the Tenant if the Tenant has returned the keys to the dwelling and has handed over the dwelling in the normal condition and cleaned, and if the Tenant has no rent or the other payment obligations related to the tenancy Agreement unfilled. MOAS shall be entitled without heeding the tenant, to use the deposit for the purpose of fulfilling the tenant's unfilled obligations. No interest shall be paid to the Tenant on the deposit.
5. This lessor-tenant relationship shall be in effect for the present or for a set period of time in accordance with the legislation pertaining to renting of dwellings and in compliance with the conditions set out in the following paragraph. The period of tenancy shall begin on the day mentioned in the agreement, the Tenant being entitled to take possession of the dwelling on the said day. The obligation to pay rent shall begin on the said day.
6. The Tenant's right of occupancy in the student accommodation facility shall terminate when the Tenant concludes his/her studies, on the basis of which studies he/she acquired the said right of occupancy in MOAS's facilities. The Tenant shall be obligated to inform MOAS of the termination of his/her studies and to give notice of termination of the Tenancy Agreement concerning the dwelling in the manner prescribed in the legislation pertaining to renting of dwellings. In the event that the tenant does not inform MOAS of the termination of his/her studies and does not give notice of termination in the aforementioned manner, MOAS shall have the right to terminate this Tenancy Agreement. The obligations to inform of termination of studies and to give notice of termination do not apply to tenancy agreements entered into for a set period of time or in youth apartments. Not applied in MOAS's youth apartments.
7. When the right of occupancy of a student accommodation facility terminates, the Tenancy Agreement may be extended for a set period of time following the lodging of a separate application. This paragraph is not applied in youth apartments. Not applied in MOAS's youth apartments.
8. The Tenant shall pay the currently valid unit rent (EUR/month), as confirmed by MOAS's Board of Governors for the particular location, multiplied by the number of rented sq. meters (sq. meters constituting the rent obligation, m²) of the dwelling allocated to the tenant. In the case of accommodation composed of rooms with common shared facilities, the said number of rented sq. meters is formed by adding the number of sq. meters in the tenant's personal use and his/her share of the common facilities (determined by the number of private rooms forming the unit). In case of family dwellings, the number of sq. meters constituting the rent obligation equals the floor area of the dwelling (m²). In the event that an apartment specific grading has been carried out at the location, the rents due shall be determined using graduated rent-obligation square meters. The rent includes the supply of the heat and water. Separate usage charges confirmed by MOAS's Board of Governors shall be applied to electricity, furniture, data network, laundry facilities, and parking places equipped with electrical outlets. MOAS's Board of Governors shall be entitled to decide upon other usage charges as necessary.
9. The Tenant shall be informed of the changes in the dwelling's unit rent and usage charges being processed in accordance with the rental regulations pertaining to ARA tenements and the general administration regulations. The said charges shall be implemented in accordance with the legislation pertaining to renting of dwellings, the legislation pertaining to determination of rents in ARA tenements, and in accordance with government and municipal authorities' directives, by means of notification placed on the noticeboard of the location or a notification distributed to dwellings or their mailboxes. Charges in the rent and charges can also be

informed of per lessor-tenant relationship and such a notification can also be disseminated through the postal services. Rent and other charges must be remitted monthly in advance by the fifth (5th) day of the month to a bank account indicated in agreement. In the event that the Tenant fails to remit the rent or other charges by the due date, the amounts overdue shall be charged interest on arrears complying with the rate set down in the relevant legislation from the due date until the date of payment. In addition, collection fees shall be charged.

10. If the Tenant has provided MOAS with false information concerning his/her of occupancy when lodging the application for the dwelling or thereafter, or if the Tenant refuses to provide MOAS with information enabling MOAS to confirm the Tenant's right of occupancy, MOAS shall be entitled to annul this Tenancy Agreement.
11. The Tenant shall commit him/herself to take good care of the dwelling and its common facilities, and to adhere and see to it that his/her visitors adhere to cleanliness, regulations, necessary caution, and good manners throughout the building and the block of land it is located on, and to compensate for all damages that the Tenant or his/her visitors may cause. Smoking is forbidden in the apartments. All damage that the smoking cause will be charged from the tenant. On moving from the dwelling, the Tenant shall commit him/herself to leave the dwelling in the condition referred to in paragraph #3 and in a clean condition. When necessary, MOAS shall be entitled to have the dwelling cleaned or otherwise refurbished at the Tenant's expense.
12. The Tenant shall commit him/herself to adhere to the instructions provided concerning the use and care of the building and the dwelling's refurbishing, structures and technical equipment (electrical, water, heating, and air changing equipment and furnishings).
13. The Tenant shall immediately inform MOAS of any fault, damage, defects, disappearance of items, and vandalism observed by the Tenant regarding the dwelling, rest of the building or the block of land it is located on.
14. The lessor has a right to do any repairs if necessary, based on the inspection done in the apartment or the fault report given by the tenant at the time indicated on weekdays (Mon-Fri) at 9am – 4pm.
15. MOAS and Telia Finland Oy have signed an agreement, according to which Telia is supplying fixed broadband services to MOAS apartments. Residents have access to 10 Mbit/s fixed broadband, which Telia is supplying. According to the agreement, Telia is also responsible for cable television services in all apartments. Tenants, if willing, have the possibility to buy on their own cost a separate fixed ADSL- or other similar Internet connection from Telia. Fixed Internet connection of other operators are not accepted at all to the networks of the estates owned by MOAS. Telia has delivered to the apartment a cable modem specified on the other side of this form. The Tenant is not allowed to take the cable modem out from the apartment and is obligated to leave the cable modem and all the parts that belong to the modem into the apartment when moving out. If the Tenant fails to leave the cable modem into the apartment or there is something missing from the modem or it is broken, MOAS has a right to charge from the deposit of the Tenant Telia's list price for cable modem at that time added with service fee.
16. The Tenant certifies that the details of the housing application, on which this apartment has been granted to him/her are correct. If the information him/her has provided in application is even partially incorrect and has contributed to obtaining the apartment, he/her will give it up free of charge. MOAS can ask the Tenants to deliver the attachments afterwards whenever needed.
17. The Tenant accepts the fact that his/hers information can be given to different bureaus and authorities, who have the legal right to handle personal data.
18. The period of notice of this Tenancy Agreement complies with the legislation pertaining to the renting of dwellings. On the part of the Tenant, the notice period is always one calendar month. The notice period starts from the last day of the calendar month during which the notice of termination was submitted. On the part of MOAS, the period of notice shall be three (3) months if the lessor-tenant relationship has lasted less than one (1) year period to notice being given and thereafter six (6) months. Notice shall be given in writing. Tenancy Agreement for a set period of time can be terminated using the above mentioned periods of notice.
19. In present agreement when the notice of moving out is given, or in fixed term agreement during last two months period of validity of the lease, the lessor has a right to show the apartment for a new tenant and inspect the condition of the apartment on indicated time weekdays (Mon-Fri) at 9am – 4pm.
20. This Tenancy Agreement shall override previous tenancy agreements between MOAS and the Tenant focusing on the same dwelling or part of it.
21. Two (2) identical copies have been made of this agreement, one (1) for MOAS and one (1) for the Tenant.

The tenant has received these terms of tenancy and accepted them when signing the rental agreement.