

TEMPORARY ASSIGNMENT OF A RESIDENTIAL APARTMENT

TOAS TENANT

Name of tenant

Finnish social security number or date of birth

Name of partner

Finnish social security number or date of birth

Temporary address (street address, postal code and city)

Telephone and Email

Address of the temporarily assigned TOAS apartment (postal code and city)

Room in a shared apartment

Reason for the temporary assignment (incl. document)

TEMPORARY TENANT

Name

Finnish social security number or date of birth

Name of partner

Finnish social security number or date of birth

Permanent address (street address, postal code and city)

Telephone and Email

Place of study (incl. official document)

Temporary assignment of residential apartment begins ____ / ____ 20____
as of when the temporary tenant is entitled to take possession of
the apartment.

The temporary assignment ends ____ / ____ 20____ without a
separate notice on grounds of TOAS tenant's need for the
apartment. **NB! TOAS tenant remains responsible for the
obligations placed upon the tenant under the lease.**

Rent is ____ EUR/month. EUR/month and must be paid at the latest on the
second working day of the month to the bank account of the TOAS tenant:

Deposit ____ EUR will be paid in advance to the bank account of the
TOAS tenant:

TOAS tenant will return the deposit after the end of the temporary
assignment to the bank account of the temporary tenant:

provided that the apartment is in a clean and normal condition, temporary
tenant doesn't have any unpaid rents, fees or liabilities to the TOAS
tenant. TOAS tenant can use the deposit to recover his receivables
without hearing the temporary tenant.

- Should the temporary tenant refrain from paying the rent or other payments by the
agreed date, s/he is obliged to pay penalty interest according to the Bank of Finland
penalty interest rate as well as other collection costs.
- The temporary tenant must take good care of the apartment and follow the rules and regulations of
TOAS. TOAS tenant may collect a full compensation for the damage caused.
- The temporary tenant accepts the terms of use of TOASnet, available at: www.toas.fi/asuminen/toasnet.
- Agreement issues will be reconciled according to the Act on Residential Leases (AHVL).
- TOAS approves the temporary assignment of a residential apartment only if the TOAS tenant
shows compulsory residing in another location and only for that period of time (max. two years).
- Should TOAS give notice or annul the tenancy agreement of the TOAS tenant, this will be equally
effective on the temporary tenant.

THIS AGREEMENT IS DRAWN IN THREE (3) IDENTICAL COPIES: ONE FOR
TOAS, ONE FOR TOAS TENANT AND ONE FOR THE TEMPORARY TENANT.
Place and date

____ / ____ 20____
TOAS tenant

Partner of the TOAS tenant

Temporary tenant

Partner of the temporary tenant

TOAS APPROVES THE TEMPORARY ASSIGNMENT OF A
RESIDENTIAL APARTMENT FOR THE PERIOD OF

____ / ____ 20____ - ____ / ____ 20____
Place and date

____ / ____ 20____
TOAS representative

§ ACT ON RESIDENTIAL LEASES (AHVL)

SECTION 18

TEMPORARY ASSIGNMENT OF A RESIDENTIAL APARTMENT.

The tenant may assign a residential apartment to another person's use for no longer than two years if the tenant resides in another location for reasons of employment, study, illness or other such reason, and the lessor has no reasonable grounds for objecting to the assignment.

The tenant shall notify the lessor of the temporary assignment in writing no later than one month before it is to take place. If the lessor does not accept the assignment, he, she or it shall submit the grounds for objection to a court for consideration within 14 days of having received the notification. If the court sustains the grounds submitted by the lessor, it must prohibit the assignment. If the court rejects the lessor's claim, temporary assignment of the apartment shall not be prevented by the lessor's having appealed the decision.

SECTION 19

ASSIGNOR'S AND ASSIGNEE'S LIABILITY

When the tenant has assigned the whole apartment or part of it to another person's use, the tenant shall, unless otherwise agreed with the lessor, remain responsible for the obligations placed upon the tenant under the lease and for any loss for which the person to whom all or part of the apartment was assigned must compensate the lessor. The person to whom use of the apartment was assigned shall be liable to the lessor for any loss which he or she would have been liable to compensate had the lessor leased the apartment or part thereof to him or her.

SECTION 26

PROHIBITED STIPULATIONS CONCERNING THE USE, CONDITION AND MAINTENANCE OF THE APARTMENT AND LIABILITY

Any stipulation restricting the tenant's rights under sections 16-25 to obtain possession of the apartment, to use it, to assign the apartment or part thereof for another person's use, to require that the apartment be in the condition laid down in law or agreed, to rescind the agreement or gain exemption from payment of rent or a rent reduction, or to obtain compensation, or which makes the liability of the tenant, or of the person to whom the tenant has assigned the apartment or part thereof, for any damage to the facilities designated for residential purposes greater than that laid down in this chapter, shall be null and void.