

TERMS OF THE TENANCY AGREEMENT

1. RIGHT FOR OCCUPANCY

The right for tenancy at TOAS is primarily granted to students studying fulltime at higher educational units at Tampere and municipalities around Tampere. This right for tenancy continues for one year after graduation. If the studies are interrupted or if there is insufficient proof of studies, the landlord retains the right to give notice, as per the law relating to tenancy; (Act of Residential Leases, Section 52).

2. DURATION OF TENANCY

The Tenant is entitled to take possession of the apartment at the beginning of the tenancy. However, if the tenancy begins during a weekend or on a public holiday, the right to take possession begins the next/first available business day. The obligation to pay rent begins on the same date as the tenancy period specified in the agreement. The tenancy is valid until further notice, with the conditions as stated hereinafter, or for a fixed term.

3. RENT

The Board of the Lessor sets and confirms the unit rent (euro / m² / month). The Tenant is obliged to pay rent as per invoice and as calculated according to the unit rent stated above. Should the grounds for allocation of rent in a housing location be changed, the rent obligation will differentiate from the total area of the apartment. By signing this agreement, the Tenant agrees to the implementation or revision of this allocation during the validity of this agreement. Any changes in rent allocation must be notified as changes in rent.

4. FACILITY USAGE FEE

In addition to the rent, and as set and confirmed by the Lessor's Board, the Tenant agrees to pay any usage and amenities fees not included in the rent. Electricity is included in the facility usage fee. Tenants can also rent separately; a car parking place, a car parking place within a parking hall or a garage.

5. INTERNET

A free of charge internet connection is included in the tenancy agreement. All internet users must accept the terms of use and connection agreement when using the network and any possible amendments announced by the network administrators as well as general contract terms of information traffic for companies and communities. The latest guidance on the connection can be found at TOAS website: <https://toas.fi/en/>. The Tenant shall be responsible for ensuring the information security of their own devices.

6. NOTIFICATION OF CHANGES IN RENT AND USAGE AND AMENITY FEES

The Lessor shall, if he desires to increase the rent, notify the Tenant in writing of the increase, its grounds, and the new rent. The new rent shall take effect no sooner than two months after the beginning of the rent payment period immediately following the notification date.

The determination of rent shall be done according to the absorption principle of rental determination in the Act on the Use, Assignment and Redemption of State-subsidized (ARAVA) Rental Dwellings and Buildings and interest subsidies legislation with the Lessor's unilateral rights on rental increase as well as rental equalization. Unless the apartment is bind by the ARAVA or interest subsidies legislation on determining rent, the rental increase of an apartment can be at most the amount of the cost-of-living index or + 5 %.

7. PAYMENT TRANSACTIONS

Rent and other payments are to be paid in the manner designated by the Lessor on a monthly basis in advance by the 6th date of each month to a bank account or other recipient as indicated by the Lessor. Should the Tenant not pay the aforementioned rent and other fees by the due date, overdue interest on the unpaid charges will be the maximum overdue interest rate as stipulated by the Interest Act. In addition, the Tenant is liable for the payment of any costs and expenses caused by the collection of overdue rent and other fees as set and confirmed by the Board of the Lessor.

Water charges based on the actual consumption shall be invoiced retrospectively.

8. DEPOSIT

At the commencement of the tenancy, the Tenant will pay a deposit, as set and confirmed by the Board of the Lessor, to the Lessor's bank account as a security and damage margin. The Lessor will pay the deposit to the bank account designated by the Tenant at the end of the tenancy, provided the Tenant has returned the keys of the apartment and left the apartment and other public areas adjoining the apartment in a clean and normal condition, and not have any unpaid rents, fees or other liabilities to the Lessor outstanding. The Lessor can, without hearing the Tenant, use the deposit to recover his receivables. TOAS will return the deposit within 14 days after the tenancy agreement has ended, provided that all obligations have been fulfilled by the Tenant. TOAS will not pay interest on the deposit fee.

9. DUTIES OF THE TENANT WHEN RESIDING IN THE APARTMENT

The Tenant must take good care of the apartment. The Tenant is obliged to financially cover any damage caused intentionally or by negligence. The Tenant is obliged to report any damage or deficiencies in the apartment to the Lessor without delay. The Tenant must notify the Lessor immediately if any repairs are required, in order to prevent further damage. Should the Tenant fail to notify the Lessor about the damage, it may result in liability for the damage caused.

10. SUBLETTING AND SECONDARY LEASING OF THE APARTMENT PROHIBITED

As enabled by Section 72 of the Act on Residential Leases, TOAS prohibits the subletting of the apartment to another party.

11. TEMPORARY ASSIGNMENT OF THE APARTMENT TO ANOTHER STUDENT

Section 18 of the Act on Residential Leases enables the Tenant to temporarily assign the apartment to another student if the Tenant is temporarily residing in another location for reasons of study. However, permission for the temporary assignment and approval for the temporary assignment document must be obtained from the Lessor one month prior to the transfer. Such permission can be granted for a maximum of two years. The recipient of the temporary assignment must also be a student.

12. REVISION OF RIGHT FOR OCCUPANCY

The tenant is required to provide the documents necessary to prove their right for tenancy, by a date separately agreed by the Lessor. The Lessor also retains the right to acquire the details of study for the tenant from their place of study. The Lessor retains the right to give notice if the tenant has already graduated, if their studies have been interrupted, or if there is a lack of proof for full-time study.

13. TERMINATION OF THE TENANCY AGREEMENT

When the Tenancy Agreement is terminated by the Tenant, the period of notice is one (1) calendar month. The period of notice is calculated from the last day of the month of the termination onwards. The termination must be made in writing, and it must be dated and verified with the Tenant's own signature and new address. The notice can be also given through the online service by using the strong identification. Termination of the tenancy agreement requires the written consent of all tenants named in the agreement.

If the Tenancy Agreement is terminated by the Lessor, the period of notice is three (3) months. If the tenancy of a residential apartment has endured continuously for a minimum of two (2) years, the period of notice is four (4) months. The Lessor gives notice using a form for this purpose.

14. FINAL INSPECTION OF THE APARTMENT

The Lessor will inspect all apartments at the termination of the tenancy. The Tenant will not be notified of this inspection. As a general rule, studios, family apartments and shared apartments will be inspected during the first working day after the month of giving notice.

15. CHANGING ROOMS IN SHARED APARTMENTS

A Tenant is not permitted to change rooms in shared apartments without the consent of the Lessor. The Lessor will collect a separately designated fee for this from the Tenant.

16. GENERAL PROVISIONS

In addition to this agreement, the tenancy will comply with the Act on Residential Leases (481/1995 and updates added on 1.10.2026). The Tenant must take good care of the residential apartment and follow the orders and rules of conduct as stated by the Lessor. The Tenant is responsible for their guests also following the general rules. If deemed necessary, the Lessor is entitled to have the apartment cleaned or otherwise repaired at the expense of the Tenant. The Tenant is not permitted to use any device or equipment other than regular household appliances without the express consent of Lessor. The Tenant is responsible for their own equipment. The Tenants share joint responsibility for the condition of the furniture and equipment in the public areas of the residential buildings.

Home insurance is mandatory for all tenants. Smoking is forbidden at all TOAS locations, both inside and outside the buildings, apart from the area assigned for smoking purposes by the Lessor.

The prohibition is based on the amendment to Section 26a of the Finnish Act on Residential Leases (AHVL), effective from 1.10.2026, and applies retroactively to all agreements.

Pets are not allowed in shared apartments, community studios or in apartments with a common kitchen.

Any persons whose names are not stated in the Tenancy Agreement are not permitted to reside in the apartment without permission. The Tenant is obligated to notify the Lessor of any other persons residing in the apartment.

The apartments do not include a washing machine and/or dishwasher, unless stated otherwise in the location information. If such appliance has been left in the apartment by a previous tenant, or if the Tenant installs their own appliance, the Tenant is responsible for any water or other damage caused. When removing their own dishwasher, the Tenant is responsible for ensuring that the water supply and drain connections are properly closed off. Information for tenants is primarily sent via e-mail. The Tenant is responsible for keeping their contact information up to date (Act on Residential Leases section 13).

17. ANNULMENT OF THE TENANCY AGREEMENT

Should the Lessor or the Tenant wish to use his/her legal right to annul the Tenancy Agreement, written notification of the annulment must be given to the other party to the agreement. This written notification must include the grounds for the annulment and the date of the termination of the tenancy if the tenancy should terminate later than immediately after the notification of the annulment. The annulment notification must be served according to the stipulations concerning the service of a summons, or otherwise verifiably.

The Act on Residential Leases, Sections 8, 38, 40, 49 and 61, indicates the Lessor's grounds for annulment. The Act on Residential Leases, Sections 8, 16, 20 and 62, indicates the Tenant's grounds for annulment. In cases mentioned in the Act on Residential Leases, Section 62, the Lessor must give the Tenant a written caution before executing the Lessor's right to annul the agreement. Should the person residing in the apartment / Tenant give the Lessor false information concerning his/her studies, the Tenancy Agreement will be annulled immediately.

18. KEY

The key to the apartment will be received on the first day of tenancy. If the first day of the tenancy is a bank holiday or on the weekend, the Tenant will receive the key on the first possible business day. Making copies of the key is prohibited. The Tenant is responsible for the key given to him/her and if the Tenant loses the key, the Lessor is entitled to recover a set fee for having a new key cut or for the re-serialization of the locks.

19. TERMINATION AND MOVING IN DATE OF THE TENANCY AGREEMENT

The termination date of the Tenancy Agreement is the date on which the tenancy is terminated due to giving notice or termination of the agreement. The moving in date is the next weekday (Mon-Fri) after the termination date of the Tenancy Agreement when the keys must be returned at the latest by 12PM (noon). If the keys are returned late, the Tenant moving out will be charged for it.

Two (2) copies of this agreement have been made, one (1) for the Tenant and one (1) for the Lessor.