

# Sublease Agreement

This agreement transfers the rental right of the first tenant to the sub-tenant for a fixed period of time. The legitimacy of the sublease agreement requires that the sublease is notified, the signed agreement is submitted to LOAS via Intra at least one month before the start of the sublease and the agreement is approved by LOAS. The subtenant is required to create Intra user and thereby provide their contact information to LOAS. If the rental period includes months other than summer (May-August), a study certificate, a certificate of internship or exchange study from the subtenant must be attached to this agreement.

## First tenant(s)

<b>Last name</b>	<b>First name(s)</b>	<b>SSN/birth date</b>
_____	_____	_____
<b>Phone number</b>	<b>Email</b>	
_____	_____	
<b>Address during the sublease</b>		
_____		

## Subtenant(s)

<b>Last name</b>	<b>First name(s)</b>	<b>SSN/birth date</b>
_____	_____	_____
<b>Phone number</b>	<b>Email</b>	
_____	_____	

## The apartment details

**Street address (includes the apartment number and/or room number)**

<b>Postal code</b>	<b>Postal district</b>
_____	_____

## Sublease details

<b>Sublease begins (dd/mm/yyyy)</b>	<b>Sublease ends (dd/mm/yyyy)</b>
_____	_____

**The reason for the sublease**

\_\_\_\_\_

## Rental payments

Rent \_\_\_\_\_ euro / month

Apartment includes the first tenant's furniture  yes  no

Furniture fee \_\_\_\_\_ euro / month

Rent including all the costs \_\_\_\_\_ euro / month

## Payment details

<b>First tenant's bank account number</b>	<b>First tenant's bank</b>
_____	_____

The rent is due on the 5th of each month. Interest on arrears is charged in accordance with the Interest Act. The rent is paid to the first tenant.

## Other details agreed between the parties

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Signatures

There are three consecutive copies of this agreement, one for the LOAS, one for the first tenant and one for the subtenant. The LOAS's copy is delivered by the first tenant at least one month before the start of the rental period.

<b>Time and place</b>	<b>First tenant's signature</b>	<b>Subtenant's signature</b>
_____	_____	_____

The information is processed in accordance with the LOAS privacy statement, which is available on the LOAS website [www.loas.fi](http://www.loas.fi).

The first tenant has accepted the following terms and conditions as part of their lease. It is required for the subtenant to be aware of the following and comply accordingly when possible:

1. The Lappeenranta Student Housing Foundation (LOAS) leases the apartment/part of the apartment mentioned in agreement and its shared premises to the tenant, who fulfils the prerequisites confirmed by the Foundation, to be used as a rented apartment. During the tenancy, the stipulations of the Tenancy Act and the stipulations of this agreement, the legislation and regulations regarding the leasing of ARAVA-loaned apartments, the directions given by the housing authorities of the state and the municipality and the rules of the Foundation are to be complied with.
2. The tenant has no right to hand over the apartment or part of it to be used by someone else or have people not mentioned in the tenancy agreement living in the apartment without permission from LOAS.
3. The apartment/part of the apartment mentioned in item number one (1) and the shared premises are handed over to the tenant in their present condition. If the tenant finds that the facilities are not in a sufficiently good condition, LOAS must be notified immediately. By the end of the first month of tenancy, the tenant must also fill out an apartment card, on which he/she reports in writing any shortcomings or issues in the apartment. The tenant is to ensure that the apartment/part of the apartment and the shared premises remain in the afore-mentioned condition, giving allowances to natural wear. Tenants who have rented a part of an apartment on separate tenancy agreements are to look after the shared facilities together, i.e. the kitchen, the bathroom, the WC, the hall, the balcony and the storerooms.
4. Signing the lease requires that the tenant has paid LOAS a security deposit confirmed by the Board of Foundation to ensure that the tenant's obligations are fulfilled. LOAS will return the deposit within two (2) months after the expiration of the tenancy to the bank account given by the tenant, provided that the tenant has handed over the keys to the apartment and the apartment is in a normal condition and cleaned, and the tenant has no unpaid rent or fees or other unfulfilled obligations. LOAS will have the right to use the security deposit to cover any unfulfilled obligations without hearing the tenant. The tenant will not be paid interest on the security deposit.
5. The tenancy will be valid until further notice or for a fixed term on conditions specified in the Housing Act and the prerequisites mentioned below. The period of tenancy will start from the date mentioned in this agreement, on which the tenant will be entitled to occupy the apartment. If that date is not a banking date, then entitlement to occupy the apartment starts at the first banking day after the date mentioned in this agreement. The obligation to pay rent will begin on the date mentioned in this agreement. The moving out date will be the first banking day of the month following the period of notice. The apartment must be vacated, and the keys returned to the LOAS office on that day by noon.
6. The tenant's right of occupancy in a student apartment will end on the last day of the July following the tenant ending the studies that gave him/her the right of occupancy in a LOAS student apartment. The tenant will agree to inform LOAS about the end of his/her studies and terminate the lease to end by the last day of the July mentioned above in accordance with the Act on Residential Leases. If the tenant does not inform LOAS about the end of his/her studies and terminate the lease as mentioned above, LOAS will have the right to terminate this lease. The obligation to notify about ending one's studies and terminate the lease does not apply to a fixed-term lease.
7. When the right of occupancy expires, the lease may be continued as a fixed-term agreement with a separate application.
8. The tenant will pay a rent per unit (€/m<sup>2</sup>/month) multiplied by the lease liability area (m<sup>2</sup>) of the apartment as confirmed to be collected in the building by a current decision of the Board of Foundation. In a cohabitation apartment, the lease liability area consists of the area used by the tenant and his/her part of the shared facilities of the apartment defined by the number of rooms. In a family apartment, the lease liability area is the area of the apartment (m<sup>2</sup>). In buildings where a separate valuation per apartment has been performed, the rent is defined by an equally valued lease liability area. The rent includes heat and water. Separate usage fees confirmed by the Board of Foundation are charged for electricity, furniture, car heating posts and an Internet connection. The Board may decide on other usage fees if necessary.
9. The tenant will be informed about changes in the unit rent and usage fees, the preparation of which will be conducted in accordance with the rent definition grounds for ARAVA rental buildings and the Act on Joint Management of Rental Buildings, and which will be carried out in accordance with the legislation and regulations regarding apartment leasing, the rent definitions for ARAVA rental buildings and instructions by the municipal housing authorities, on the notice board in each building or by a written notice delivered to the apartment or the letter box. Notifications about these changes in payments may also be given to the tenants individually and be delivered by mail.

10. The rent and other fees are to be paid once a month, in advance by the 5th of every month to an account given by LOAS as a bank transfer with a reference number. If the tenant does not pay the rent and other fees by the given date, an annual interest for delayed payments in accordance with the Interest Act will be added to the unpaid amounts from the due date to the day of payment. A collecting fee will also be charged. To collect unpaid bills, we can use international debt collection companies. Invoicing, reminder and debt collection can be communicated to the tenant by email, post and telephone.

11. If, when applying for an apartment or later on, the tenant has given LOAS false information about matters affecting his/her right of occupancy or refuses to give necessary information for the assessment of this, LOAS may cancel the lease.

12. The tenant agrees to take good care of the apartment and the shared premises, and to make sure that his/her guests adhere to cleanliness, the rules and regulations, necessary caution and good conduct everywhere in the premises, and to pay for all the damages caused or produced by himself/herself or by his/her guests. The tenant also agrees to leave the apartment in a neat condition as described in item number three (3). If necessary, LOAS will have the right to have the apartment cleaned or repaired at the tenant's expense.

13. The tenant agrees to follow the given instructions for the usage and care of the building and apartment fittings, structures and technical equipment (electrical equipment, water, heating and ventilation systems) as well as the usage instructions for Lnet. The Tenant gives consent to the processing of personal data in accordance with the LOAS Privacy Statement. The Privacy Statement can be viewed on the LOAS website.

14. The tenant agrees to immediately notify LOAS about any damage, faults, shortages, lost items or vandalism he/she has noticed in the apartment, the building or the surrounding area.

15. Mounting items on the walls of the apartments is prohibited, unless the mounting is carried out by utilizing existing mounts. When the lease expires, the tenant must clean the apartment in accordance with the final cleaning instructions. A moving out inspection during the tenancy is to be agreed upon separately when terminating the lease through the LOAS resident intranet.

16. Smoking in LOAS apartments and on their balconies is prohibited. All damage to the apartment caused by smoking is to be paid for by the tenant.

17. The period of notice for the lease complies with the Act on Residential Leases. For leases that are valid until further notice. For the tenant, the period of notice is one (1) month, counted from the last day of the month in which the notice was given. For LOAS, the period of notice is three (3) months if the tenancy has lasted less than 12 months and six (6) months after that. Fixed term lease cannot be terminated prematurely by either party. The fixed term lease ends automatically at the date agreed on the lease contract. The termination is to be carried out in LOAS resident intranet.

18. This lease agreement invalidates any prior agreements between LOAS and the tenant concerning the same apartment or a part of it.

19. This agreement has been made digitally at LOAS Intranet.