

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 house 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 point number one (1) and the shared areas are handed over to the tenant in their present condition. If the tenant finds that the facilities are not in good enough condition, LOAS must be notified immediately. By the end of the first month of tenancy, the tenant must also fill out an apartment checklist, on which they report in writing any shortcomings or issues in the apartment. The tenant is to ensure that the apartment/part of the apartment and the shared areas remain in a good condition, giving allowances to natural wear. Tenants who rent a part of an apartment living under separate tenancy agreements in the same apartment are jointly responsible for the care and cleanliness of the shared areas together, i.e. kitchen, bathroom, toilet, entrance hall, balcony and the storage room.
4. The condition for concluding the lease is that the tenant has paid LOAS the office fee approved by the LOAS Board and any security deposit required to secure the fulfillment of any obligations of the tenant. LOAS will refund any security deposit to the tenant no later than two months after the end of the tenancy to the account indicated by the tenant, provided the tenant has handed over the keys to the apartment and the apartment is in normal condition and cleaned and the tenant has no rental or other payment obligations. Office fee is non-refundable. LOAS may, without further consultation with the tenant, use any security deposit to set off the tenant's unpaid obligations. No interest is paid to the tenant on the security deposit. The office fee and any security deposit will not be refunded if the lease is canceled before the start date of the agreement.
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 rental period starts on the date specified in the agreement. The obligation to pay rent starts from the same day. If the start date of the tenancy agreement is a Saturday, a public holiday, an Independence Day, First of May or a Christmas or Midsummer Eve, the move-in day is the first working day (12 noon) thereafter. The move-out day at the end of the agreement is the first working day of the month following the month of termination. The apartment must be vacant and the keys returned to the LOAS office by 12 noon that day.
6. The tenant's right of residence in a student apartment will end on the last day of the following July the tenant ending the studies that gave them the right of residence in a LOAS student apartment. The tenant agrees to inform LOAS about the end of their studies and terminate their lease by the last day of the said July in accordance with the Act on Residential Leases. If the tenant does not inform LOAS about the end of their studies and terminate the lease as mentioned above, LOAS has 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 residence 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 shared apartment, the lease liability area consists of the area used by the tenant and their part of the shared areas 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 valuated lease liability area. The rent includes heat and internet connection. Separate usage fees confirmed by the Board of Foundation are charged for electricity, water, furniture, parking space with electrical 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, by email and/or via LOAS intra. 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. In case of billing, reminder and collection matters, the tenant can be contacted by e-mail, post and telephone. No interest will be paid to the tenant on any security deposit. The office fee and any security deposit will not be refunded if the lease is canceled before the start date of the agreement.

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 its shared areas, to observe cleanliness, house rules, caution and good manners throughout the property and its surroundings, and to ensure that their guests do the same. The tenant agrees to pay for all the damages caused or produced by themselves or by their guests. The tenant also agrees to leave the apartment in a good condition as described in point number three (3). If necessary, LOAS has 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 use and care of the building and apartment fittings, structures and technical equipment (electrical equipment, water, heating and ventilation systems) as well as the user instructions for Lnet network. 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 they have 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 mounting lists. When the lease ends, the tenant must clean the apartment in accordance with the final cleaning instructions. LOAS maintenance inspects the apartment during the last month of living.

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 signed digitally at LOAS Intranet.