

1. The Lappeenranta Student Housing Foundation (LOAS) leases the apartment/part of the apartment mentioned in the agreement and its shared premises to a tenant, who meets the requirements of the Foundation's housing allocation criteria based on ARA's guidelines on tenant selection, 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 order 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. The tenant may not sublet or re-let the apartment or any part of it without the permission of LOAS. One person is allowed in a room of a shared apartment and a maximum of two persons in a studio apartment.
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 in an apartment checklist, on which they report in writing any shortcomings or issues in the apartment. If the tenant has not filled in the apartment checklist, LOAS interprets the condition of the apartment to have been in good order at the start of the tenancy. 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 living in the same apartment under separate tenancy agreements for a part of the apartment are jointly responsible for the care and cleanliness of the shared areas, i.e. kitchen, bathroom, toilet, entrance hall, balcony and storage rooms.
4. The condition for concluding the lease is that the tenant has paid LOAS the current office fee and any security deposit required to secure the fulfilment 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. If the lease agreement is cancelled by the tenant before the start date of the lease, the tenant will be charged a cancellation fee equal to the first month's rent.
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, First of May or an Eve, the move-in day is the first business day (12 noon) after the start date of the contract. The move-out day at the end of the agreement is the first business 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. The apartment is considered handed back to LOAS when the tenant has returned the keys to the office.
6. A tenant studying at a higher education institution must complete at least 20 credits/year or 40 credits/2 years of study in order for the right to live in LOAS to be valid. The tenant's right to live in student accommodation ends on the last day of July following graduation. If the tenant stops their studies, which have given them the right to live in LOAS student accommodation, the right of residence will expire at the end of the month following the end of the studies. The tenant agrees to inform LOAS about the end of their studies and terminate their lease by the last day of the said month 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 on a separate application, at the discretion of LOAS.
8. The tenant will pay a rent per unit (€/m²/month) multiplied by the lease liability area (m²) 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 (m²). 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 internet connection. Separate usage fees are charged for electricity, water, furniture, parking space with electrical connection. The LOAS Board may decide on other usage fees if necessary. The rent is determined on the basis of the cost price principle laid

down in the Act on Interest Subsidies on Rental Housing Loans and Housing Loans (604/2001, § 13) and in the Act on the Use, Disposal and Appropriation of Rental Housing and Rental Housing Concessions (1190/1993, § 7).

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. Notice of the rent increase will be given to the tenant at least 2 months before the increased rent takes effect. The notice will state the reason for the increase and the new rent.

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. When paying, the reference number on the invoice must be used. If the tenant does not pay the rent and other fees by the due date, the reminder and collection of the debt is transferred to the collection agency. For billing, reminder and collection issues, the tenant can be contacted by e-mail, post and telephone. No interest will be paid to the tenant on any deposit.

11. For housing-related problems, such as non-payment of rent or failure to keep the apartment well maintained, LOAS may disclose information about the tenant and housing to social services. The purpose is to prevent and help the tenant with housing problems.

12. If the tenant, when applying for housing, has given or later gives LOAS false information about their right to housing, or if the tenant refuses to give LOAS the information necessary to verify their right to housing, LOAS may terminate the tenancy agreement. The tenant is obliged to keep their contact details up to date in the Intra. The tenant must also provide new contact details when moving out, so that LOAS can contact the tenant if necessary, after the end of the tenancy.

13. 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 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. If the tenant causes a major risk of damage to the property during their stay, e.g. by keeping windows or doors open for a long time in frosty weather, LOAS has the right to terminate the tenancy agreement.

14. Pets are not allowed in shared apartments.

15. 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.

16. 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.

17. 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. If the tenant fails to comply with their obligation to report any damage or defects in the apartment, the tenant is liable to pay LOAS for the costs incurred.

18. 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.

19. Smoking in LOAS apartments and on their balconies is prohibited. Smoking is only allowed in a designated area in the courtyard. All damage to the apartment caused by smoking is to be paid for by the tenant.

20. 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 writing or in LOAS resident intranet. As a result of non-payment of rent, disruptive living, or poor management of the apartment, LOAS can terminate the tenancy agreement. LOAS may terminate the agreement without warning for rent arrears. In cases where the reason for termination is disruptive living or poor management of the apartment, the tenant will be warned in writing before the termination.

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

22. This agreement has been signed digitally at LOAS Intranet.