

LEASE AGREEMENT

LESSOR

Name	Name
Sergey Martynov	
Date of birth/ Business ID	Date of birth/ Business ID
Phone number	Phone Number
0452685444	
E-mail address	E-mail address
martynovsa@me.com	
Address	Bank account
ULKOMAILLA	FI15 8000 1710 1347 44
Contact person	
Sergey Martynov, 0452685444, martynovsa@me.com	

LESSEE

Name	Name
Sampo Smolander	
Date of birth/ Business ID	Date of birth/ Business ID
120476-209A	
Phone number	Phone number
040 750 8993	
E-mail address	E-mail address
sampo.smolander@kapsi.fi	
Address	Address
Valurinkuja 2 A 95, 02650 ESPOO	
Other persons moving in	
Dolores Smolander (26.11.1986)	
Contact person	

OBJECT OF LEASE

Address		Construction year
Valurinkuja 2 A 111, 02650 ESPOO		2010
Type of apartment	Surface area/ living area	Other area
3h, avok, kph, s, p	76,5 m2	m2
Other areas available for use exclusively by the lessee		

Common areas of the housing company

Kerhohuone ja talon sauna kattoterassilla, kuivaushuone, väestönsuojat, ulkovälinevarasto, kellarikomero, talosauna

PERIOD OF LEASE

The term of the lease is	Start date
Until further notice	01.07.2021

An ongoing rental agreement can be terminated at the earliest 12 months after the start the date of the contract. In case of breach, the breaching party will have to pay a contractual penalty of 1.300,00 euros.

The notice of termination in accordance with the Act on Residential Leases must be submitted in writing, with a copy to Takio.

Term of the lease – additional information

AMOUNT OF RENT

Rent	Due date	The interest on delayed payments will be collected in accordance with the Interest Act as valid at the time.
1.300,00 e/kk	2nd day of the month	
Water cost, according to the rate charged by the housing company at the time		
20,00 e/kk/hlö		

Other fees
Electricity, home insurance

COLLATERAL

A collateral is provided to ensure that the contractual obligations are met.

The amount of collateral:	Due date for the collateral
2.600,00	01.07.2021
Type of collateral Deposit to Takio LKV Customer Asset Account	

By signing this lease agreement, the lessee also consents to the lessor withdrawing and using the collateral provided by the lessee for the part that covers damage caused to the lessor, if the lessee neglects the duty to pay rent and/or any other duties related to the agreement. There is no interest paid if the deposit is held in separately managed account of Takio.
 The keys shall be handed over after the collateral has been paid.

INCREASING THE RENT

The rent may be increased annually in accordance with the agreement.

A) Index condition

The rent is tied to ☐ Cost-of-living index ☐ Cost-of-living index + 2%

The basic index is the latest published point figure known at the time of drawing up the agreement. The revision index is the latest published point figure known at the time of revision. However, if the point figure is lower, the rent shall not be reduced.

Basic index publication month and year	Point figure
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Revision time

B) Other basis for increase:
Max 4 % annually

OTHER TERMS

☒ Pets: not allowed ☒ Smoking: not allowed ☐ Directly enforceable guarantee ☐ Rented furnished

1. The lessee must have an extensive home insurance policy for the apartment, and it must be valid throughout the whole period of validity of this lease agreement. In the absence of extensive home insurance, the lessee is liable for any damage that extensive home insurance would have covered.
2. The lessee is responsible for the fire alarm and ensuring that it is in working order.
3. After the termination of the lease, all keys must be handed over to the lessor free of charge. If keys have been lost, the lessor is entitled to receive compensation for the lost keys and the rekeying costs, if the loss was due to the negligence of the lessee. Keys handed over: to be recorded during the handover.
4. The lessee has visited the apartment, and it is rented in the condition as it is at the moment of drawing up the agreement. The lessee commits to maintaining the apartment in similar order, taking account of normal wear and tear.
5. The lessee does not have the right to make any changes to the apartment or carry out any actions that cause damage or more extensive wear to the apartment than normal. The tenant commits to removing the changes made to the apartment or compensating the costs caused by the restoration. Drilling holes in the tiles in the bathroom and kitchen is not allowed.
6. The apartment includes the fixed household appliances, for which the lessor is responsible. If a household appliance breaks, the matter shall be discussed with the lessor first and an agreement on the actions shall be made together. The lessee is responsible for the appropriate use, cleaning and maintenance of the household appliances. Any possible washing machines must not be used without supervision, and the incoming water connection must be closed when the machines are not in use, because a hose that remains pressurised may increase the risk of accidents.
7. The moving day shall be the day this lease agreement ends, on which the apartment (including possible storerooms and storage spaces as well as the spaces belonging and connected to the apartment) shall be handed over to the use of the lessor completely emptied and cleaned.
8. If the lessee fails to comply with the terms of this agreement or the Act on Residential Leases, and this causes damage or costs to the lessor, the lessee shall be liable to compensate the damage caused to the lessor in full. If the apartment must be cleaned or repaired due to actions taken/caused by the lessee after the end of the term of the lease, the lessee shall pay full rent for the time spent on cleaning and repairs, except if this involves normal wear and tear. Marks left by domestic animals, such as the claw marks of a dog or a cat, are not considered normal wear and tear. The lessee shall be responsible for any damage caused by domestic animals.
9. The lease agreement of the apartment must not be transferred, the apartment must not be handed over or sublet, and the lessee must not be changed (companies) without the written approval of the lessor.
10. The lessee and the lessor commit to notifying each other about changes in the information stated in this agreement (such as the name, legal address and telephone numbers or other matters with a significant effect on the lease agreement).
11. The lessee has to let the lessor into the apartment to check on the condition and the care of the apartment without any delay. If the apartment is going to be sold or leased again, the lessor has the right to show the apartment to possible new buyers or tenants, at a time which is convenient for both the lessor and the lessee. The convenient time is within one week of the notice between 9am and 7pm).
12. The lessee commits to following the rules and regulations of the housing company.

Renovations decided to be carried out in the housing company:

Ei tiedossa olevia asumiseen oleellisesti vaikuttavia korjauksia.

SIGNATURES

The provisions of the Act on Residential Leases (481/95) shall apply to this lease. This agreement has been drawn up in three identical copies, one to each of the parties to the lease agreement and one to the agency.

Helsinki, 07.06.2021

Lessor

Lessee