

Terms of agreement

1. Period of the lease

The period of lease starts on the day mentioned in the lease. The tenant is entitled to get the apartment/room key when the lease period starts. However, if the first day of the period of lease is during a weekend or holiday the right of possession starts on the following weekday. It is possible to get access to the apartment on the weekends and holidays by paying a non returnable fee of 70€. The obligation to pay the rent starts on the same day the lease period starts, according to the date mentioned in the lease.

Apartments/ rooms must be vacated the same day the lease ends.

Although we do suggest that you are prepared and have made arrangements before this date.

The period of lease is valid under the conditions listed below.

2. The rent of the apartment

The tenant agrees to pay the rent, electricity, furniture, bed linen and other payments confirmed by the Kuopas board of directors.

The tenant will be informed about any changes in rent by a written announcement on the dormitory notice board and by written announcement in the tenant's mail box. The rent of ARA apartments is determined by the absorption principle.

3. Payments

The rent and other payments are due on the 5th of each month.

If the payment is delayed, the collection office will charge standard overdue charges and interest for late payment.

4. Rental apartment

The apartment is either a whole apartment or one room in an apartment with a shared right to use common facilities (kitchen, toilet, bathroom etc).

5. Giving away the apartment to a third person

The tenants have no right without Kuopas' express permission to sub-let (rent) the apartment or any part of it to a third person, nor to give accommodation to anyone other than those mentioned in the tenancy agreement.

6. The end of the tenancy agreement

The notice period for a tenant with an open-ended tenancy contract, is one calendar month. The notice period for Kuopion Opiskelija-asunnot Oy to terminate a lease is three months or if the lease has been continuous for at least one calendar year, the notice period is six months. Fixed-term contract ends according to the tenancy agreement.

The notice has to be given in writing or by using [an electronic](#)

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identification. In family apartments the principal tenant is responsible for the notice of termination.

The notice time is set to begin from the last day of the month in which the notice is given.

When changing an apartment within Kuopas, notice of termination must be given.

7. Rescission of the agreement

In case of serious violation, the housing company has the right to rescind the agreement without a notice period.

This can be for example;

- a) **The Tenant neglects to pay the rent within the time prescribed by law or agreed on.**
- b) **The Tenant creates a disturbance with his or her way of life or allows others to do so in the apartment.**
- c) **The Tenant fails to take good care of the apartment.**
- d) **The Tenant violates provisions or regulations for the maintenance of public health and order in the apartment.**

8. Deposit payment

The deposit payment is the guarantee given to Kuopas, of the tenant's intention of looking after all obligations concerning the apartment. When the rental period is over the deposit will be returned to the tenant's bank account under the condition that she/he has fulfilled all obligations to Kuopas and that the apartment is clean and in good condition.

Deposit payment will be returned during the month after the tenancy has ended.

9. Moving out

The day you move out is the day the lease expires. All the keys to the residence are to be returned to the Kuopas office in an envelope before 11:59 pm. On the envelope should be written the name of the tenant and the address of the apartment where the key belongs to.

The apartment's condition will be checked within the last five business days of the tenancy agreement. Please make sure that the apartment is clean and in good shape. A master key will be used to conduct the check. An additional notice will not be made to notice about the check.

10. The tenant's responsibility for keys

The service man on duty takes care of opening a locked door, if you have temporarily lost your key. Prepare to show your ID-card. The price of opening the door is 35€ (07:00-15:30) or 70€ (15:30-07:00 and weekends) and a bill will be sent to you in a couple of weeks.

If the key cannot be found, Kuopas has the right to replace the locks and the tenant will pay the costs of the replacement.



11. Right to occupancy

The student apartments are meant for students with low income and little wealth. Academic studies must take place in an institute where the student can be granted a study grant.

The students should get 30 student points in a semester or 60 student points in two semesters.

The tenant is responsible for giving notification to Kuopion Opiskelija-asunnot Oy if there are any changes in the tenant's contact information or studies. Changes in studies include ending the studies, pausing them or starting post graduate studies. If requested, the tenant must supply information about his or her income, studies and other matters concerning the right of occupancy.

Postgraduates have the right of occupancy for 12 months from the beginning of their studies, if they receive a study grant. International postgraduates do not have to receive a study grant to have the right of occupancy and their tenancy agreement can be renewed after the first 12 months.

If the tenant doesn't provide the requested information or the information is not sufficient enough to grant the right of occupancy, Kuopion Opiskelija-asunnot Oy will make an additional request for the missing or incomplete information and, thereafter, if not submitted will terminate the tenancy agreement.

The tenant has 8 weeks in which to provide the necessary information. If the information given is sufficient, Kuopion Opiskelija-asunnot Oy will reinstate the tenancy agreement.

The student point limits are not used if the tenant is writing a thesis, is on an internship, is in the army, is pregnant, acts in a student organization, is on a parental leave or is sick. A certification is required as a proof.

12. Additional points

Smoking is strictly forbidden in all apartments, balconies and common areas. If the apartment has to be washed or painted because of smoking, the tenant has to pay all the costs.

If a family member or a friend decides to move out from a family apartment, all the other tenancy agreements in the apartment will be terminated.

By paying the deposit, the tenant confirms their understanding and compliance of these terms of agreement.

The tenant assures that all the information given in the application is accurate and true.

