DAS Opiskelijaystävällisiä asuntoja

TERMS OF THE TENANCY AGREEMENT 2026
Non-Subsidised Rental Housing

Applicable to tenancy agreements concluded on or after 1 October 2026

General

1. Domus Arctica Foundation sr (hereinafter referred to as **DAS**) grants the tenant, who meets the Foundation's resident selection criteria, the apartment or part of an apartment specified in the tenancy agreement, together with the associated shared facilities, for use as a rental dwelling. The tenancy relationship shall be governed by the terms agreed in the tenancy agreement and its appendices.

2. This Tenancy Agreement shall be governed by the Act on Residential Leases (ARL) as amended from time to time, other applicable legislation, the DAS House Rules, and the terms, conditions and instructions attached to this Agreement. If any provision of this Agreement or its attachments conflicts with mandatory law, the provisions of such mandatory law shall prevail.

Duration of the Tenancy Agreement

3. The tenancy agreement becomes binding when the tenant has accepted the housing offer and fulfilled the conditions for the formation of the agreement specified in the housing offer. If a security deposit is required, the tenant must pay it within the agreed time limit. Thereafter, the tenancy agreement shall be binding on both parties.

Any termination of the agreement shall comply with the law, the terms of this agreement, and the applicable notice, cancellation, rescission, or other termination procedure. The agreement may also be terminated by a mutual written agreement between the parties.

Possession of the rented apartment shall be handed over and the obligation to pay rent shall commence on the tenancy start date specified in the tenancy agreement. For the purposes of the tenancy agreement and its appendices, the tenancy start date means the date on which the tenant acquires the right to possess the apartment.

4. Notice of termination of the tenancy agreement must be given in writing and in a verifiable manner. The tenant may terminate the agreement through an electronic notice of termination submitted via DAS Resident Pages or by another verifiable method approved by DAS. A termination notice sent by ordinary email shall not be accepted unless DAS has confirmed in writing that it has received and accepted the notice as a valid termination notice.

The tenant's notice period is one month. The notice period begins on the last day of the calendar month during which notice was given, unless otherwise agreed in writing or provided by law.

An electronic notice of termination shall be deemed received by DAS on the date it is recorded in DAS's electronic system. A notice delivered by other means must be available for receipt by DAS no later than the last day of the relevant calendar month.

When the landlord terminates an open-ended tenancy agreement, the notice period shall be four months if the tenancy has continued uninterrupted for at least two years immediately before the notice is given; otherwise, the notice period shall be three months.

A fixed-term tenancy agreement cannot be terminated unless otherwise provided by law, the tenancy agreement, or a separate written agreement between the parties. A fixed-term tenancy shall expire automatically at the agreed date without separate notice.

Where the tenancy agreement is agreed to continue as a fixed-term agreement first and thereafter as an open-ended agreement, termination may take effect no earlier than the end of the agreed fixed term.

In the event of the tenant's death, the continuation or termination of the tenancy, the liability of the deceased tenant's estate, and the rights of family members residing in the apartment to continue the tenancy shall be governed by the ARL. If the tenant rented the apartment alone and no family member referred to in the Act resided in the apartment, the tenancy may terminate

without notice after the period prescribed by law. The deceased tenant's estate or any other person entitled to continue the tenancy must submit a written notification of continuation within the statutory time limit.

Keys

5. Apartment keys shall be handed over to the tenant at the time possession is transferred, provided that the tenancy agreement has been signed and any agreed security deposit has been paid.

The tenant is responsible for keeping the keys safe and secure. If keys are lost, the tenant shall be liable for the resulting costs.

Use, Condition and Maintenance of the Apartment

6. The apartment or part of the apartment specified in the tenancy agreement, together with the associated shared facilities, is placed at the tenant's disposal in the condition existing at the commencement of the tenancy.

Any defects or deficiencies observed in the apartment, as well as other comments or claims concerning the apartment, must be reported to DAS as soon as possible and, as a rule, within one week of moving in, primarily using the electronic apartment condition report.

The tenant shall take proper care of the apartment and any common areas of the property available for the tenant's use. The tenant is not responsible for ordinary wear and tear resulting from normal residential use of the apartment. The tenant shall also compensate the landlord for damage caused to the apartment intentionally, negligently, or through omission by any person staying in the apartment with the tenant's permission.

If the tenant discovers a defect in the apartment that may cause damage, the tenant must take the necessary measures to prevent such damage. The tenant must also notify the landlord or the landlord's representative without delay, in accordance with the landlord's instructions, by electronic maintenance request or by telephone, of any defects or deficiencies in the apartment. Failure to fulfil this notification obligation may result in liability for damages.

The tenant must also report, in accordance with the landlord's instructions and the procedures specified in the House Rules, any defects or deficiencies observed elsewhere on the property to the landlord or the landlord's representative.

7. The tenant undertakes to comply with the House Rules of the property and all other provisions and regulations issued to maintain good order, and shall ensure that the tenant's guests and other persons present on the property with the tenant's permission do likewise.

If the tenant substantially breaches their obligations or another statutory ground for termination exists, the landlord may have the right to terminate the tenancy agreement in accordance with the law. Termination may also be based on another exceptionally weighty reason provided for by law.

There shall be no right of termination if the conduct is of only minor significance. Statutory provisions concerning warnings and the exercise of the right of termination shall apply.

Violations of the House Rules or other contractual obligations may also constitute a valid and acceptable ground for terminating an open-ended tenancy agreement.

8. In shared apartments, consideration must be shown to other residents, including when inviting guests. Guests must not cause inconvenience or disturbance to other residents of the shared apartment, and the duration of visits must remain reasonable. Longer visits should, where possible, be agreed upon with the other residents.

9. The tenant may not carry out any alterations or modifications to the apartment without the landlord's written permission. Nor may the tenant bring into the apartment any heating or air-conditioning equipment other than that provided by the landlord, or appliances other than ordinary household appliances.

10. Items may only be attached to walls using designated picture rails or hanging strips.

11. In shared apartments where rooms are rented under separate tenancy agreements, the tenants shall jointly take care of the apartment's shared facilities, including the kitchen, bathroom, toilet, hallway areas, balcony and storage spaces.

Upon moving out, the tenant must leave the apartment and shared facilities in a clean and good condition. Final cleaning must be carried out in accordance with the cleaning instructions attached to this agreement.

If the required final cleaning has not been completed, the landlord has the right, without further consultation with the tenant, to arrange cleaning by an external cleaning company. The tenant shall reimburse the reasonable costs incurred on the basis of the cleaning company's invoice. The landlord may recover these costs either by invoicing the tenant or by deducting them from any security deposit provided by the tenant.

Alternatively, the landlord has the right to charge the contractual penalty specified in the tenancy agreement for failure to perform the final cleaning. The contractual penalty may be invoiced or deducted from the tenant's security deposit.

DAS has the right to inspect the apartment after the tenant has moved out. In shared apartments, the inspection may be carried out in the rented room and the shared facilities even if another tenant continues to reside in the apartment under a valid tenancy agreement.

12. Smoking is prohibited in apartments, stairwells, apartment balconies, apartment terraces, common facilities of the Foundation, near air intake vents, on children's playgrounds, and on shared balconies.

This prohibition also applies, where appropriate, to other smokable or usable products referred to in the Tobacco Act.

If the smoking ban is violated, the tenant shall be liable, in accordance with the law, for any damage caused by the violation and for any necessary and reasonable cleaning, deodorisation and repair costs to the extent that the damage or costs fall within the tenant's responsibility.

13. The tenant must immediately notify DAS if pests are detected in the apartment.

The landlord shall always be entitled to recover at least half of the extermination and/or cleaning costs if the tenant has failed to fulfil this notification obligation.

14. Waste and rubbish may not be stored in apartments but must be taken to designated collection points in accordance with the sorting and disposal instructions issued by the property owner and the House Rules. In shared apartments, all tenants are jointly responsible for ensuring that waste is not stored in the shared facilities of the apartment.

15. Emergency exits and rescue routes, meaning access roads or routes reserved for emergency vehicles close to the building, must always be kept unobstructed. Easily flammable materials or other items that increase the risk of fire or hinder firefighting must not be unnecessarily stored in the building or in its immediate vicinity. No items may be stored in emergency exits or passageways. Stairwells may not be used as storage areas.

If the tenant leaves property in common areas and fails to remove it after receiving written notice, the landlord shall have the right to remove and store the property at the tenant's expense or dispose of property of negligible value.

Repair and Alteration Works

16. DAS shall notify the tenant in advance of maintenance measures, repairs and alterations to be carried out in the apartment in the manner required by law and agreed in the tenancy agreement.

DAS has the right to carry out immediately any maintenance measure, repair or alteration that cannot be postponed without causing damage.

Maintenance measures, repairs or alterations that do not cause substantial inconvenience or disturbance to the tenant's use of the apartment may be carried out after DAS has notified the tenant of the work at least fourteen (14) days before the work begins.

For repairs or alterations other than those referred to above, DAS must notify the tenant at least six (6) months before the work begins. On the basis of such notice, the tenant has the right to terminate the tenancy agreement under the conditions laid down by law.

If the tenant changes after the notice has been given, the new tenant shall also be notified of the work. However, the notification period shall not be recalculated for the new tenant.

17. The tenant shall allow DAS or its representative access to the apartment whenever necessary: to inspect the condition or maintenance of the apartment; to carry out repairs, alterations or maintenance measures in the apartment; to supervise such work or measures; to show the apartment to prospective tenants; orwhen the apartment is available for re-letting.

Access shall be arranged at a time suitable for both DAS (or its representative) and the tenant, unless the urgency or nature of the matter prevents this.

If a suitable time cannot be agreed due to reasons attributable to the tenant and the tenant has been given a reasonable opportunity to respond, the visit may take place within a reasonable time after the response period has expired. In such cases, the tenant shall be informed of the visit in advance.

If the apartment is visited at a time other than one agreed with the tenant, a notice shall be left in the apartment stating:the reason for the visit; the name of the person who made the visit or left the notice; and contact details for obtaining further information.

DAS is entitled to receive police assistance as provided by law if access to the apartment is prevented despite a lawful basis for entry.

In shared apartments, DAS has the right to access the common areas of the apartment on the grounds set out above. However, the consent of one tenant alone does not override the privacy rights of the other tenants or the statutory notification and access procedures.

Security Deposit

18. If a security deposit is required, the tenant shall provide the deposit specified in the tenancy agreement in the manner instructed by DAS and within the agreed time limit. The security deposit may not exceed an amount corresponding to three months' rent.

The security deposit must remain valid throughout the tenancy. The tenant may not use the deposit to pay rent or other charges, nor offset the deposit against the rent of the final months of the tenancy.

DAS shall return or release the security deposit without undue delay and at the latest within fourteen (14) days from:the termination of the tenancy agreement; or the surrender of possession of the apartment after termination,

unless DAS has grounds to withhold all or part of the deposit.

If a justified reason prevents the return, release or notification concerning the withholding of the deposit, the necessary action shall be taken without undue delay and no later than fourteen (14) days after the obstacle has been removed.

If DAS withholds all or part of the deposit, DAS shall provide the tenant with a written notice stating: the basis of the claim covered by the deposit; and a reasonably substantiated estimate of the amount of the claim.

No more than the amount of the claim or the stated justified estimate may be withheld from the deposit. If the deposit has been placed in a security deposit account, however, the entire deposit may be withheld until the actual amount of the claim has been determined.

The deposit may be used, for example, to cover: unpaid rent or utility charges; unreturned keys; damage for which the tenant is responsible; and necessary final cleaning costs.

DAS shall specify all deductions made from the deposit.

Unjustified withholding of the deposit, damages and default interest shall be governed by the ARL and the Finnish Interest Act.

No deposit interest shall be paid on a monetary security deposit unless otherwise specifically agreed. This condition does not limit the tenant's statutory right to default interest if the return of the deposit is delayed.

Right of Occupancy

19. The tenant's right to occupy student housing ends on the last day of August following the completion or discontinuation of the tenant's studies. The tenant undertakes to inform DAS of the completion of studies and to terminate the tenancy so that it ends on the last day of the said August, in accordance with the provisions of the Act on Residential Leases.

If the tenant fails to notify DAS of the completion of studies and fails to terminate the tenancy as described above, DAS shall have the right to terminate the tenancy agreement. The obligation to notify and terminate does not apply to fixed-term tenancy agreements.

Residents whose studies have ended and who have a tenancy agreement with the Foundation may apply for an extension of their right of occupancy for a period of up to one (1) year.

An extension may only be granted for the apartment covered by the applicant's existing tenancy agreement.

No extension shall be granted if the applicant has caused housing-related disturbances or has outstanding rent arrears.

A resident whose occupancy is extended is not entitled to transfer to another apartment.

The extension shall be implemented through a new fixed-term tenancy agreement, which the resident may nevertheless terminate by giving one (1) calendar month's notice.

Rent and Other Charges

20. The tenant shall pay rent calculated on the basis of the unit rent determined for the property by a resolution of the Foundation's Board, expressed as euros per square metre per month and multiplied by the tenant's chargeable rental area.

In shared apartments, the chargeable rental area consists of the area for the tenant's exclusive use and a proportionate share of the shared facilities according to the number of rooms.

In family apartments, the chargeable rental area equals the floor area (m^2) of the apartment.

Where apartment-specific weighting has been implemented, the weighted chargeable rental area shall be used for determining the rent.

The rent includes compensation for: heating relating to the maintenance of the property; water consumption of the property; and

maintenance and investment costs of the data network for residents of network-connected apartments.

21. In addition to rent, a utility charge approved annually by the DAS Board shall be collected to cover part of the resident's electricity, water and wastewater costs.

In properties where water consumption is billed according to meter readings, the utility charge includes only the resident's share of electricity consumption.

If the utility charge is based on the number of persons residing in the apartment, the tenant must report changes in occupancy in accordance with Clause 29.

22. Where water consumption is billed according to apartment-specific water meters, meter readings and billing shall be based on actual consumption at monthly intervals unless otherwise agreed.

The Board shall decide the pricing of consumption-based water charges. The pricing shall be adjusted whenever the price of water charged to DAS changes, and tenants shall be informed of the adjustment two (2) months before it takes effect.

23. The landlord may, during the contractual term, introduce consumption-based water billing in accordance with the ARL.

In such a case, no rent reduction shall be granted in respect of any portion of the rent that may previously have included water costs.

The landlord shall notify the tenant of a change in the water billing basis at least two (2) months before the change takes effect.

24. Separate service charges may also be collected for services selected by the resident. These charges are specified in the DAS service price list, which is reviewed annually in connection with budget preparation.

25. Rent and other charges shall be paid monthly in advance no later than the sixth (6th) day of each month to the bank account designated by DAS using the reference information provided.

Other separate invoices shall be paid by their stated due date using the reference information indicated on the invoice.

26. If the tenant fails to pay rent or other charges by the due date, default interest shall accrue on the unpaid amounts in accordance with the Finnish Interest Act from the due date until payment is made.

In addition, collection costs permitted under the Finnish Debt Collection Act shall be charged.

Notification of Rent and Utility Charges

27. Rent shall be determined in accordance with the legislation applicable to arava and interest-subsidised rental housing and the provisions of the ARL.

When DAS increases the rent, DAS shall notify the tenant in writing of: the rent increase;the grounds for the increase; the new amount of rent; andthe date on which the increase takes effect.

The increased rent shall take effect no earlier than two (2) months after notice has been given, calculated from the beginning of the rent payment period following the notice. The increased rent shall not be charged retroactively.

The notice may be delivered by post or through an electronic communication channel that DAS and the tenant have individually agreed upon in writing.

Providing an email address to DAS does not, by itself and without separate agreement, constitute consent to the use of email for all statutory notices relating to the tenancy relationship.

Move-Out

28. The moving-out date shall be the first working day following the termination of the tenancy agreement. The apartment must be surrendered to DAS in its entirety no later than 12:00 noon on that day.

If the day following the termination date is a Saturday, Sunday or public holiday, the apartment shall be surrendered by 12:00 noon on the next working day.

If, after the tenancy has ended, property belonging to the tenant or another resident remains in the apartment, on the apartment balcony, or in any other private indoor or outdoor area associated with the apartment, DAS shall handle the property in accordance with the ARL.

DAS shall notify the tenant concerning the property and the transfer of ownership if notification can be delivered. Ownership of the property shall transfer to DAS without compensation one (1) month after the notice has been delivered, unless the property is collected before then.

If notice cannot be delivered to the tenant, ownership shall transfer to DAS four (4) months after the tenant left the apartment or, if that date cannot be reliably established, four (4) months after DAS took possession of the apartment.

DAS may immediately dispose of waste and other property that is clearly without value.

Photographs, documents and similar personal items shall not be regarded as clearly valueless solely because of their low monetary value.

DAS shall take care of the property on behalf of the tenant until the tenant collects it or the statutory period has expired.

The tenant shall be responsible for any necessary storage, transportation and disposal costs relating to the property.

Miscellaneous

29. If the tenant has provided false information when applying for the apartment, or later provides false information regarding matters affecting the right to occupy the apartment, or refuses to provide information necessary for verifying that right, DAS may terminate the tenancy agreement.

The tenant shall provide DAS in writing with the following information regarding other persons living in the apartment:

1. the number of persons residing in the apartment;
2. the basis for each person's right to reside there;
3. the name of each adult resident;
4. the date of birth of each adult resident; and
5. the contact details of each adult resident.

If this information was not provided when the tenancy agreement was concluded, it must be submitted without delay after the tenant has taken possession of the apartment.

The tenant must also notify DAS in writing without delay whenever:

1. a new resident moves into the apartment;
2. a previously reported resident moves out; or
3. any other material change occurs in the reported information.

The obligation to provide this information does not in itself grant another person an independent tenancy right, a right to transfer the tenancy agreement, or a right to continue the tenancy. Such rights are governed separately by the ARL.

The tenant shall provide DAS with a current postal address, email address and telephone number and shall notify DAS without delay of any changes.

If DAS and the tenant agree to use an electronic communication channel for statutory notices, or a separate electronic channel for notification alerts, such agreement shall be made individually and in writing in a separate document or in a separate selection section of the tenancy agreement.

Notices and warnings requiring verifiable service shall be delivered in the manner prescribed by law.

30. DAS processes the personal data of tenants and other persons residing in the apartment for the purposes of:

- resident selection;
- concluding and administering tenancy agreements;
- monitoring tenancy eligibility;
- billing;
- debt collection;
- property management;
- supervision of rights and obligations related to the tenancy; and

- compliance with statutory obligations.

DAS is entitled to disclose personal data to competent authorities, educational institutions, the Social Insurance Institution of Finland (Kela), parties providing debt collection or legal services, and other recipients whenever there is a legal basis for such disclosure under legislation, contract or the data subject's consent.

Personal data shall be disclosed only to the extent necessary for the relevant purpose.

Further information regarding personal data processing, data subjects' rights, retention periods and recipients of personal data is available in the DAS Privacy Notice.

31. These terms and conditions shall enter into force on **1 October 2026** and shall apply to tenancy agreements concluded on or after **1 October 2026** in accordance with the resolution of the DAS Board dated 28.9.2026.

These terms and conditions replace all previous general tenancy terms and conditions for tenancy agreements concluded on or after 1 October 2026.

Tenancy agreements concluded before 1 October 2026 remain subject to their existing contractual terms, the transitional provisions of Act 531/2026, and mandatory legislation in force from time to time.

As a general rule under the amending legislation, the Act also applies to agreements concluded before 1 October 2026. However, with respect to matters specifically identified in the transitional provisions, agreements concluded before that date remain subject to the provisions in force at the time the Act entered into force, unless otherwise agreed after the Act entered into force.