

TERMINATION OF LEASE AGREEMENT

The notice period is one calendar month (Act on residential leases 52 §). The notice period is calculated from the last day of the calendar month in which the landlord received the termination of the lease agreement.

- The apartment becomes fully available for rent again.**
- The apartment will remain in the possession of the other joint tenant.** The cash deposit will be transferred in its entirety to the new agreement, and the parties involved will agree on any compensation between themselves. If the deposit has been provided as a payment commitment from KELA (The Social Insurance Institution of Finland) or the social welfare office, a new deposit must be provided for the new agreement. The remaining party is also responsible for any defects/shortcomings in the apartment that occurred during the term of the terminated agreement. A separate change of address notification must be completed if other occupants besides the departing party are also moving out.

Own assessment of the condition of the apartment: clean/well-maintained painting renovation needs renovation

Address of the rental property: _____

Tenant 1: _____ **Social security number:** _____

Tenant 2: _____ **Social security number:** _____

Phone number: _____

Email: _____

New address, postcode, city: _____

The expiration date of the contract is always the last day of the following month. If you plan to move out of the apartment before the end date of the contract, enter your estimated moving out date in the moving out date field. The keys are returned to Keravan Lukko, Seunalantie 14, Kerava.

End date of the agreement: _____

Moving day, if earlier: _____

Reason of termination:

- Area/environment
- Apartment's condition
- Apartment's location
- Rent of the apartment
- Apartment' size
- Divorce/other life situation
- Disturbing neighbors
- Moving to another rental apartment
- Moving to own residence
- Moving to another city/town
- Moving in together
- Other reason, what? _____

Additional information:

Is the landlord's representative allowed to enter the apartment using a master key?

- Yes No, but can be arranged

Are there any pets in the apartment?

- Yes No

Showing of the house

- I will personally show the apartment, so the landlord can provide my phone number to the new tenant.
- The landlord's representative can show the apartment to the new tenant according to the agreement, using a master key.

The security deposit will be returned within one month from the end date of the lease agreement, provided that all obligations of the lease agreement have been fulfilled. Any payment commitment will be returned to the issuer of the commitment.

Bank and account number (IBAN): _____

Account holder: _____

Place and date

Signature/Signatures

INSTRUCTIONS FOR TERMINATING A LEASE AGREEMENT

1. Terminate the lease agreement in good time.
2. Make sure that all rents and other payments are paid. Also, the rent for the last month must be paid.
3. Contact your electricity company and terminate or transfer your electricity contract.
4. Clean and empty the apartment, balcony/yard area, and storage units. Do not leave any loose items in the apartment or storage units, such as old washing machines or furniture. The disposal of the aforementioned items in the building's waste shed is prohibited. Any unusually large amount of waste generated during the move must be taken to the waste disposal site. Any removal of items will be billed to the tenant.
5. The keys to the apartment must be returned to Keravan Lukko (Seunalantie 14, 04200 Kerava). If the keys are not returned at the agreed time or if any keys are missing, the lock of the apartment will be re-set at the tenant's expense.
6. Remember to make change of address notifications to the local registry office and Posti (Finnish postal service).
7. The security deposit will be returned within one month from the end date of the lease agreement, provided that no defects or shortcomings are found during the inspection of the apartment, all keys have been returned, and all rents and other payments have been paid. Any payment commitment will be returned to the issuer of the commitment.

Things to consider when moving out:

The moving-out cleaning must be done in a way that the new tenant can move in without needing to clean. The cost of insufficiently performed cleaning will be charged to the tenant. After the move, an inspection of the apartment will be conducted to assess its condition and cleanliness. Normal wear and tear due to living in the apartment and its age will be considered during the inspection.

- Vacuum and wash all floor surfaces in the apartment.
- Wipe off stains from doors, walls, and from the exterior door.
- Defrost the fridge and freezer, and clean the kitchen appliances, disconnect the power, and leave the doors of the electric devices open.
- Clean other household appliances and kitchen cabinets inside and outside. Remember to clean behind the appliances as well.
- Clean the ventilation system. Do not readjust the ventilation systems settings during cleaning.
- Remove your own dishwasher; it should not be left in the apartment. Reinstall the removed cabinet. Remember to plug the connection of the dishwasher drainpipe and the incoming water pipe.
- Clean the toilet seat, hand basin, floor drain, ventilation system and sauna in the bathroom.
- Reinstall removed ceiling covers and ceiling roses.
- Remove the blinds from the window. Blind between the windowpanes may remain in place.
- Wash the windows
- Hooks for hanging pictures etc., on the walls should not be removed.
- Empty the balcony and storage units. No loose items should be left in the apartment or storage units.
- Battery-operated smoke detectors belong to the tenant and must be removed along with their base structures. This does not apply to newly renovated apartments where mains-powered detectors have been installed during renovation.
- Close all doors and windows.