

The house rules have been established to ensure the comfort of the residents. All residents must behave in a way that respects others, and no one should unnecessarily disturb the well-being of others. The tenant is responsible for ensuring that their guests also comply with these rules. Parents are liable for damages caused by minors. In addition to the house rules, applicable laws, regulations, and the terms of the lease agreement must be followed. Furthermore, the provisions of the Public Order Act (612/2003) must be observed.

1. Apartment / Living

Only the individuals listed as residents in the lease agreement are allowed to live in the apartment. Any changes in residents moving in or out must be reported to the Rental Housing Office immediately. Any changes regarding residents, parking spaces, sauna reservations, or other matters must always be reported to the Rental Housing Office. An apartment inspection will be conducted by the Rental Housing Office when moving in and out. The return of the security deposit requires a successful inspection.

Behavior that disturbs or threatens other residents is not considered normal living and does not have to be tolerated. If encountering behavior that endangers life or safety, the police must be contacted. Any other disruptive behavior, violations of the rules, or disturbances affecting living conditions must be reported in writing via a form on the Rental Housing website or in writing to the office for appropriate action.

The tenant is responsible for arranging an electricity contract. The landlord's electricity contract will terminate when the lease begins. If a new contract is not made, the electricity company will disconnect the power. The tenant is responsible for any damage or costs resulting from disconnection and reconnection.

If the building has water meters, they will be read by the Rental Housing Office when moving in and out. Water charges are determined in the lease agreement. It is recommended to use water efficiently.

When installing, using, and monitoring a washing machine or dishwasher, special care must be taken. The resident is fully responsible for their use and any water or other damage caused by them. If proper connections are not available, such appliances cannot be used in the apartment. A professional plumber must always be used for installations.

Any water leaks or other property defects must be reported immediately to the property manager or the building superintendent.

Home Insurance

The tenant is required to have valid home insurance for the entire duration of the lease. The property's insurance does not cover damages to the tenant's personal belongings (e.g., due to theft or water damage). Information on insurance options can be obtained from insurance companies.

Ventilation

The ventilation valves in apartment buildings are preset for air balance and must not be adjusted by tenants. In apartments with individual ventilation

systems, the system must always remain switched on. If the apartment is left unoccupied for an extended period, windows should not be left open.

Sewage and Drains

Do not dispose of any substances or objects in toilets or other drains that could cause blockages.

Sauna and Laundry Room

Sauna reservations or changes must be made through the Rental Housing Office. The sauna fee will be added to the rent.

Laundry room reservations must be made either at the Rental Housing Office or in the building's booking system. Ensure that you take all your laundry and supplies with you when leaving. Laundry machines must not be used between 10:00 PM and 7:00 AM. The use of fabric dyes in the laundry room and sauna is prohibited. Glass bottles and other glass items are not allowed in the washing and sauna areas. Washing mats in the laundry room's regular machines is forbidden.

Rent Payment

Rent payment instructions will be provided, and rent must be paid to the landlord's account as specified in the lease agreement. In case of overdue payments, the Rental Housing Office will follow the billing and collection procedures of Kiinteistö Oy Uudenkaupungin Vuokratalot.

Smoking Policy

Smoking is prohibited in stairwells, elevators, and other shared indoor spaces, as well as in communal balconies (including areas near entrances, air intakes, and children's play areas). Smoking is also prohibited inside apartments, on balconies, terraces, and private yards. Additional restrictions on smoking may be imposed by the lease agreement or company regulations. Smoking is permitted only in designated areas on the property, if such areas are provided. All Rental Housing properties are smoke-free.

Fire Alarm

The functionality of smoke detectors must be checked regularly. Any defects must be reported to the Rental Housing Office. The Rental Housing Company will conduct an annual inspection of smoke detectors at a separately announced time.

Pets

Pets must be kept on a leash in stairwells and within the property grounds to ensure the safety of other residents.

Pets are not allowed in shared sauna, washing, or laundry facilities.

Pet owners must ensure that their animals do not soil the property, yard areas, plantings, or building walls.

House Rules

Pet waste must be picked up. Pets must not be exercised in children's play areas or their immediate surroundings. Pet owners must ensure that their animals do not disturb the environment or residents with repeated noise.

Feeding birds, squirrels, and other wild animals is prohibited on balconies and throughout the property grounds.

2. Damage to Structures

No structural modifications, wallpapering, or painting may be done in the apartments without special permission. Full compensation will be charged from the person responsible for any damage to structures or plantings, drilling of holes, breaking of windows, scratching of walls, graffiti, asphalt drawings, or similar acts.

3. Nighttime Quiet Hours

Activities that disturb residents' nighttime peace are not allowed in apartments between 10:00 PM and 7:00 AM. Excessive noise should also be avoided during the day. This does not apply to normal household sounds.

4. Entrance Doors

Apartment building entrance doors must be locked between 9:00 PM and 7:00 AM. Doors with intercom systems or keypad locks must remain locked at all times. Please ensure that locked doors close properly behind you. Unlocking doors incurs a fee according to the current price list.

5. Stairwells, Storage Rooms, Basements, and Common Areas

Noise should be avoided in shared spaces, and cleanliness and order must be maintained. Ventilating apartments into the stairwell is prohibited.

For fire safety reasons, bicycles, strollers, sports equipment, and other items may only be stored in designated storage areas. Storage of flammable or hazardous materials, mopeds, or motorcycles is not allowed. Charging electric vehicles such as e-scooters and e-bikes is prohibited in shared spaces. One set of car tires may be stored in storage lockers. Storing items in stairwells, corridors of storage rooms, or other shared spaces is prohibited (Rescue Act 379/2011 §§ 9 and 10) and will be removed by property maintenance without prior notice.

The storage of flammable substances must comply with fire safety regulations. Any common room on the property is intended for hobby activities. Please clean up after yourself. Personal belongings may not be stored in common rooms.

6. Outdoor Areas, Balconies, and Private Yards

Outdoor areas must be kept clean, and lawns and plantings must not be damaged. In row houses, residents are responsible for keeping the following areas clean: entrances and stairs, private yards, and balconies. In apartment buildings, balconies must be kept tidy, and snow must be cleared in winter. Smoking is prohibited in private yards and balconies.

Dogs and cats must be kept on a leash on the property. Urinating and defecating on the property are prohibited. The consumption of intoxicating substances on the property is forbidden. Storing discarded items, including abandoned vehicles, is not allowed. Feeding animals on the property is also prohibited. It is not allowed to install bird feeders, grain sheaves, fat balls, or other animal feeding supplies inside or outside the building.

7. Parking

Vehicles may only be parked in designated and marked spaces. Parking of motor vehicles in front of stairs, entrances, or emergency access routes is prohibited unless necessary for short-term loading or unloading, after which the vehicle must be moved immediately. Unnecessary driving on courtyards and idling is not allowed. Washing cars on the property is prohibited.

Cables must not be left hanging from electric heating poles, and the covers of electric outlets must be kept locked. Any oil or other spills from motor vehicles must be cleaned up by the vehicle owner.

8. Pets

Pets are not allowed in children's play areas or their immediate surroundings. Pet owners must ensure that their animals do not disturb other residents when they are away. Owners are responsible for cleaning up after their pets.

9. Waste Management

Waste must be sorted according to the current sorting guidelines and disposed of in designated bins without littering. Residents are responsible for any damage caused by pouring or disposing of inappropriate waste into the drainage system.

Residents must arrange for the disposal of waste other than household waste themselves. Large furniture and appliances must not be disposed of at the property's waste collection points but must be taken to a recycling center or landfill by the resident.

10. Airing Clothes and Rugs, Drying Laundry

Airing clothes and rugs, drying laundry, dusting, and drying textiles must be done only in designated areas. Rugs may not be dried in the property's drying room.

Beating rugs is only allowed at the designated outdoor rack, on weekdays from 8:00 AM to 8:00 PM and on Saturdays from 10:00 AM to 6:00 PM. Beating rugs is prohibited on Sundays. Clothes and other textiles may be aired or dried on private balconies as long as they do not hang over the railing.

11. Apartments

The apartment must be maintained with care. Smoking is prohibited in the apartments and related areas such as balconies. The resident must regularly check the functionality of the smoke detector and report any malfunctions. Full compensation will be charged to the responsible party for any damage to structures, such as breaking windows, damaging wall surfaces, or any other form of destruction. Any



House Rules

observed plumbing or other damages must be reported immediately to the maintenance personnel or property manager. If the resident leaves the apartment for an extended period, it is advisable to inform the local maintenance personnel or property manager.

12. Balconies

Shaking rugs or bedding is not allowed on private balconies. Shaking is only permitted in designated areas.

Air drying of bedding is allowed inside the balcony. Throwing trash from the balcony is prohibited. Grilling and open fires on balconies are forbidden. Cleaning or watering plants must not cause inconvenience to others. Flower pots must be placed inside the balcony railing.

13. Signs / Stickers

Placing advertising signs or posters on the property area is prohibited. Sticking any kind of stickers, labels, or similar items on doors or walls is strictly forbidden.

14. Violations of House Rules and Disturbance Reports

You may report violations of the house rules to the Rental Housing Office. The report must include details of the incident, dates, times, and the names of two witnesses for a possible legal process. Violations of the house rules may result in liability for damages and/or termination of the lease agreement.

By following these house rules and practicing good neighborly conduct, residents contribute to a pleasant and harmonious living environment.