

Information for Residents of Savolaisten Ylioppilaiden Säätiö



IMPORTANT CONTACT INFORMATION	3
MOVING IN	4
Deposit payment	4
Keys	4
Home insurance	4
WHEN LIVING IN THE APARTMENT	4
Rent payment	4
Membership of Savolainen Osakunta	4
Save Student's Club activities and joining the mailing list	5
Period of tenancy	5
Renting the apartment for someone else	6
TERMINATING OF TENANCY	6
Moving out of the apartment	6
ABOUT THE HOUSE AND APARTMENT	7
Storages	7
Parking slots	7
Laundry room	8
Sauna	8
Other spaces	8
Smoking	8
OTHER RESIDENTS	8
Apartment council	8
TENANT'S DUTIES	8
Fire alarm system	8
Other duties	9
SECURITY	9
GENERALIZED CONDITIONS OF TENANCY CONTRACT	10

IMPORTANT CONTACT INFORMATION

Savolaisten Ylioppilaiden Säätiö (Foundation of the Savonian University Students)

Housing secretary Laura Takkunen

Reception on Thursdays in Savolainen Osakunta's office located in the New University Student's House, Mannerheimintie 5 A, 6th floor, 00100 Helsinki.

Phone: +358 50530 6049 (During reception hours)

E-mail: savo-asunnot@helsinki.fi

Feel free to contact the housing secretary in manners concerning renting, the rent, behavior of other residents and terminating residency.

To see the current topics concerning housing or to check possible exceptional reception times, please visit the Savolainen osakunta's website: www.savolainenosakunta.fi

Maintenance Service Alamaa

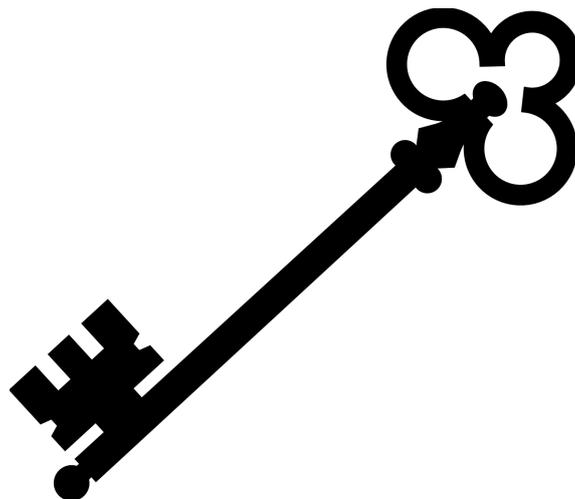
Phone: +358 45 277 6601/Arto Pekkonen (during weekdays from 8 am to 4 pm)

huolto@kiinteistopalvelualamaa.fi

Vinni, the home of Savolainen Osakunta (Savo Student's Club)

Mannerheimintie 5 A, 6th floor, 00100 Helsinki

Weekly occasions: Executive operator's receptions and Club meetings on Mondays, Housing secretary's receptions on Thursdays.



Picture: Pixabay.com

MOVING IN

Deposit payment

The deposit is paid to the account of Savolaisten Ylioppilaiden Säätiö FI79 5720 9920 1259 77 before moving in.

Keys

To collect the keys please contact maintenance service Alamaa to make an appointment (for a weekday, 8am–4pm). Take your tenancy contract, ID and a receipt of paid deposit to the appointment.

Home insurance

Please remember to take a home insurance when moving into the new apartment, so that in case of accident you'll be eligible to restitution. The insurance must be refreshed yearly.

WHEN LIVING IN THE APARTMENT

Rent payment

The rent bill is delivered to new residents via mail. Note that the rent account is different from the deposit account! The rent is paid in the 5th day of every month. If the rent is late, interest of delay can be collected from the tenant as well as the cost caused by collecting it. The tenancy contract can be revoked immediately, if the rent is not paid in time. In case of problems concerning rent payment, please contact the housing secretary.

There is a rent checkup yearly in the end of February. If rent increases the tenants are informed via announcement and new rent bills are delivered for everyone.

Membership of Savolainen Osakunta

In your tenancy contract you engage to be a member of Savo Student's Club during your the time of your tenancy. In case of shared contracts one of tenants needs to be a member. The membership fee and the check-in need to be done yearly before end of October.

To join or to refresh your membership please:

1. Pay the membership fee

The sum is 12 euros and the fee is paid to Savolainen Osakunta's account FI 89 5800 1320 0711 28 (BIC OKOYFIHH). The reference number is 11002

2. Check in

Come to Vinni (Mannerheimintie 5 A, 6th floor) during executive operator's reception (on Mondays from 5.30pm–7pm, check www.savolainenosakunta.fi for exceptional times) before the end of October! Please take your student card and a receipt from paid membership fee with you.

Notification! If you don't check in to the Club by the end of the October, the Foundation can denounce your contract because of a breach of contract. If you move in to the apartment after October, become a member as soon as possible after moving in!

Save Student's Club activities and joining the mailing list

We wish to see you in Savo Student Club's activities! Here are some activities to be introduced:

Club get togethers

Our most common activities are Club get togethers, which are held in Vinni during every Monday evening during the academic year.

SOL (Savolaisten Ylioppilaiden Laulajat, 'Singers of Savonian University Students')

The choir gathers every Thursday at 6pm. Auditions are held twice a year: during early autumn and in January. You may also make an appointment for audition during other times of the year by contacting the head of the choir.

KoKaKeKe (Kokeile Kaikkea Kerran -kerho, 'Try Everything Once')

Sets up excursions and occasions where you can try something you've never had chance or courage to do or which hasn't even ever popped to your mind.

SOSSU (Savolaisen Osakunnan Soitannollinen Seura, 'The orchestra of Savolainen Osakunta')

Gathers every Tuesday at 6 pm. The player's instrumental skills are wished to be at 2/3 level.

Please get to know our diverse activities by coming to Vinni or by joining the mailing list. The information received by mailing list is mainly in Finnish. You can join to the mailing list by sending a message to majordomo@helsinki.fi. The message has to contain subscribe savo-tiedotus in its body (not in headline).

Period of tenancy

The tenancy contract is made for maximum of 4 years or to the end of a tenants studies. If the resident's studies are still continuing after the contract is about to reach its end, she/he may apply for extension. Few

months before the end of the contract a tenant gets instructions from the housing secretary. The schedule is following:

The tenancy contract ends in the end of: Extension has to be applied on:

January–April	preceding October
May–August	March
September–December	July

Renting the apartment for someone else

If you're planning on subletting, consider the following instructions:

- 1) In shared apartments the tenant has to be same sex as you are.
- 2) Please make a written contract with your tenant and send a copy of it for the housing secretary.
- 3) There has to be tenant's social security number, contact information and the length of renting period in the contract. Those details has to be send to our maintenance service Alamaa as well.
- 4) The maximum amount of the rent per month is the same amount you're paying for Savolaisten Ylioppilaiden Säätiö. The maximum period of subletting is one year (or until the end of your tenancy contract, if it's less than a year).
- 5) When subleasing the apartment, you still are responsible for it, as well as for paying the rent.

TERMINATING OF TENANCY

Your tenancy contract is determinate. The lessor can dissolve your contract in exceptionally serious conditions as in case of delinquency (concerning the rent payment or SavO membership), giving the apartment for someone else's use without the lessor's approval, destroying the apartment or serious disturbance.

When the tenant terminates tenancy, the period of notice is one (1) calendar month. The period of notice is counted from the last day of the month when the notice was given.

Tenant must write a written notice of terminating the tenancy. It's the tenant's responsibility to make sure that the terminating announcement has reached the housing secretary on time. Terminating can be done by sending an announcement by e-mail to savo-asunnot@helsinki.fi. You must get an answer to the message.

Please remember to make sure that the announcement has been received!

The contract ends on the date mentioned in the contract without separate terminating, if the tenant hasn't applied for extension, or if it hasn't been admitted for her/him.

Moving out of the apartment

Please..

- Make sure that you've paid all of your rent.
- Make an announcement concerning a change of the address to the post.
- Clean the apartment thoroughly, including:
 - vacuuming the apartment
 - wiping floors and other surfaces with moist
 - cleaning the refrigerator and melting the freezer
 - cleaning the bathroom
 - washing the windows
- Empty your storage
- Return the keys to the maintenance company
 - If you leave keys to the letterbox of maintenance company, please put a note with it including the following information: who's moving, where is the person moving from, where is she/he moving to.
- Send your account number to the housing secretary in order to get the rental deposit back

The last possible day of moving out is the **first weekday after the day the contract ends** before 12 in the noon. This means that **the apartment must be empty and cleaned and the keys must have been returned before 12 o'clock.**

The rental deposit will be returned after moving out and it takes up to one month. In order to get the total deposit back, one's apartment must be stated as being in good condition and properly cleaned. In addition to that, all of the rents must have been paid and the keys must have been returned on time.

ABOUT THE HOUSE AND APARTMENT

Storages

Storage spaces can be found from each house's basement. In Maapadontie and Rautalammintie you'll find a closet that has the same number as your apartment. In Antti Korpin tie you may use any closet which is empty and has no lock in it. There is one closet per apartment. Please note that all of the belongings must be kept inside the closet! The hallways must be empty because of fire safety.

Parking slots

The parking slots are chargeable. To book a parking slot contact the maintenance service. If you have guests coming over, there are guest slots in Rautalammintie and Maapadontie. In Antti Korpin tie there are no guest slots, but free parking space can be found from near to Alepa store or from the end of Voudintie. Please remember to obey parking rules. For example, in Rautalammintie a guest slot can be used for 4 hours of maximum at time.

Laundry room

Using a laundry room is free. Laundry rooms are booking by using a list which can be found from the laundry room. The laundry rooms are open from 7 am to 10 pm.

Sauna

In Antti Korpin tie and Rautalammintie you can book a free sauna shift once a week (one per apartment). To book a sauna, please mark your apartment number to the list which can be found from the door leading to sauna spaces.

Other spaces

Club rooms can be found from all houses ground floor. In Rautalammintie you must contact the resident council to use the club room. The council's contact information can be found from the house's bulletin board.

In Antti Korpin tie and Rautalammintie there are exercising spaces. To use the room in Rautalammintie, please contact the resident council.

Smoking

Smoking is not allowed inside, not even from the windows!

OTHER RESIDENTS

Apartment council

You are welcomed to join apartment council! Each house has it's own council. The council sets up meetings and parties, and represents the residents in real estate companies' meetings.

TENANT'S DUTIES

Fire alarm system

If a battery in the apartment's fire alarm runs out, the alarm must not be removed from the ceiling! **The battery must be changed immediately.**

Other duties

In case of following matters, please announce the maintenance service immediately:

- Leakage in the tap or toilet seat
- Badly blocked pipes
- Purling heat batteries
- Problems with heating or air conditioning
- Light pulps which have run out in public spaces
- Damages in public spaces, hallways or storage spaces.

SECURITY

Because of fire safety any belongings, including doormats and baby carriages, are not allowed to be kept in the hallways.

Picture: Pixabay.com



GENERALIZED CONDITIONS OF TENANCY CONTRACT

Tenancy period:

Tenancy agreement is made for four (4) years maximum or until the end of the academic term when the tenant graduates.

Membership of osakunta: The tenant commits to the membership of Savolainen osakunta in the course of tenancy. The membership fee and check-in must be executed during each year of the tenancy.

The deposit must be paid before signing the tenancy agreement. The deposit will be returned to you or the person who paid the deposit within one month after the end of the tenancy only if you have returned the keys, the apartment is in a clean and normal condition, and there are no overdue payments or any other outstanding obligations. The lessor may use the deposit for the settlement of any outstanding payments without consulting you.

Condition of the apartment: You are not allowed to make any changes to the apartment without the permission of the lessor. In the end of the tenancy period all the possible changes made by the tenant has to be restored and the apartment has to be handed in as it was in the beginning of the tenancy period.

Paying the rent: Rent must be paid by the fifth (5th) of every month. It has to be paid according to the bank transfer slip with reference number. If the rent is overdue, you will be charged a penalty interest and collection costs in addition to the rent. The lessor has the right to terminate the tenancy agreement immediately if the outstanding payments are repeated regularly.

Rent increase: The board of Savolaisten Ylioppilaiden Säätiö decides on the changes in rent after hearing the committee responsible for housing. The information about the changes is provided to the tenant in the apartment as well as in the information boards of the halls of residence.

Pets: in a shared apartment it is forbidden to keep a pet.

Smoking: Smoking is strictly forbidden indoors.

Subleasing or transferring the tenancy agreement: The tenant living in student housing may not, without the permission of the lessor, sublease or hand over the apartment or part of it, or have persons living there who are not covered by the tenancy agreement, or transfer the tenancy agreement. If the tenant acts against this agreement or the Finnish Tenancy Act and hands the apartment or part of it over to someone else, the lessor has the right to terminate the tenancy agreement.

Terminating of tenancy and repayment of deposit: Terminating the tenancy follows the regulations of the Finnish Tenancy Act. The period of notice is counted from the last day of the month when the notice was given. For the tenant, the period of notice is one (1) calendar month. The tenant must give in a written notice of terminating the tenancy by filling in the following form with the Housing Officer of Savolaisten Ylioppilaiden säätiö.

It is a prerequisite for the repayment of the deposit that the tenant will provide his or hers bank account information to the Housing Officer or to the person in charge of halls of residence in question (a person working in the maintenance service). Former tenants have to provide the account information within a year from the termination of tenancy. After that the Savolaisten Ylioppilaiden Säätiö is not responsible for repayment of the deposit.

Internal transfers: Lessor can oblige the tenant to move to another equivalent apartment if needed.

In addition to what has been agreed above, the stipulations of the Finnish Tenancy Act and relevant regulations shall be followed.