

## Rental Terms

### 1. Form of the Agreement and Scope of Application

The agreement between the Customer and the Landlord must be made in writing. If no separate written lease agreement has been concluded between the Landlord and the Customer, the written confirmation sent by the Landlord to the Customer — including email confirmation with its attachments and the documents referred to therein — shall constitute the binding agreement. Such confirmation shall be valid and binding upon the parties until all obligations related to the reservation and tenancy have been fulfilled.

These General Rental Terms apply to furnished apartments rented out by West Coast Apartments Oy (Business ID 3410643-6, hereinafter referred to as the “Landlord”), unless otherwise expressly agreed in the individual lease agreement. These terms form an integral part of the tenancy and shall apply to the extent that no explicit deviation has been agreed in writing.

The Tenant is the party named in the lease agreement, typically a company. The Tenant is responsible for all persons using the apartment, including employees, guests, and subcontractors, as for its own actions.

### 2. Use of the Apartment

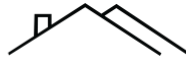
The apartment may only be used for the agreed accommodation purpose.

Any other use of the apartment, subletting, re-letting, or transferring the apartment to a third party without the Landlord’s prior written consent is strictly prohibited.

### 3. Tenant’s General Obligations

The Tenant undertakes to:

- Use the apartment, its furniture, and equipment with due care and only for their intended purpose.
- Comply with applicable legislation, official regulations, and the housing company’s rules and regulations.
- Maintain the cleanliness and proper condition of the apartment throughout the tenancy.



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- Notify the Landlord without delay of any defects or damage observed in the apartment.
- Immediately inform the Landlord if the Tenant detects any damage, deficiencies, or malfunctions in the apartment, its furniture or equipment, smoke detectors, or water and plumbing fixtures.

#### **4. Condition of the Apartment, Keys and Handover**

The apartment is handed over to the Tenant furnished and in the condition it is in at the commencement of the tenancy. Upon termination of the tenancy, the Tenant shall return the apartment in a corresponding condition, allowing for normal wear and tear. The apartment must be cleaned and free of the Tenant's personal property.

At the end of the tenancy, the Tenant is obligated to return all keys provided by the Landlord. If any keys are not returned, the Tenant shall be fully liable for the costs of replacing the keys and rekeying the locks.

#### **5. Smoking and Pets**

Smoking inside the apartment, on the balcony, or in any other indoor areas is strictly prohibited.

Bringing pets into the apartment is not permitted without the Landlord's prior written consent.

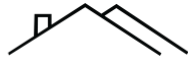
#### **6. Liability for Damages and Compensation**

The Tenant is liable for any damage caused to the apartment, its surfaces, furniture, equipment, or the housing company's property resulting from the actions or negligence of the Tenant or any persons using the apartment.

The Tenant shall compensate the Landlord for all costs arising from use of the apartment in violation of the rules, additional cleaning, repair work, smoking, or unauthorized pets.

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The minimum charge for damage to the apartment, excessive mess, returning the apartment unclean, or smoking is €150. The Landlord reserves the right to claim the actual costs incurred if they exceed the minimum charge.

### **7. Insurance Obligation**

The Tenant is obligated to obtain and maintain adequate insurance coverage that covers any damage caused by the Tenant or persons using the apartment to the apartment itself, its furniture, equipment, and third parties arising from their residence or activities.

The absence or insufficiency of insurance coverage, or a compensation decision made by the insurance company, shall not limit the Tenant's full liability for damages toward the Landlord.

### **8. Termination of the Agreement**

Termination of the tenancy must always be made in writing.

The termination shall be deemed effective once the written notice has been received.

### **9. Transfer of Responsibility and Supervision**

The Landlord has the right to inspect the condition of the apartment during the tenancy for justified reasons, provided that prior notice is given.

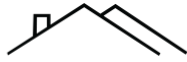
### **10. Force Majeure**

The Landlord shall not be liable for any delay or failure to perform its obligations caused by an impediment beyond the Landlord's reasonable control and which the Landlord could not reasonably have foreseen.

Such impediments include, but are not limited to, official orders, labor disputes, natural events, fire, water damage, power outages, telecommunications disruptions, or other comparable force majeure events.

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## 11. Validity

These General Rental Terms shall remain in effect for the duration of the tenancy and supplement the lease agreement between the parties.

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