

Annex 1.2 to the rent agreement

## **REGULATIONS CONCERNING THE STUDENTS' APARTMENTS AT MAJSTRANDEN**

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The real estate and housing companies Fastighets Ab Majstranden, Bostads Ab Majstrandsgården in Helsinki, Fastighets Ab Majparken and Bostads Ab Majlunden i Helsingfors

Municipal regulations and other acts, decrees and provisions shall be complied with both on the outdoor premises of the apartment houses and within the buildings.

Behavior that results in unnecessary disturbance and intrusion upon other peoples comfort and wellbeing, as well as other disturbing behavior, is prohibited. The inhabitants shall in all respects use their apartments and other facilities in such a manner that that normal domestic piece is not violated. The inhabitants shall also be responsible for the behavior of their guests.

### **1. Common premises**

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People moving in common premises must not cause unnecessary noise. Unnecessary staying in those premises is prohibited. Extra cleanliness and order shall be maintained in common premises. Objects may only be stored in facilities reserved for that purpose. For reasons of fire hazard it is prohibited to store objects in common premises and in corridors. Prams and bicycles may only be stored in facilities reserved for that purpose. It is prohibited to store mopeds and similar appliances in the cellar or elsewhere indoors.

For reasons of common security anyone who opens locked doors and fire doors shall make sure that they are securely locked again. Installation of signboards and publicity material, as well as installing aerials is not allowed without the house owner`s approval. Anyone who destroys constructions or furniture, breaks windows, causes damage to or soils walls and similar objects, as well as all those responsible, shall be liable for full compensation of such damage.

Smoking is only permitted outdoors in places indicated by the housing company for that purpose.

## **2. The courtyards**

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Domestic waste and other trash shall be packed according to waste sorting regulations when such waste and trash is taken to the containers. The inhabitants themselves shall take care at their own expense of the disposal of trash other than domestic waste. Furniture, electronic appliances and similar objects must not be disposed of by putting them in the trash containers. It is prohibited to cause damage to lawns and other planted areas. Parking cars is permitted only on the parking lots reserved for that purpose. It is prohibited to park vehicles on roads, courtyards and on other persons parking places. In areas where service traffic is permitted the provisions of the Road Traffic Act concerning such traffic shall be complied with. Parking in contravention of traffic rules is a criminal offence and may result in a supplementary parking fee. Storing cars taken out of traffic on the courtyard or on the parking lot for longer periods is prohibited.

## **3. The apartments**

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In the apartments of the neighbors shall be avoided. In weekdays between 22.00 and 06.00 hours and during weekends between 23.00 and 08.00 hours neighbors shall be given absolute peace and quiet. Noisy playing or singing is prohibited also at other hours, unless all neighbors living close to the apartment concerned have granted their explicit approval. The apartments shall be properly taken care of and cleaned. The inhabitants shall be responsible for regularly cleaning the floor drains. Service staff shall be informed of water leaks, other damage to piping and constructional defects without delay. Waste that may cause stoppage or other damage to drainage and environmentally hazardous waste must not be disposed of through the toilet or through any other drainage. Those responsible and anyone else who causes damage to constructions or furniture, breaks windows, cause damage to or soils walls and similar facilities shall be liable for full compensation of such damage.

No modifications, repairs or painting may be made in the apartments without the landlord's permission. Drilling in the walls is forbidden and nailing shall be avoided.

It is strictly prohibited to drill in the toilet walls because the moisture stopper will be damaged, in which case there are acute risks of water leaks and moisture damage. Tenants who cause damage to toilet floors, walls or ceilings shall be liable for paying all necessary repairs. Tenants' liability shall last for the entire rental period and also thereafter, if the damage is observed only later.

If the apartment has its own private courtyard, inhabitants shall be liable for taking care of and for keeping that courtyard in good order.



#### **4. Balconies and windows**

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Balconies shall be kept clean and in wintertime the snow shall be swept away. The balconies must not be cleaned with running water.

Dusting carpets, throwing trash from the balconies or out of the windows is prohibited. Grilling and similar activities on the balconies are prohibited.

Clothes lines shall be placed so that they are not visible from the courtyard or from the street.

Hanging objects on the outside of balcony rails or out of windows is prohibited.

#### **5. Carpet beating and airing**

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Beating carpets and dusting bedclothes is permitted only in places reserved for that purpose and in compliance with the landlord's instructions. It is prohibited to keep the door to the staircase open for the purpose of airing apartments. For reasons of fire hazard apartments doors must be closed.

#### **6. Pets**

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Keeping pets in the apartments and in other premises is prohibited.

#### **7. Infringements of these regulations**

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Infringements of these regulations may result in liability to pay damages, in retention of paid collateral and/or in termination/cancellation of the rent agreement.

#### **8. Particular rules concerning certain houses**

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The inhabitants' board may issue provisions concerning the use of common premises or courtyards.