

RULES OF CONDUCT OF KIINTEISTÖ OY KALAJOEN VUOKRA-ASUNNOT

The provisions laid out in the Act on Residential Leases and Public Order Act must be followed on the property premises and in the building. In addition to the provisions of applicable laws, regulations, articles of association, the city's rules of conduct and the tenancy agreement, this property company has enforced these rules of conduct to ensure comfortable and safe living. It is prohibited to behave in a disruptive manner or otherwise unnecessarily disturb other tenants' comfort of living. Those living in the building must behave decently to ensure a normal level of domestic peace. By signing the tenancy agreement, the tenant agrees to follow these rules of conduct and ensure that their guests and family members follow them as well.

SHARED FACILITIES AND COURTYARD AREA

When the entrance doors are locked, the tenant must ensure that the doors stay locked when they enter or exit the building.

Unnecessary noise and loitering must be avoided in the shared facilities.

Smoking in apartments, on balconies and in shared facilities is prohibited.

Cigarette stubs must be disposed of appropriately.

The shared facilities must be kept clean and in good order. Only the tenants are allowed to use the shared facilities. Windows must be closed when leaving the shared facilities.

For fire safety reasons, all belongings must be stored in their proper places. Fire safety rules must be followed in the storage of inflammable substances.

The company's permission is required for fixing signs and advertisements, installing antennas or other appliances and other similar alteration work outside the apartment.

The company office must be notified of any cases of vandalism or violations of the rules of conduct without delay.

It is prohibited to damage or remove the plants, lawn, traffic signs or playground equipment.

It is prohibited to carry or store an uncovered firearm, edged weapon or other weapon on the property.

APARTMENTS

It is prohibited to disturb others living in the building. The property's quiet hours are between 10 p.m. and 7 a.m.

It is prohibited to engage in activities in the apartment, on the balcony or on the property premises that cause noise, vibrations, smells or other inconveniences that are constantly and unreasonably disturbing the neighbours.

Please notify your neighbours of any planned events, e.g. family celebrations, in advance.

The tenant must take good care of their apartment. The tenant must notify the maintenance company of any leaks and other problems without delay.

The tenant must ensure the fire detectors are in working order.

The tenant must ensure good ventilation to prevent moisture damage. Ventilation into the stairway is prohibited. If your apartment has a mechanical ventilation system, do not switch off the AC.

Never leave the apartment if the dishwasher or washing machine is on. Always close the inlet tap when the dishwasher or washing machine is turned off.

Notify the property manager if the apartment will be empty for a longer period of time.

It is prohibited to throw waste that may cause blockages or damage down the toilet or drains.

The tenant is liable for damage caused by cigarette smoke and pets.



The tenant is obliged to take out a home insurance policy for their belongings.

BALCONY, PATIO AND GARDEN

Keep your balcony and patio clean and take care of snow removal. It is prohibited to store objects that may increase the fire load or disturb the environment on the balcony or patio.

Do not place flower pots outside the balcony or patio.

It is prohibited to cook food on the balcony or patio if it poses any fire safety risks or disturbs the environment. Disposable barbecues are prohibited.

Open fires are prohibited.

The tenant is responsible for maintaining and cleaning their apartment's garden, front walkway and stairs. In the summer, the tenant must mow the lawn regularly.

DUSTING

Dusting of rugs and bedding is only allowed in the area reserved for this purpose. Shaking out and airing bedding and drying hand laundry is allowed inside apartment balconies or in the area reserved for this purpose.

FEEDING OF ANIMALS

It is prohibited to feed wild animals and fix bird tables that animals can reach on the property.

Keep your own pet's dishes inside the apartment. Do not feed other tenants' pets or leave food on the patio/balcony.

The property maintenance or manager must be notified of pests and vermin.

WASTE MANAGEMENT

Household waste must be sorted and packed in accordance with official regulations and disposed of in the correct waste containers at the waste collection point.

The tenant is responsible for the collection/removal of waste other than household waste.

Hazardous waste must be taken to a collection point provided by waste management authorities.

PARKING

Parking (including trailers and camper vans) is allowed in the designated parking spaces with the company's permission.

It is prohibited to allow vehicles to run idle for no reason.

All traffic, with the exception of service traffic, is prohibited in the courtyard area.

To avoid electric shocks, it is prohibited to keep a car's heating cables connected to a car heating pole when the heating is not on. Make sure to lock the heating pole socket hatches.

Parking on the emergency access roads and in front of the building is strictly prohibited. This also applies to visitor parking. The visitor parking spaces are only intended for temporary use.

It is strictly prohibited to drive up to and park near the lawns, walkways or waste collection points. All private roads are emergency access roads.

Temporary transport of goods in front of the apartment is allowed if the delivery would otherwise be impossible.

Car-washing is prohibited in the courtyard and parking area.

It is prohibited to keep abandoned vehicles, vehicles removed from traffic use or parts thereof in the parking area or on the premises. Illegally parked vehicles may be removed at the owner's expense.

Bicycles must be kept in the bicycle rack or storage space.

MOVING NOTICE

The property manager must always be notified of tenants moving into or out of the apartment.

If a new family member or another person moves into or out of the apartment after the signing of the lease, you must always notify the landlord of this in writing.



PETS

Pets must never be allowed to roam freely outside the apartments. The tenant must ensure that their pets do not disturb the other tenants or people visiting the building or make the building or courtyard dirty. It is prohibited to take pets out in and near the property's playground.

Please walk your pets outside the property courtyard. Any excrement in the courtyard area must be picked up and disposed of.

The tenant must ensure that their pets do not make too much noise.

These rules also apply to visitors' pets.

VIOLATION OF THESE RULES

Compliance with these rules of conduct is monitored by the company's board, property manager and maintenance personnel. Their notices must always be observed.

If you violate the rules of conduct, you may become liable for any damage caused, lose the apartment or have your tenancy agreement terminated or cancelled.

These rules of conduct were approved by the board of KOY Kalajoen Vuokra-asunnot on 30 November 2022.

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