



General Rules for Residents

The rules below apply to housing owned by the Kiinteistö Oy Vetelinraitti company and Veteli's municipal government. The rules are for those living in the housing and their guests.

People living on the property have to follow these General Rules for Residents as well as other national laws such as the Finnish Public Order Act.

When residents sign the rental agreement they also commit to follow these rules and explain them to any other resident family members. Residents must also make sure that any guests also follow these very same public order rules. Repeated violation of the rules gives the landlord the right to terminate the rental agreement.

Any damage to the property, such as breaking windows etc. will lead to the culprit or responsible party being made to pay in full for the damage.

In addition to having to pay for damage, any tenant that repeatedly breaks these rules will have their rental contract terminated. Any criminal activity at the property (such as property crime) may mean that the rental contract cannot be extended and that the tenant will also have to pay for damages caused.

APARTMENTS

“Quiet hours”

You cannot disturb the neighbours. From 10pm to 7am you must not make loud noises - but disturbing noises cannot be made at any time. Tenants are also responsible for the behaviour and noise made by their guests.

Cleanliness and maintenance

Rooms must be maintained carefully. For this reason, leaks and other problems must be reported to property maintenance immediately. Urgent maintenance should be made by phoning the maintenance service on 050-5790 112.

Less urgent requests should be made on the maintenance request form (=huoltokutsulomake) which you will find on the municipal government's or corporation's website. You can also make a maintenance request on the phone to the housing office or housekeeper/property manager.

In the properties owned by Vetelinraitti, you can make a maintenance request by using your phone to scan the QR code in your apartment.

Sewers and drains

You may not put waste that may cause damage into a drain (toilet, sink, floor drain.) Such waste includes things such as sanitary towels, cotton buds and ham fat.

The aforementioned roasting fat (from Christmas ham for example) does indeed not go down the drain. Instead, the roasting fat is to be put into a dish



lined with newspaper and cooled. Only after that can the paper and fat be disposed of in the biowaste.

Sanitary towels and cotton buds are put in the energy waste bin.

Modification and maintenance work

Any modifications or maintenance that needs to be done to the property should be agreed separately with the housing office. If the office allows such work to be performed, then such noisy work should be done on weekdays and without disturbing your neighbours too much.

Air circulation

Residents must make sure that there is enough air circulation in the apartment. By taking care of air circulation you can avoid moisture damage, which both means that the apartment can be used for longer and also makes the apartment a healthier place to live.

In the apartments which have air conditioning machines, the machines must be kept on at all times. Replacement air vents must be open at all times and you must also not obstruct the flow of the replacement air. Apartments with these machines have had their settings adjusted correctly. **DO NOT READJUST THEM!**

If the need arises go to property management for air circulation related questions

The machine's power must be raised if you use the sauna or have a shower.

Washing machine and dishwasher

You may only use the dishwasher and washing machine when you are at the apartment. The washing machines faucets/taps must be closed when you are not using them

Smoking

Smoking inside the apartment is **BANNED**. Smoking outside must not cause disturbance to the neighbours. The smoker is responsible for the safe disposal of the butts and must be very careful with any flames or lit cigarettes to ensure there are no fires.

Balconies

Balconies and porches must be kept clean. In the winter the snow must be cleared off of them. Dangerous matter cannot be stored on the porches or balconies

Lights

The apartments are given to the new residents with working light fixtures. Fixtures mean the bathroom's lights, the sauna's lights, the extractor fan light, the oven light, the kitchen light fixture, the bathroom's mirror cabinet lights etc.

The resident is responsible for changing all the lightbulbs that need replacing during their stay. If lightbulbs are replaced by property management then the costs of both labour and the bulbs will be added to your rent.

Fire alarm

The apartment will be given to the resident with working fire alarms. **The resident is responsible for the fire alarm testing and batteries for the duration of the stay.** In the newer apartments, fire alarms are plugged into the electricity mains and if you have such fire alarms then you must report any problems to property management by making a maintenance request.



Extra information about fire safety can be found on the local fire department's website

MOVING OUT

If you wish to terminate your rental contract then you must contact the housing office. The form you will need can be found on the municipal government's and/or Vetelinraitti's website. You must tell the housing office (=asuntotoimisto) when someone is moving in or out of the apartment.

When moving out of the housing, it must be cleaned, so that the next resident can move in without cleaning. Cleaning instructions can be found on the relevant website(s). If cleaning has been partially or completely neglected, the cleaning costs will be removed from the leaving resident's down payment or they will be fined afterwards in full.

PUBLIC SPACES

You must move without causing noise in public spaces and needless loitering there is forbidden. For fire safety reasons you can only store items in the areas specifically designated. Storage areas, washrooms and drying rooms are only to be used by the residents. You must be clean and tidy when using them. Smoking in common spaces is forbidden. Damaging the lawn, plants, children's equipment and the firm's equipment is strictly forbidden

PARKING

The parking of vehicles is only allowed where designated. Vehicles cannot be driven into the yard area without good reason. If there is an exceptional situation in which you do need to drive into the yard then you must drive slowly and carefully.

Parking in the evacuation/emergency route (=pelastustie) is not allowed. You may also not leave your engine running for no reason. Guest parking spaces are marked in temporary parking. Parking spaces can only be used with registered motor vehicles that are roadworthy.

SHOVELING SNOW

The resident will take care of clearing snow from the housing's stairs, from the door area, as well as the porch and the balcony.

The responsibility for clearing snow off a parking space also belongs to the owner of the parking space. The council's maintenance service will clear the car park of snow, but not between the cars or behind them. So the snow between the cars must be cleared by the residents. Note: ploughing the snow might form a wall of snow to form behind the cars, especially if there has been a lot of snow. In this case, it is also the responsibility of the owner of the space to shovel this snow.

CAR WASHING

Washing cars on the property is banned in Veteli and Tunkkari.

BEATING RUGS AND LAUNDRY DRYING

Beating rugs and bedding (to remove dust) is only allowed in places designated for this purpose. Hanging out and airing bedding - as well as drying clothes - is only allowed within the fenced area of your balconies or in other places specifically designed for hanging clothes.

WASTE MANAGEMENT

Household waste and other trash must be taken **in bags to the large trash disposal cans**. This must be done with the bags sealed and with cardboard



flattened. **Waste must be sorted.** Sorting instructions can be found at www.ekorosk.fi/en. You can also ask the housing office about this.

If you have any unusual waste (other than conventional household waste) then you must dispose of this yourself: furniture, for example. Details for the recovery station (=hyötykäyttöasema) can be found on www.ekorosk.fi/en.

Environmentally dangerous waste has to be taken to the places reserved for this by the waste disposal officials. Any expenses which are caused when the resident breaks waste disposal laws will be paid by the resident. Examples of this include leaving furniture, or dangerous waste near the bins, vandalism, making a mess near the bins, vandalism etc.

PETS

When pets are outside the apartments and the gardens/yards then they must be kept on a lead. They cannot disturb the other residents of the house or anyone else at the house. Pets must also not dirty or damage the house or the house's public spaces in any way.

Pets must be taken outside for their "needs" and then the pets' waste must be collected into a bag and the bag must be taken and closed to a rubbish bin. Animals must be outside under supervision. Pets cannot be near places reserved for children and residents must take care that the animal's noises (such as barking) do not disturb the other residents too much.

A pet's owner is always responsible for the damage to the property caused by the pet.

These rules were accepted at the meeting of Koy. Vetelinraitti's on 25.2.21 and confirmed at the official meeting of Vetelinraitti on 4.6.21