





# Joensuun Elli

Merimiehenkatu 30, 80101

Joensuu

- Founded 1971
- Private company owned by the city of Joensuu

Monday – Friday

10 - 15

Instagram: @joensuun.elli

[www.joensuunelli.fi](http://www.joensuunelli.fi)





# CONTACT INFO

- **CUSTOMER SERVICE**

- e-mail: [kodit@joensuunelli.fi](mailto:kodit@joensuunelli.fi)

- Phone: +358 13 337 7800

- **MAINTENANCE**

- e-mail: [huolto@joensuunelli.fi](mailto:huolto@joensuunelli.fi)

- Phone: +358 13-3377200

- **RENT DEPARTMENT**

- e-mail: [vuokravalvonta@joensuunelli.fi](mailto:vuokravalvonta@joensuunelli.fi)

- Phone: +358 13 337 7822







# APARTMENTS

- Normal rental apartments – no dormitories
- Studios and family apartments are unfurnished
- Furnished and unfurnished shared apartments
- Apartments with furniture include: bed + mattress, table, chair, wardrobe and lamp on the ceiling
- Furniture in common areas are not included, unless they've been left by previous tenants
- Elli doesn't provide pots, pans, coffee machines, microwaves, pillows, blankets etc.





# APPLICATION AND OFFER

- Apply online on our websites after you have been officially accepted to study in Joensuu, read the instructions before submitting the form
- Offer will be sent 1-1,5 month before arrival by email (incl. Instructions how to accept the offer)
- After confirmation: all the costs concerning accommodation need to be paid even if the arrival is canceled. The notice time is one calendar month. Do not accept the offer, if you're not absolutely sure about your arrival
- After you've accepted the offer, we'll send the lease, moving in instructions and payment info to your email
- Note that leases are in full months!





# MOVING IN

- Get to know the information well on the lease and all the attachments we have sent you, especially our rules and regulations
- Lease and terms of lease are based on Finnish law
- For exchange students the leases are temporary, others are usually valid until further notice. Check the dates from your lease!
- One calendar months' notice time (giving notice in writing)
- Check the housing unit info on our website (f.e location of storages, laundry room, sauna...)





## LEASE

## FOR AN APARTMENT

### Lessor

Name Student Housing Company Joensuun Elli	Bank account/ IBAN/ Nordea FI55 1040 3000 3006 51	Business ID 0167853-4
Address Merimiehenkatu 30 / PL 242	Post code 80100	Post office JOENSUU tel. +358133377800

### Tenants

Name	Reference number	Date of birth
Name		Date of birth

### Rental apartment

Address		Post code	Post office
		80220	JOENSUU
Apartment		Square metre room/sqm for rent	
4h+k solu		18,25/ 18,25	
x	The apartment is rented in the present condition.		

### Period of the lease

<input checked="" type="checkbox"/> The lease is continual	<input type="checkbox"/> The lease is periodic
The lease begins	The lease begins      The lease will end

### Rent of the apartment

EUR / mth 219,00	EUR / jm2 12,00	Due date every month on the .....3.....rd	The official reference rate is confirmed by the Bank of Finland plus seven percent(7%)
Other payments			

### The changes in the rate

The rent can be risen according to the regulations of the laws concerned.	
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### Deposit

As a guarantee to fulfill the conditions of this agreement, the tenant pays the housing company a reasonable deposit. If the tenant has not deliberately damaged the flat or caused damage due to negligence and the rent is paid, the deposit will be returned to the tenant about one month after the lease has ended. The tenant agrees the lessor to charge the expenses from the deposit.

The deposit EUR 0,00

### Other terms (Original lease is in Finnish)

The notice time of the lease is one full calendar month. Notice to quit must always be given in writing. The flat may be used for housing only. Smoking is prohibited inside the apartment, balconies and in the common areas. Regulation of the laws concerned are adapted to this agreement. The tenant has been given the rules of the housing company and is committed to obey these rules.

### Signatures

This agreement has been made in duplicate, one for the tenant, one for the housing company.	
Date and place JOENSUU 1.3.2019	
The lessor's signature  Joensuun Elli	



# KEYS

- You can collect your keys from the key locker 24/7. If you arrive during the office hours, keys can be collected from the Elli office
- You can get the key on the 1st week day after the lease has started or earlier if the room is available already
- When you close your room door it will get locked, keep the key with you. Check how the door lock works!
- Maintenance on call: daytime 20€, night time, weekends and official holidays 40€
- If you lose a key, we will automatically change the locks for the apartment, the cost is 275€ / 55€ (electronic key)







# FAULTS

- If there is something to report when moving in (something broken etc.), inform Elli's maintenance
- If there is something that need to be fixed (not so urgent), fill the notice of defects form online
- **Only urgent faults:** contact the maintenance on call





# RENT

- Due date always 3rd day of each month
- Paying from a Finnish bank account: use your personal reference number (in the lease)
- Paying from abroad: use the information that we have sent you via email with the lease
- Paying with card or cash: It is not possible to pay at the Elli office, only in Carelicum service center with the bank giros
- Remember that your **full name** must be seen in the payment if you pay from abroad or someone else is paying the rent for you
- The rent can be paid in advance or several rents can be paid at the same time. **It is recommended to pay the first rent before arriving to Finland.**
- **If any questions/problems concerning with payments, contact the rent department**





# ELLINET INTERNET CONNECTION

- Ellinet is not included in the rent
- Payment is 20€/month, paid together with the rent
- Ellinet subscription form online
- Valid until further notice
- You need to get a suitable Ethernet router or an VDSL-modem for your computer, devices are not included, instructions online
- At Latolankatu 9, no Ellinet available
- More information: <https://www.joensuunelli.fi/en/ellinet/>
- If you have problems contact directly helpdesk:
  - tel. +358 (0)13 339 0900,
  - email: [helpdesk@joensuunelli.fi](mailto:helpdesk@joensuunelli.fi)





# LAUNDRY

- Laundry rooms can be used for free daily 7-21
- Reserve a turn in advance using a list or online booking depending on your housing unit
- Instructions in the laundry rooms
- Drying and washing machines in the laundry room
- Check the location from the housing unit info online







# SAUNA AND PARKING

- SAUNA

Common sauna turns are free of charge once a week (mens/womens turns, normally on Wednesday)

Private sauna turn 1 hour/week, 8€/month, booking online [www.joensuunelli.fi](http://www.joensuunelli.fi)



- PARKING

7-30€/month, booking online [www.joensuunelli.fi](http://www.joensuunelli.fi)



# RULES AND REGULATIONS

- **Get to know them well**, sent together with the lease
- Not obeying → may have to pay costs or may even lose accommodation
- Remember that you are also responsible for your visitors behaviour
- **Silence time from 10pm to 7am**





# RULES AND REGULATIONS

- Parties totally prohibited

- No separate units for exchange or international degree students

- Families with children, students who also work

- Smoking totally prohibited inside apartments and balconies → only smoke outside!

- Any questions about rules and regulations

- contact Joensuun Elli office





# OTHER COMMON RULES

- Maintaining the flat: cleaning, taking the household waste to trash bins, recycling
- Check the responsibility table online for things that you need to take care of yourself
- In a shared apartment:
  - negotiate about cleaning, visitors etc.
  - ask permission to use others' things
  - respect your roommates







# MOVING OUT

- If you wish to move out earlier than the lease is valid for or if your lease is valid until further notice, **you need to give notice one calendar month before!**
- For example if you wish to move out during April, you need to give the notice during March
- **Notice form online,** e-mail is not enough for ending the lease





# WHEN YOU MOVE OUT...

- Clean your room and the common areas of the apartment → maintenance will come and check the apartment after you have returned your key/s
- Note that in shared apartment tenants are together responsible for condition, furniture and appliances of common areas of the apartment
- Empty the room and common areas from your personal belongings (also furniture from your room if it is not Elli's property).





# KEYS

- **Return your key(s) to the mailbox of our office, in time!**
- Changing the locks will cost 275€ in case of missing or late returned keys
- Our maintenance will check your apartment as soon as possible after you have returned your key to Joensuun Elli office





# WELCOME TO JOENSUU!

and remember that you can always contact our office if you have any questions about housing! We will help you 😊





