





# Joensuun Elli

Merimiehenkatu 30, 80101

Joensuu

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

Summer opening hours:

Monday – Friday

12PM-3PM

Instagram: @joensuun.elli

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





# CONTACT INFO

- *CUSTOMER SERVICE (Leases, orders; Ellinet, Sauna, parking space. Keys, application process)*

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

- Phone: +358 13 337 7800

- *MAINTENANCE (Repairs and upkeeping)*

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

- Phone: +358 13-3377200

- *RENT DEPARTMENT (Payments, invoices)*

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

- Phone: +358 13 337 7822





# APARTMENTS

- Normal rental apartments – no dormitories
- Studios, family apartments and shared apartments
- All studio and family apartments are unfurnished
- Two kind of shared apartments; furnished and unfurnished
- Furnished rooms are for short stay students. Apartments are located in Latolankatu in Rantakylä and Karjamäentie in Hukanhauta
- Unfurnished shared apartments for degree students





# APARTMENTS

- Shared apartment room with furniture include: bed + mattress, table, chair, wardrobe and lamp on the ceiling
- Elli doesn't provide any dishes, cutlery, kitchen appliances, microwaves, pillows, blankets, etc. or rent furniture for unfurnished apartments
- The furniture in the common areas are not provided by Elli. Any furniture in the common areas belong to other tenants
- A fridge and oven are included in each apartment
- It is separately mentioned in the housing offer and on the lease if the room is furnished





# 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
- Set a wide search area!
- Offer will be sent 1-1,5 month before arrival by email (incl. Instructions how to accept the offer and sign the lease)
- After signing the lease: 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 and sign the lease, if you're not absolutely sure about your arrival
- After you've signed the lease, we'll send the moving in instructions and payment info to your email
- Note that leases are in full months!





# MOVING IN

- Get to know the information on the lease and all the attachments we have sent, especially our rules and regulations
- Lease and terms of lease are based on Finnish law
- For exchange/short stay students the leases are fixed term, others are valid until further notice. Check the dates from your lease!
- One calendar months' notice time (giving notice by online form)
- Check the housing unit info on our website (e.g location of storages, laundry room, sauna...)





# KEYS

- Keys can be fetched from the key lockers in the office building's hallway (available 24/7) or from the Elli office during the office hours
- Locker information and codes will be sent to you by email (only by tenant's request, must be requested during the office hours)
- Key information on the information letter sent to you after you've signed the lease
- The tenant can forward their personal locker information to the tutor, if wished that the tutor collects the key from the lockers on their behalf







# KEYS

- Keys are available on the first week day of the month (Mon-Fri). If the former tenant has left the apartment earlier, the keys can be fetched on the last working day of the previous month
- Familiarise yourself with the locking system in your apartment. The door locks easily when the door is closed. Keep the key with you





# KEYS

- If the door gets locked: The tenant can come to the Elli office to pick up the spare key. First tenant must check whether there is a spare key left at the office
- If the tenant does not have a spare key left or the office is closed, the tenant can call the on-call maintenance
- If the maintenance opens the locked door, they will charge the tenant
- Maintenance on call: daytime 20€, night time, weekends and holidays 40€
- If the key goes missing we will automatically change the locks for the apartment on tenant's expense. The cost is 275€ (normal key) or 55€ (electronic)





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

### Period of the lease

x The lease is continual	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*



# RENT

- Due date always 3rd day of each month
- It is recommended to pay the first rent before arrival. You do not need to send us receipts of any rent payments
- 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
- 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 not possible to pay by cash or card at the Elli office
- If any questions/problems concerning with payments, contact the rental department





# 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





# ELLINET INTERNET CONNECTION

- Ellinet is not included in the rent
- Payment is 20€/month, paid together with the rent
- Ellinet subscription form online. Subscription is valid until further notice
- Any routers or connection devices are not included in the order, instructions online
- At Latolankatu 9 unit there is no Ellinet available
- More information: <https://www.joensuunelli.fi/en/ellinet/>
- If you have technical issues with Ellinet, contact helpdesk (only Ellinet matters):

*tel. +358 (0)13 339 0900, email: [helpdesk@joensuunelli.fi](mailto:helpdesk@joensuunelli.fi)*





# LAUNDRY

- Laundry rooms can be used for free daily 7am-22pm
- Turn must be reserved in advance using a list or online booking depending on the housing location
- Instructions in the laundry rooms
- Drying and washing machines in the laundry room
- Check the location of the laundry room 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
- Silence time from 10pm to 7am
- Parties in the apartments and common areas (e.g. the laundry room, corridors etc.) are not allowed
- Accommodating any extra people is strictly prohibited
- Smoking is not allowed in the apartments or balconies/terraces, only outside in the marked areas
- Note that breaking the rules may result in the loss of your accommodation!





# OTHER COMMON RULES

- Tenants must recycle and maintain the apartments according to the instructions
- 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!
- Email is not enough for terminating the lease, notice form online
- For example if you wish to move out during April, you need to give the notice during March
- We will send the moving out and cleaning instructions once the notice has been processed





# WHEN YOU MOVE OUT...

- The apartment must be cleaned and cleared of your belongings
  - Keys must be returned to the Elli office mailbox/ Elli office **on time!**
  - It is not allowed to leave the keys to the apartment. If the keys have not been returned on time or there are keys missing, the locks of the apartment will be changed at tenant's expense (275€ normal/55€ electronic)
- > Maintenance will inspect the apartment after the key has been returned to the 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 😊





joensuunelli.fi