



# Renting a rental apartment

This document contains important information  
about renting a rental apartment.

Please read it carefully!

# **17 important stages** **of renting a rental** **apartment**



# Renting an apartment in Finland

It's great that you are moving to Finland, the happiest country in the world!

In this guide, we go through the most important basic issues related to renting an apartment.

Please note the following when renting an apartment:

- International tenants are required to provide a **security deposit equal to 2 months' rent**, which is paid to the landlord's account. The deposit must be in the lessor's account before picking up the keys. **You will get the full deposit back on the end of the lease.**
- If you don't have a Finnish personal identification number, we need a **copy of your passport.**
- Most apartments have a **12-month penalty clause**, which means that you should live in the apartment for at least one year. If you terminate the apartment before one year has passed, you will have to pay the landlord **one extra rent as a contractual penalty.**





## Good to know about apartments

- Finnish rental apartments vary in size and equipment, but most have some common features to consider.
- In Finnish rental apartments, the heating method is typically district heating (in apartment buildings) or electric heating (in other types of buildings). However, this can vary, so remember to check the information in the rental apartment listing.
- Finnish rental apartments come with a standard kitchen equipped with a stove and refrigerator. Additionally, many apartments have a dishwasher to make daily life easier. Bathrooms usually include a shower or bathtub, and some apartments even have their own sauna, which is an important part of Finnish living culture. If the apartment doesn't have a sauna, you can still find one in every swimming hall in Finland.
- However, it's important to note that Finnish rental apartments typically do not include furniture or textiles. You'll need to purchase your own beds, sofas, and other necessary furniture for the apartment. Additionally, it's good to be prepared for the fact that washing machines are often not included in rental apartments, so you'll need to get one separately. However, kitchen appliances are typically included in the apartment, and their maintenance is the responsibility of the landlord.

## For the international students



Satakunta University of Applied Sciences

### Important information for international students

International students applying for an apartment through Klik need to provide specific documentation to verify their eligibility and identity. Along with the apartment application, students must submit proof of enrollment from their educational institution, confirming their status as a student. This proof can be in the form of an official enrollment letter or certificate from the school or university.

Additionally, students must provide a copy of their passport. This is necessary to confirm their identity and ensure that all personal information is accurate and up-to-date. Both the proof of enrollment and the passport copy should be submitted together when the apartment application is filed. Providing these documents promptly helps to expedite the application process and ensures that all necessary information is on file for the leasing agreement.

PORIN  
YLIOPISTO-  
KESKUS



# Klik apartment rental

- A rental agency legalized by the Regional Administration Office
- Founded in 2017
- We mainly rent apartments from private landlords, real estate funds, and other investment companies to tenants.
- Klik apartment rental typically does not own the apartments it rents, but acts as a broker.
- We operate in the regions of Pori, Rauma and Tampere.





# How to **rent** a apartment?

Vuokranantajat Vuokralaiset

**KLIK** Asuntovuokraus

Etusivu Vuokralaisten palvelut Tietoa Yhteystiedot **Katso vapaat kohteet**

## Asunnot

Etsi millä tahansa Suodatetaan: Lajitele tulokset

Tyhjennä kaikki hakuehdot

**Kohteet**

Asunnot Toimitilat Autopaikat

**Toimipiste** Tyhjennä

Pori  Rauma  Tampere

**Kokoluokka** Tyhjennä

Yksiö  Kaksio  Kolmio tai isompi

**Vapautuminen** Tyhjennä

Kaikki

**Uusi kohde** KN-6793 / Pori

2h+k+kph+vh

**Itäpitkätie 5**

28200 Pori

Huoneet: Kaksio Talotyyppi: Puutalo-osake

Pinta-ala: 42m<sup>2</sup> Vapautuminen: Heti vapaa

370.00€/kk

**Katso lisätiedot!**

Toisen kerroksen tunnelmallinen puutalokoti!

Sopimuksen mukaan

**Uusi kohde** KN-6792 / Pori

3h+avok+kph+p

**Juhanintie 6-8**

28840 Pori

Huoneet: Kolmio tai isompi Talotyyppi: Kerrostalo

Pinta-ala: 76m<sup>2</sup> Vapautuminen: Heti vapaa

760.00€/kk

**Katso lisätiedot!**

Kauttaaltaan remontoitu parvekkeellinen kolmio!

Sopimuksen mukaan

**Uusi kohde** KN-6791 / Rauma

2h+avok+kph+s+lasit.p

**Teerivahe 2**

1

## Find a suitable apartment

All apartments are shown on our on our website

The process of renting an apartment begins by searching for a suitable apartment on our website: [www.klik.fi](http://www.klik.fi). Our homepage has separate sections for tenants and landlords, so select "Tenant" ("Vuokralaiset" in Finnish) and then to view the apartment listing, select "View available properties" ("Katso vapaat kohteet" in Finnish).




## 2

# Fill out the housing application

Housing applications typically take a few business days to process

When you have found a suitable apartment in the listing, you must submit a housing application under the section "Submit a housing application" ("Jätä asuntohakemus" in Finnish, image below).

Carefully follow the instructions on the application form and fill in all the necessary information.




### Hae asuntoa!


[Jätä asuntohakemus](#)


Lisätietoja asuntohakemuksesta ja sen jättämisestä voit lukea [painamalla tästä!](#)

Vuokranantajat Vuokralaiset

 Etusivu Vuokralaisten palvelut Tietoa Yhteystiedot [Katso vapaat kohteet](#)

## Valtakatu 10, Pori



 [Valokuvat](#) [Sijainti](#)

Kerrostalo Vuokra **395.00€/kk** Pinta-ala **27m<sup>2</sup>**

### Valtakatu 10, Pori

1h+kk+kph

Valoisa neljännen kerroksen yksiö ydinkeskustasta!

Hienoksi laitettu asunto talon 4. kerroksesta Raatihuoneenpuiston tuntumasta.

Tämä huoneisto sijaitsee lähellä palveluita ja on yleisilmeeltään todella siistikuntoinen. Asunnon lattiasa on kaunis laminaatti ja seinät ovat vaaleat. Kompakti koti, jota on paljon remontoitu, joten se on helppo sisustaa omanäköiseksi. Keittiössä on kivasti kaapistoja sekä pöytämallin astianpesukone valmiina. Täysin uusittua kylpyhuoneessa on palkka pyykkipesukoneelle sekä mukavuutta tuo lattialämmitys.

Tässä yhtiössä on toteutettu kattava putkiremontti. Ikkunat ja parvekkeet on uusittu lisäämään asumisviihtyvyyttä. Taloyhtiössä on huoneistokohtaiset varastot asukkaiden käyttöön.

Kaikki keskustan palvelut ovat aivan vierellä, joten sijainnin puolesta talo on loistopaikalla. Keskustan hulinassa talo ei kuitenkaan sijaitse, joten omaa rauhaa on tarjolla. Kirjuriutuotoon on lyhyt matka ja kaikki kulttuurin palvelut, kuten kirjasto ja teatteri ovat kävelymatkan päässä.

Taloyhtiö laajakaisian 25M perusnopeus sisältyy vuokraan ja on edullinen päivittää tarvittaessa nopeampaan.

Ota rohkeasti yhteyttä, niin sovitaan kohteeseen yksityisesittely!

Kaikki muut kohteemme löydät kotisivuiltamme!

\*\*\* Vuokralaisen on mahdollista korvata vakuus KLIK Vakuuspalvelulla. Vakuuspalvelun hinta on alk. 19,90€/kk, ei avausmaksua tai siirtoimomaksua! Lue lisää: <https://www.klikasuntovuokraus.fi/vuokralaiset/vakuuspalvelu> \*\*\*

\*\*\*Tämän kohteen kohdenumero on KN-d786\*\*\*

Muut tiedot:  
laminaattilattiat, maalatut seinät, maalattu katto, sälekaithimet, tuuletusikkunat, eteisessä kaapitot; makuuhuoneessa kaapitot, makuuhuoneessa säilytystilaa; parisänky mahtuu makuutilaan., Huoneistokohtaiset erilliset säilytystilat taloyhtiön käytännön mukaan, autopaikat taloyhtiön käytännön mukaisesti; valoisa asunto; paljon ikkunoita; leveät ikkunalaudat

### Hae asuntoa!

[Jätä asuntohakemus](#)

Lisätietoja asuntohakemuksesta ja sen jättämisestä voit lukea [painamalla tästä!](#)

### Vuokra-asunnot Porista, Tampereelta ja Raumalta!

Etsitkö vuokra-asuntoa? Klik Asuntovuokrauksen kautta löydät laajan valikoiman vuokra-asuntoja Porin, Tampereen ja Rauman seudulta. Ole hyvä ja tutustu vuokra-asunto kohteisiimme!

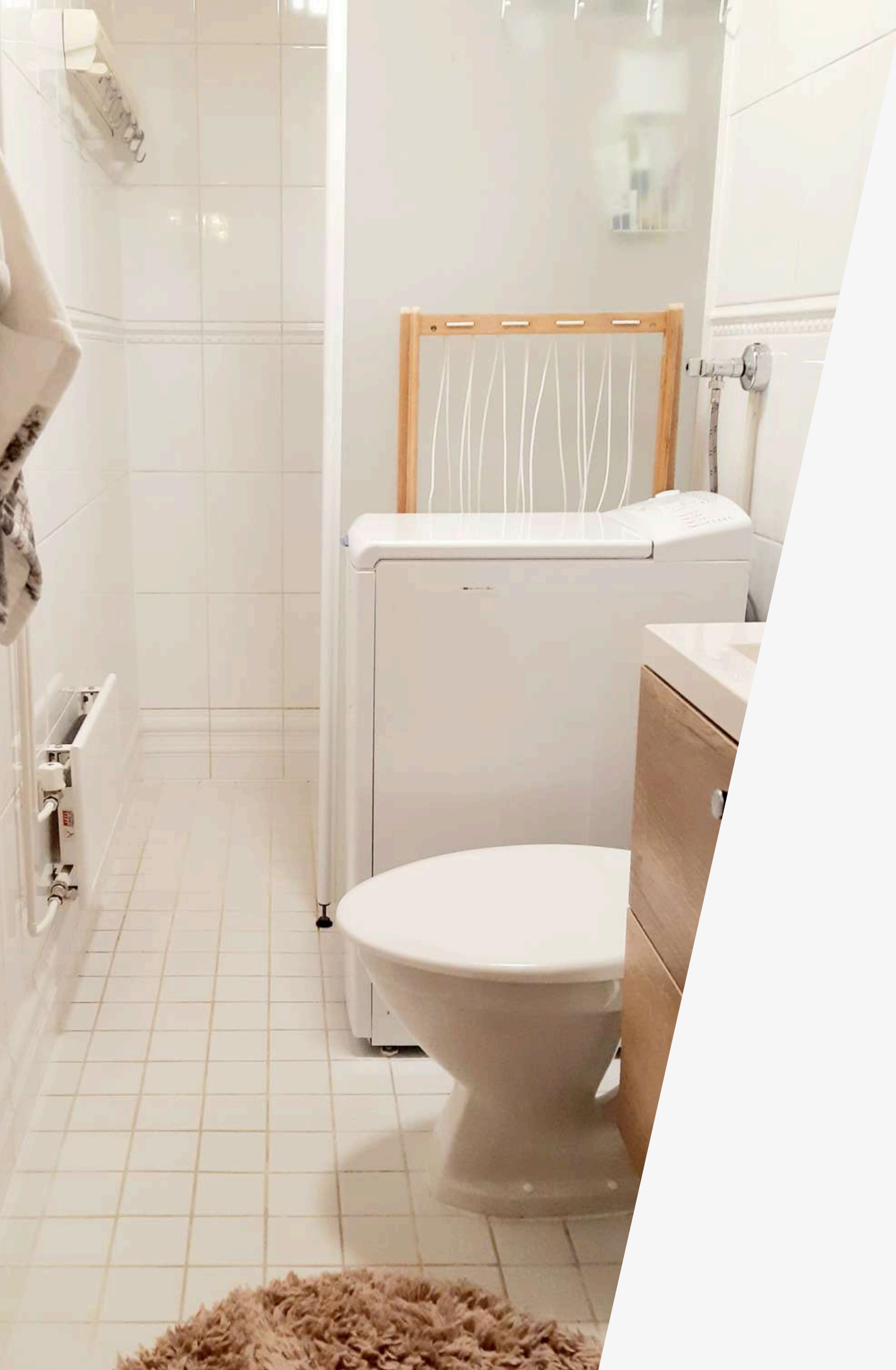
# 3

## Wait for the answer

### Please be patient and wait for our contact

- The response time is mainly affected by how quickly we get a response from the landlord.
- Apartment applications are forwarded by us to the landlord immediately.
- We will get back to you as soon as we have received approval or rejection of your application from the landlord.





## 4

## Rental agreement

The rental agreement is signed online

### **We will send the rental agreement to your email**

When your application has been approved, we will send you a lease agreement to your email for you to review and sign. Signing takes place using the Visma Sign signature service, where you can sign the contract even without Finnish online banking account.

### **Sign the agreement as soon as possible**

Go through and sign the rental agreement as soon as possible after receiving it. The apartment is permanently reserved for you only after the rental agreement is signed. The legal language of our company is Finnish and the rental agreement will be also in Finnish. You can easily use translation applications to translate the contract into your own language.



5

## Deposit and home insurance

Deposit and home insurance must be in order before handing over the keys.

Before we can hand over the keys to your new apartment, you need to pay the security deposit as agreed and obtain home insurance. You must send the receipts for the security deposit and home insurance to the brokerage via email.

We are in partnership with Lähitapiola, from whom you can easily obtain an affordable and comprehensive home insurance policy. We recommend getting your home insurance through them, as they will automatically send the required documents to us.

Lähitapiola: [www.lahitapiola.fi/en](http://www.lahitapiola.fi/en)





## 6

## Parking space and sauna

Parking spaces and sauna sessions are reserved through the [property manager](#).

If you want a parking space or a sauna session, they are typically reserved through the building's property manager. You can find the property manager's contact information on the notice board in the building's lobby.

If the parking spaces are owned by the shareholders, you can ask your landlord if they have a parking space available. A third option is to put a "parking space wanted" note on the notice board.

Additionally, monthly parking permits may be available for purchase from the city.

7

## Electricity and internet

oomi



DNA

Please make sure to activate your own electricity contract well in advance.

The tenant usually needs to make an electricity contract with a supplier of their choice. Please contact the electricity company well in advance of your move to ensure you have electricity in the apartment on your moving day.

We recommend making an electricity contract through Oomi, as they provide both energy and electricity transmission from the same place. Here is the link to Oomi's English customer service: [www.oomi.fi/en/](http://www.oomi.fi/en/)

Find out if your building has a building-wide broadband connection. If it does, it usually includes a basic speed package. You can purchase additional speed from the service providers like DNA, Telia etc. if needed.



# 8

## Keys

You will receive the keys from **Klik's** office unless otherwise agreed.



### Required documents

To collect the keys, you will need proof of the security deposit (receipt, pledge document, or guarantee) and proof of home insurance. **Please be sure to deliver these in advance!**

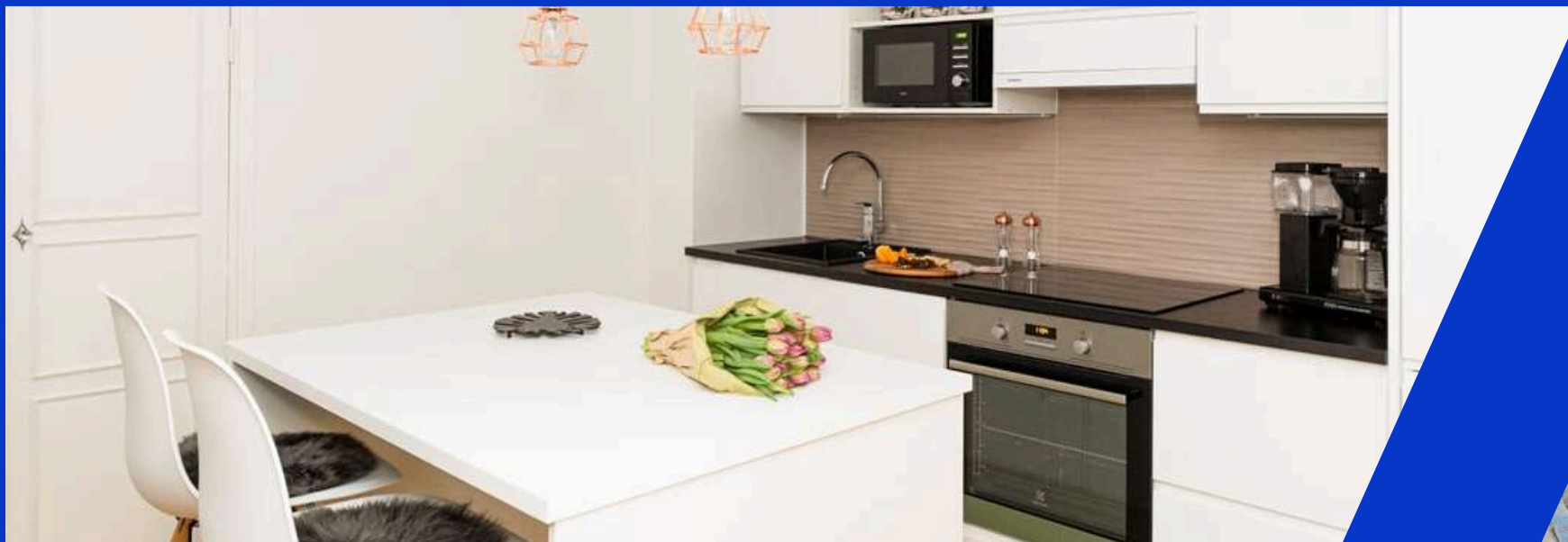
### ID card / Passport

When collecting the keys, you must verify your identity. Acceptable forms of identification include a passport or a EU driver's license.

9

## Move-in inspection

We recommend using Klik's inspection form!



We recommend completing the move-in inspection through the link provided via email before moving into the apartment!



10

## Moving in

### Consider these when moving:

- We aim to hand over the keys the weekend before the official moving day, if possible.
- Remember to protect the elevator while moving. Do not reserve the elevator for extended periods continuously.
- Especially in wet weather, it is advisable to place a mat in the hallway to protect the floor.



# 11

## Paying the rent

The typical rent payment day is the **5th of each month.**

The rent due date is specified in the lease agreement. Typically, it is the 5th of each month. If you wish, you can negotiate a different rent payment day. Reasons for this can include the payment date of your salary, pension, or benefits.

If you are unable to pay the rent on the agreed date, please inform the landlord **in advance.**





## 12

# During your stay

### **Fire alarm**

The tenant is responsible for ensuring the smoke detector is functioning. There should be a smoke detector for every 60m<sup>2</sup>. Check the functionality of the smoke detector regularly.

### **Use of washing machines**

Washing machines should never be left running unattended. The water inlet valves must be kept closed when the machines are not in use.

### **Use of Common Areas**

Use common areas appropriately and respect their cleanliness.

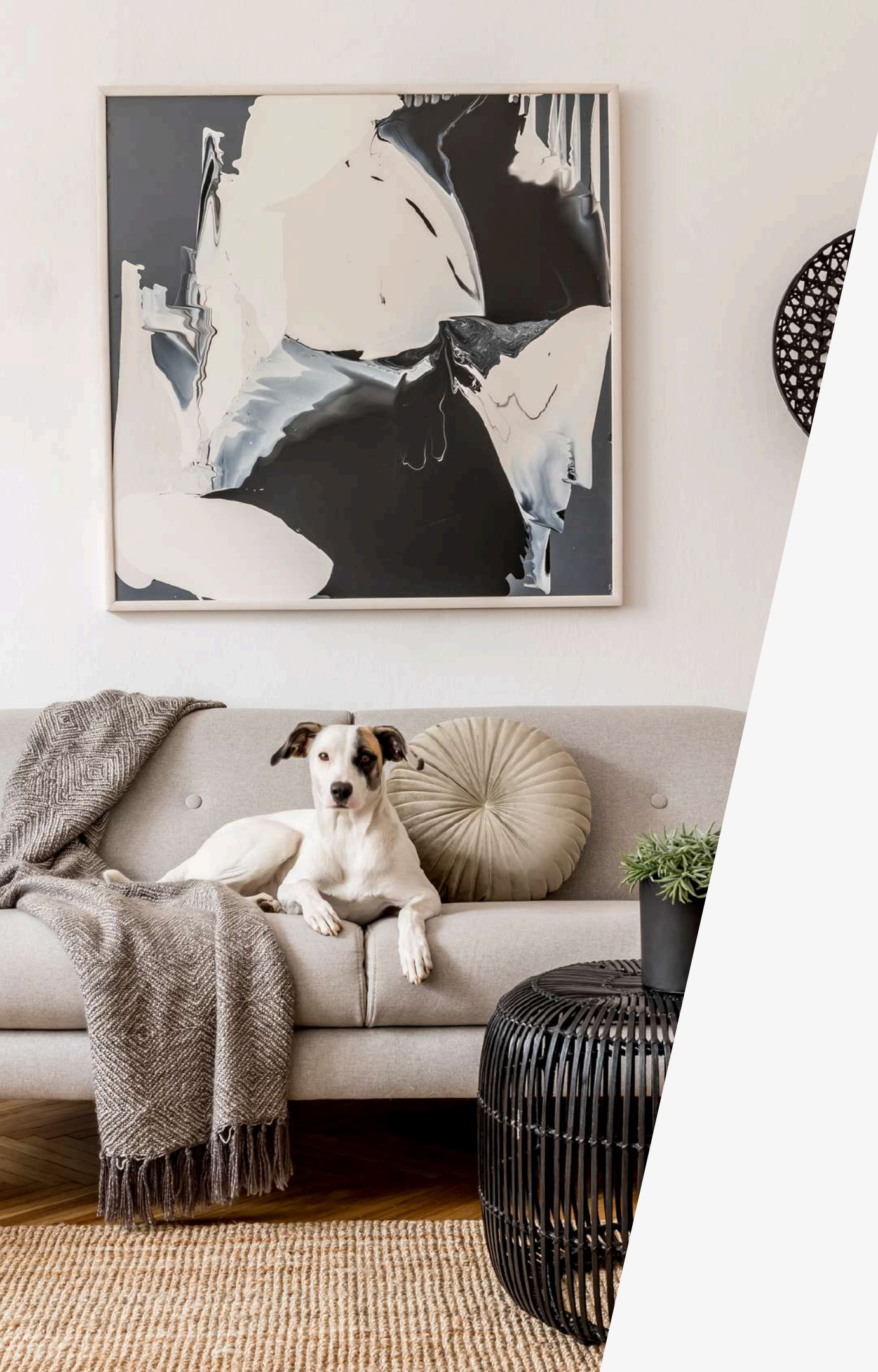
### **Apartment maintenance**

Please familiarize yourself with the maintenance guide we provided for the rental apartment, which contains instructions for proper apartment upkeep.

### **Fault reports**

If anything breaks, immediately contact the landlord or the building's maintenance company.

It is the tenant's responsibility to report any issues. Please note that failure to report a fault may result in the tenant being held liable for damages.



## 13

## Pets

### **Pets allowed?**

Keeping a pet in the apartment must always be separately agreed upon with the landlord.

### **Please be considerate of your neighbors**

Please ensure that pets do not disturb the building's residents. Maintain cleanliness to prevent pets from dirtying the apartment, building, or property.

### **Taking pets outside**

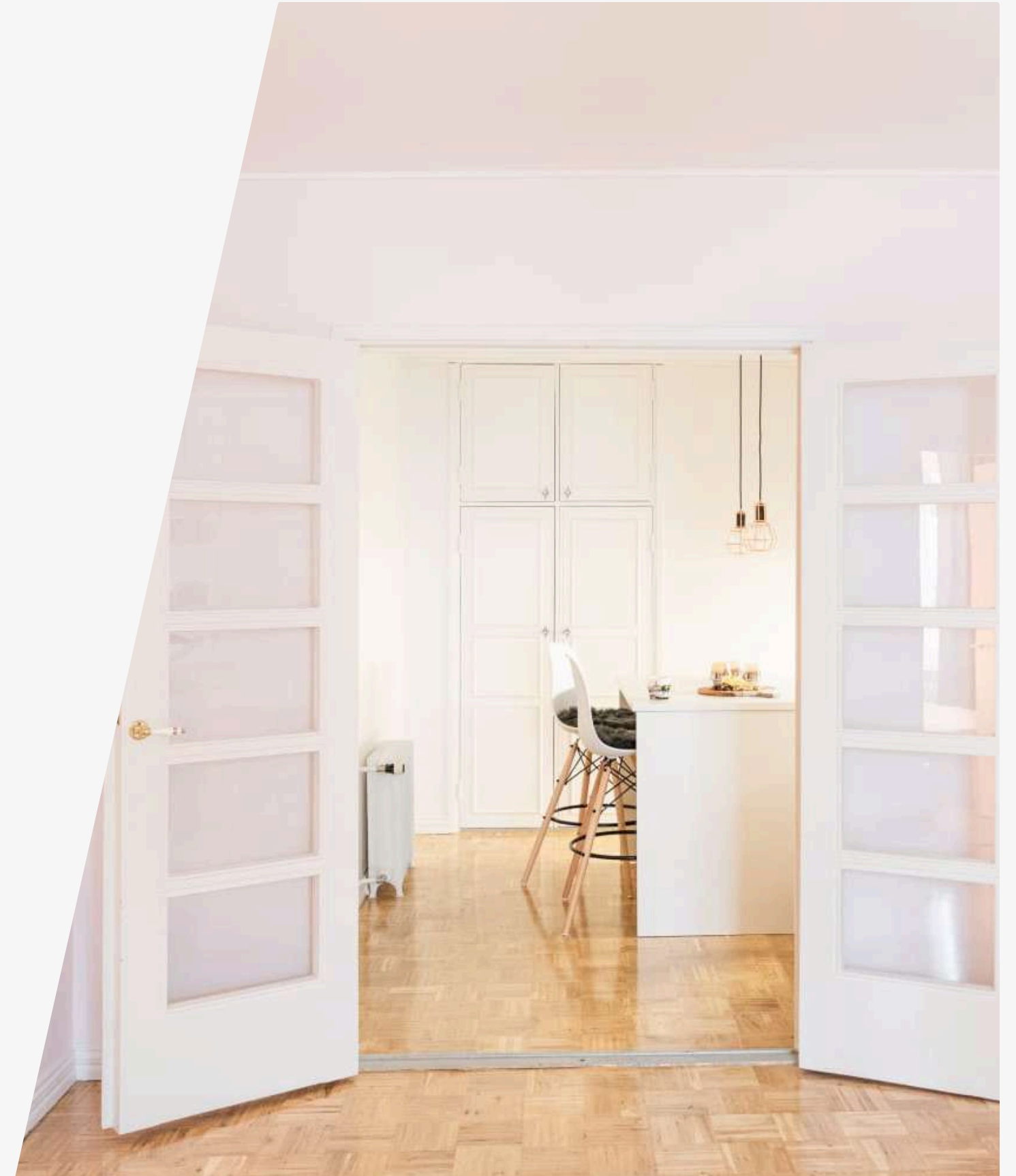
Please keep your pet on a leash at all times outside the apartment. Walking pets is prohibited in or near areas designated for children's play.

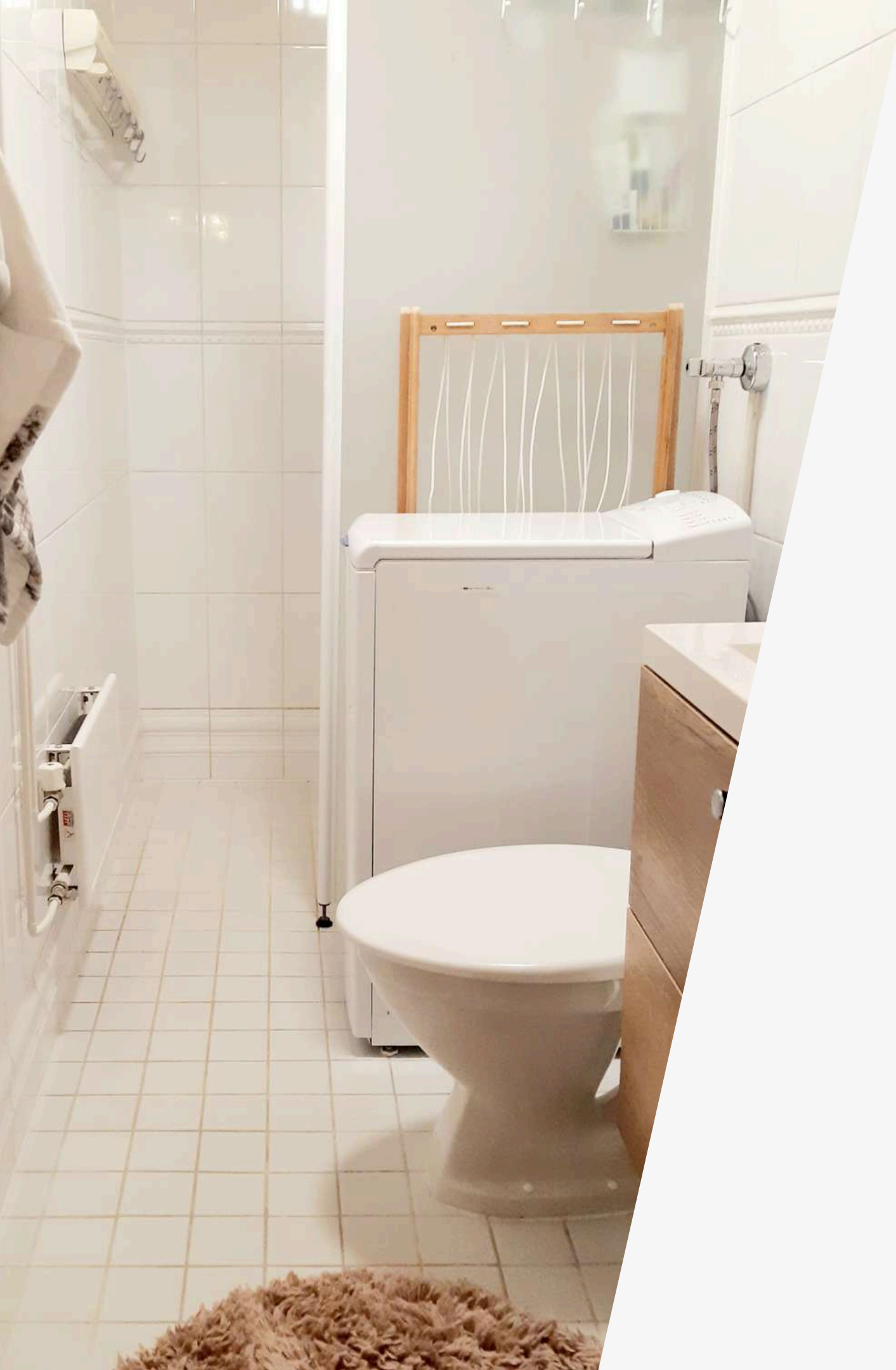
# 14

## Termination of the agreement

We recommend terminating the lease through our website using the [online termination form](#).

The tenant's notice period for indefinite rental agreements is **one full calendar month**. The notice period is counted from the last day of the calendar month in which the termination is made.





## 15

## Final cleaning

At the end of the tenancy, the apartment must be handed over **empty, in good condition, and cleaned!**

**Regular cleaning and maintenance are part of the careful upkeep of the apartment.**

Regular cleaning of the apartment during your stay makes the final cleaning much easier. When doing the final cleaning, the apartment must be cleaned thoroughly.

Please note that tasks such as washing the windows are the tenant's responsibility.

**Use Klik's cleaning guide to assist you**

On our website, you will find more information about thorough apartment cleaning and a handy checklist for cleaning the apartment.

We recommend using the cleaning guide to assist you, ensuring a smooth handover of the apartment!



## 16

## Returning the keys

Always arrange the handover of keys with the landlord or Klik. **Most often, the keys are returned to Klik's office.**

The keys must be handed over on the last day of the tenancy.

Keys can be returned to our office outside of office hours by placing them in our mailbox. If you return the keys to the mailbox, please inform the office in advance! Please attach your name as an identifier to the keys.

Do not attach direct address information to the keys.

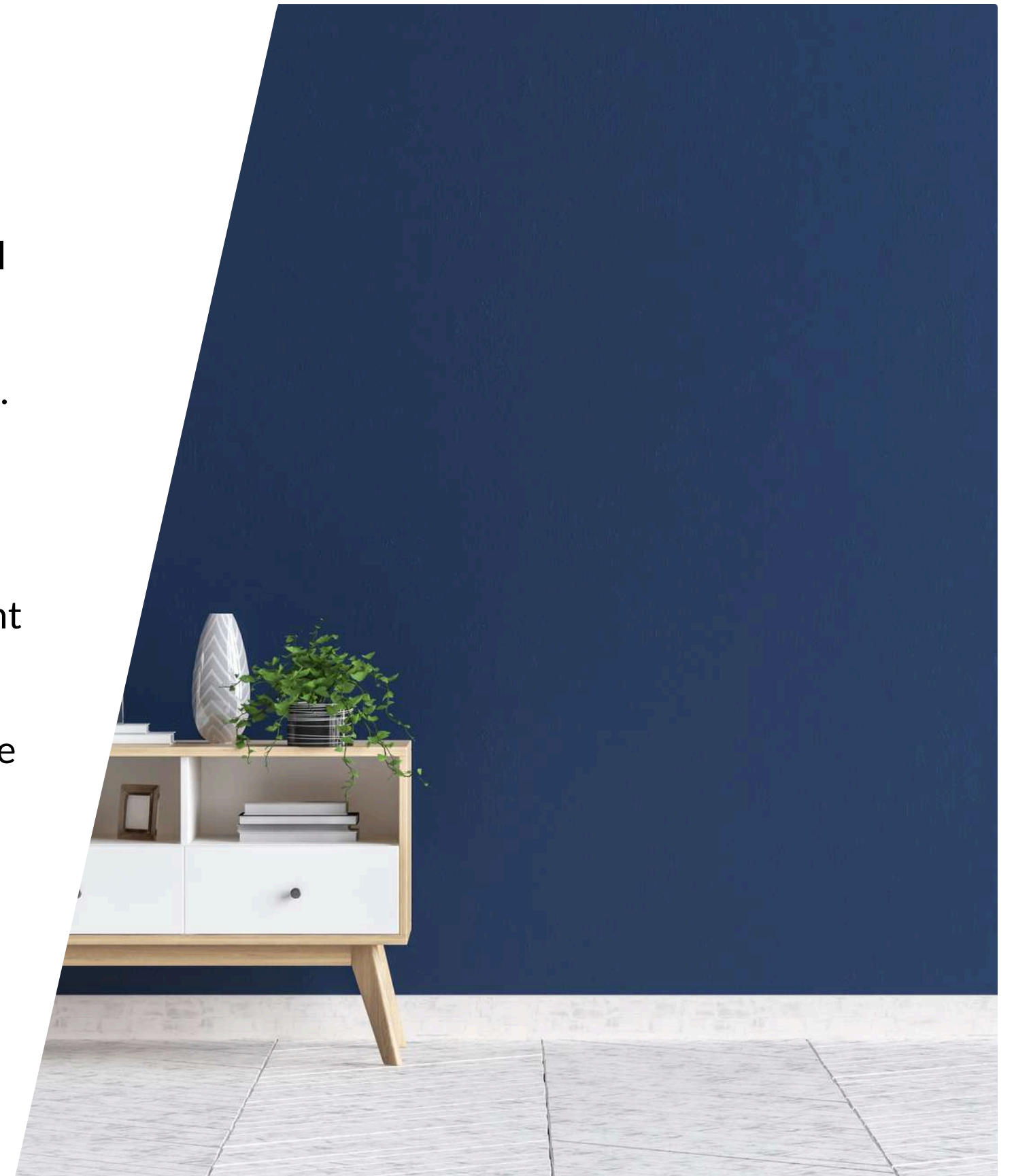
## Returning the security deposit

At the end of the tenancy, the security deposit you provided will be promptly returned by the landlord, provided that you have fulfilled all your rental obligations satisfactorily and no damage has been caused to the apartment beyond normal wear and tear.

The deposit is usually returned within 2 weeks of handing over the apartment, but often sooner.

The landlord will transfer the pledged funds back to your account if the deposit was made directly to the landlord's account.

If the deposit was pledged to a bank's rental deposit account, the landlord will release the funds at the end of the tenancy by signing the pledge agreement.







**We are here to help!**

**Klik Asuntovuokraus**  
**toimisto@klikasuntovuokraus.fi**  
**www.klik.fi**