

# VÅRDÖ MUNICIPALITY

## Regulations for tenants in the municipality's housing.

In the property area and in the buildings, in addition to laws and regulations, the house rules must also be followed. When signing the rental contract, the resident undertakes to follow these rules of order and also to inform other family members of their content. The residents must ensure that their guests also follow these rules. Repeated violations of the regulations will give the landlord right to terminate the lease. For damage to constructions, broken windows, scratched walls or the like, full compensation is required from the tenant.

1. The tenant must take good care of the apartment and compensate for any damages beyond normal wear and tear. Impingement of doors or windows may not be carried out without permission from the municipality. If the tenant wishes to install blinds, these must be left in the apartment when moving out. Avoid unnecessary installation in walls and, if necessary, use the smallest possible fastening device. In plasterboard walls, "Molly screws" or equivalent must be used. In tiled surfaces and in wet room areas, no holes may be made by the tenant himself. If the tenant is unsure about the procedure for setting up paintings and boards, contact the property manager. Check that the air intakes are open and that the exhaust valve (if fan) has optimal effect. Avoid drying laundry inside the apartment, as this will otherwise lead to harmful levels of moisture in the air.
2. Yard and common areas  
Make sure the door locks and close all windows behind you when you leave common areas. Fire safety and the well-being of the residents require that you:
  - Observes public order and good behavior in the common areas.
  - Do not smoke nor drink alcohol in a disruptive way.
  - Not too noisy in the yard areas.
  - Clean machines' filters, wipe floors and remove possible obstacles on/in/near floor drains.
  - Do not store things (sports equipment, strollers, etc) in a way that they block escape routes. Store your belongings in storage facilities intended for the purpose.
  - Do not damage lawns, plants and plantings.
  - Reports mischief and disturbances.
  - Do not set off fireworks on the premises, not even on New Year's Eve, for example.
  - Do not carry unsheathed firearms, blades or other weapons on the premises.
  - The tenant takes care of snow shoveling and other cleaning closest to his own front door. If you are removing snow or leaves, make sure it does not end up in another resident's area.
3. The tenant should participate in recycling of waste and sort out items/litter for which separate collection is provided. Garbage bags may not even be temporarily placed outside the door, but must be moved right away to the designated place of collection.
4. Where there is a common flagpole, the tenant himself takes care of raising and lowering the flag on private flagging occasions. The Åland flag can be borrowed from the common storage.
5. In the apartments and on the grounds of the house, you must show the neighbors respect, and give them peace and quiet. You must not make unnecessary noise and no noise at all between 22.00 and 07.00. Please inform the neighbors in advance if you intend to hold a party or such. The tenant is also responsible for the behavior of his guests.
6. Park only in designated parking spaces. Abandoned, disused vehicles or loose vehicle parts may not be stored in the parking lot or on the premises. The regulations about limiting idle running must also be followed in the yard and parking spaces. It is forbidden to wash the car in the parking lot.

7. It is forbidden to use charcoal grills on the balcony/terrace. It is also forbidden to install your own TV/radio/parabolic/satellite antennas etc on or inside the property, on the balcony/terrace, or in the yard without permission. Dust carpets, bedding and dry laundry may only hang in the places designated for the purpose. On the balcony/terrace, you may air out bedding, and dry laundry but only inside the terrace railing.
8. It is not forbidden to keep pets in the municipality's apartments, but the tenant is responsible for his or her animals and any damage or disturbance caused by them. Keep dogs on a leash in yard areas. Pick up the feces after your pet. It is forbidden to walk the pets on the children's playgrounds and in their immediate space. Make sure your pet does not disturb the neighbors.
9. Smoking is prohibited in the apartments as well as in the common and public areas of the buildings. Considering the tenants' living comfort, smoking on the balcony/terrace must not cause discomfort to anyone else. Cigarette butts must not be thrown on the ground, but must be collected in a fireproof ashtray. The tenant is obliged to compensate for any damage caused by smoking, such as fire, burn marks, embedded smoke indoors, etc.
10. Subletting to another person may not take place without the landlord's consent, and people who permanently live in the apartment must be notified. Persons registered at the address must be listed in the rental agreement. A tenant is considered to sublet his apartment if he or she allows someone else to use the apartment independently, even if the apartment is lent out without charging any rent. Anyone who lets out their rental apartment without permission risks losing their rental agreement with the municipality. Keys must be acknowledged and may not be copied or handed over to third parties without consent.
11. Immediately report errors that you discover or inconveniences that have arisen to the property manager or the municipal technician. Do not make changes to or affect the construction of the house. Notify the municipality if you are going away for an extended period of time. You take over the apartment you move into in its existing condition. If, as a new tenant, you believe that the apartment has been left in too bad a condition, you must report this to the municipal technician within one week of your move-in date at the latest.
12. When moving out/changing tenants, the apartment must be emptied and cleaned according to a special checklist for the purpose and then inspected by the municipality before the tenants leaving. All keys must be returned. Failure to empty or clean the apartment, or having caused damage that cannot be considered as normal wear and tear can lead to the person moving out being charged for measures due to this.

The above is attached to all existing and additional leases for housing within Vårdö municipality.

The municipal board, § 123/09.11.2022