

NOTICE OF ASSIGNMENT OF THE RIGHT OF OCCUPANCY TA-ASUMISOIKEUS OY

Assignment to spouse, inheritor, close relative or family member who is permanently living in the apartment

1. Information of assignment of the right of occupancy

Address, postal code and post office	
Assignor(s) of the right-of-occupancy	Receiver(s) of the the right-of-occupancy
Telephone number	Telephone number
E-mail address	E-mail address
The receiver of the right-of-occupancy is <input type="checkbox"/> spouse <input type="checkbox"/> close relative <input type="checkbox"/> inheritor <input type="checkbox"/> a family member who is permanently living in the apartment	The percentage of the right-of-occupancy
	Date of the assignment (the assignor's contract and liability for compensation ends)
<input type="checkbox"/> I have lived in the apartment for at least two years. (see instructions for situations where no residency requirement is required)	<input type="checkbox"/> Receipts of upkeep work and alterations enclosed (see instructions on the back page).

2. Residents who remain in the apartment or new residents

Name	Social security number	Telephone number

3. Right of occupancy fee and security deposit

<input type="checkbox"/> The right-of-occupancy fee is transferred from the transferor's contract to the transferee's contract internally with TA. Please note that the possible transfer price paid by the transferee to the transferor may not exceed what is stipulated in Sections 56 § and 57 of the Act on Right of Occupancy (393/2021). The transfer price may not exceed the amount corresponding to the refund of the housing right fee. If the right-of-occupancy agreement is secured by the bank for the loan, we need the bank's consent for the transfer of the right-of-occupancy payment.
<input type="checkbox"/> The right-of-occupancy fee is returned to the transferor, and the transferee pays the right-of-occupancy fee to TA when the contract is concluded.
The security deposit is transferred from the transferor of the right of occupancy to the transferee with this notification of transfer. In connection with the conclusion of a new contract, the security deposit is updated to the current value (two months' usage fee).

4. Right-of-occupancy contract

<input type="checkbox"/> Original right-of-occupancy contract (handwritten signature)	<input type="checkbox"/> Electronic right-of-occupancy contract (electronic signature)
<input type="checkbox"/> The right-of-occupancy contract is not pledged as collateral for a loan. Deliver the original right-of-occupancy contract, if signed by hand, to the TA-Yhtiöt office or by post to the sales negotiator of the property. An electronic contract does not need to be delivered.	
<input type="checkbox"/> The right-of-occupancy contract is pledged as collateral for a loan. Contact the bank and inform them of the end of the contract. Ask the bank to contact the TA sales negotiator.	
Bank and office in which the right-of-occupancy contract is pledged as collateral for a loan.	

5. Date and signature

Place and date	I have read the instructions on the back page and I accept them.
Signature of the assignor(s) of right-of-occupancy	Signature of the receiver of right-of-occupancy
Signature of the spouse of the assignor of right-of-occupancy	Signature of the receiver of right-of-occupancy

TA-Asumisoikeus Oy fulfill

Arrival date of the transfer notice _____



TA-YHTIÖT

Customer service tel. 045 7734 3777 | info@ta.fi | ta.fi

Instructions for the assignment of the right-of-occupancy

Deliver the notice of assignment of the right of occupancy to a TA-Yhtiöt office or by e-mail to the sales negotiator of the property. The new contract documents will be made at the time of the assignment to spouse, inheritor or close relative. For the renewal of contract documents, we charge a compensation fee according to the list of charges for residents. The apartment is not usually inspected at this stage, but only if the recipient gives up the apartment

According to section 57 of the Right-of-Occupancy Housing Act (393/2021), the holder of the right of occupancy may assign the right of occupancy to their spouse, a family member who is permanently residing in the apartment at the time of assignment, or a relative in the direct descending or ascending line. **The assignment is conditional on the holder of the right of occupancy having lived in the right-of-occupancy apartment for at least two years. The two-year residency requirement does not apply in the following situations:**

- Section 64 Dissolution of joint ownership; If the right of occupancy is shared, e.g. between unmarried partners, the two-year residency requirement does not apply to the dissolution of joint ownership.
- Section 65 Right of occupancy in division of property; The two-year residency requirement does not apply to the assignment of the right of occupancy in the event of divorce.
- Section 66 Death of the holder of the right of occupancy; After the death of the holder of the right of occupancy, the right of occupancy belongs to the estate, in which case the two-year residency requirement does not apply.

In the event of any uncertainty, contact the site's sales representative.

1. Information of assignment of the right of occupancy

- Write the name(s) of the assignor(s) and the name(s) of the recipient(s) of the right of occupancy on the notice form.
- Indicate whether the recipient is a spouse, inheritor, close relative in the descending or ascending line or a family member living permanently in the apartment. Specify the percentage of the right of occupancy to be assigned and the date of assignment. The date of the assignment is the date on which the contract of the recipient of the right of occupancy begins.
- Tick the box if the residency requirement is met. If the residency requirement is not met, the right of occupancy cannot be assigned, except in situations where the two-year residency requirement does not apply.
- If you have carried out or commissioned any alteration work in the apartment, enclose copies of the receipts for the alterations with the notice of assignment. The receipts are required in order to pay compensation for the alterations. Unfortunately, we cannot accept receipts received later. Please note that all alteration works are not eligible for compensation.

2. Residents who remain in the apartment or new residents

- Write down the names, social security numbers and phone numbers of all residents staying in the apartment and/or new residents moving into the apartment.

3. Right of occupancy fee and security deposit

- Tick whether the right-of-occupancy fee is transferred from the transferor's contract with TA internally to the contract of the transferee or whether the right-of-occupancy fee is returned to the transferor and the transferee pays the right-of-occupancy fee to TA when the contract is made.
- Please note that the possible transfer price paid by the transferee to the transferor may not exceed what is stipulated in Sections 56 and 57 of the Act on Right of Occupancy (393/2021). The transfer price may not exceed the amount corresponding to the refund of the housing right fee. You will receive information from TA about the maximum amount of the transfer price.
- The security deposit is transferred from the transferor of the right of occupancy to the transferee with this notification of transfer. In connection with the conclusion of a new contract, the security deposit is updated to the current value (two months' usage fee).

4. Right-of-occupancy contract

- Tick whether the contract was signed by hand or electronically. If the contract was signed by hand, the original contract must be returned to TA-Asumisoikeus Oy. Deliver the contract to a TA-Yhtiöt office or by post to the sales negotiator of the property. If the right-of-occupancy contract is pledged as collateral for a loan, provide the bank's details. An electronic contract does not need to be delivered.

5. Date and signature

- All parties must sign the notice of assignment. The signature of the assignor's spouse is also required, even if they are not a holder of the right of occupancy.

The information provided on this form will be stored in our customer register. Our Privacy Policy can be found at ta.fi/tietosuojaseloste (in Finnish).

