

## PERMISSION FOR THE TEMPORARY TRANSFER OF OCCUPANCY OF THE APARTMENT

### Address of the apartment for which occupancy is to be transferred on a temporary basis

Address, postal code and post office

### Main tenant information

Name	Telephone number
Personal identity code	E-mail address
Name	Telephone number
Personal identity code	E-mail address
Address, postal code and post office during the temporary transfer	

### Period for which the exemption is sought (maximum of two years)

Exemption sought for
Reason for temporary lease <input type="checkbox"/> Work in a different locality <input type="checkbox"/> Studies in a different locality <input type="checkbox"/> Illness <input type="checkbox"/> Other, specify _____ Attach an account of the reason for the temporary transfer (e.g. certificate of study or work).

### Signatures

<b>I agree to charge the subtenant no more than the same rent as the lessor.</b>	
Place and date	Signature and name in block letters
Place and date	Signature and name in block letters

### Completed by TA

Temporary exemption <input type="checkbox"/> Approved <input type="checkbox"/> Rejected	Cause for rejection
Place and date	Sales representative's signature and name in block letters

**PLEASE TURN THE BACK PAGE FOR INSTRUCTIONS**

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



TA-YHTIÖT

Customer service tel. 045 7734 3777 | [info@ta.fi](mailto:info@ta.fi) | [ta.fi](https://ta.fi)

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TA 0522

## Instructions for the temporary transfer of occupancy of a rented home

This form is not a rental agreement but only an application for permission from TA-Yhtiöt. If the permission is granted, also provide the sales representative with a copy of the fixed-term lease agreement concluded with the tenant and the number and personal details of the persons moving into the apartment. In the event of any uncertainty, contact the site's sales representative, who is also the person to whom you should send the application. Transferring the occupancy of the apartment without permission from TA may result in the termination or cancellation of the rental agreement.

## When is it permitted to temporarily transfer the occupancy of a rented home?

- According to Section 17 of the Act on Residential Leases (481/1995), tenants may use the apartment as their own apartment or as an apartment shared with their spouse and children in the same family.
- According to Section 18 § of the act, the tenant may assign the entire apartment to another party for a maximum of two years if the tenant, because of work, studies, illness or other such reason resides in another locality and the lessor has no justifiable reason to object to the assignment. Another acceptable reason is, for example, completion of military service. For example, departing on a journey is not an acceptable reason. The occupancy of the apartment may only be transferred to an individual, not a business.
- Renting the apartment, for example, through the airbnb or booking.com websites is accommodation business, which is absolutely prohibited with rented homes subsidized by public funding.

## How is the temporary transfer of occupancy of an apartment conducted in practice?

- The transfer of occupancy of the apartment requires a prior request for permission from TA in all circumstances. TA is under no obligation to grant such permission if it has a justifiable reason for objecting to the transfer.
- Apply for permission for the temporary transfer in advance using this form. Apply for permission at least one month before the planned transfer. Also, provide an account of the reason for the temporary transfer (e.g. certificate of study or employment agreement).
- If the permission is granted, also provide a copy of the temporary lease agreement concluded with the tenant and a notification of moving, which indicates the number and personal details of the persons moving into the apartment.

## Does the transfer of the occupancy of the apartment affect the tenant's liability?

- Notwithstanding the temporary transfer of occupancy of the apartment, the tenant who concluded the rental agreement with TA is liable towards TA for the obligations pursuant to the rental agreement, such as paying rent and compensation for use. If a tenant temporarily residing in an apartment damages it, the tenant who concluded the rental agreement with TA is responsible towards TA for such damage.

## Rent determination for a subtenant in the temporary transfer of a rental apartment

- A tenant who temporarily transfers a rental apartment to another tenant may charge their subtenant no more than the same cost-based rent as the lessor. The amount of the rent must be specified in the fixed-term lease agreement with the subtenant.

