

APPENDIX 1: GENERAL TERMS OF RENTAL AGREEMENT

1. DEFINITIONS	
In this contract and all its appendixes and special terms sheet, words mean the following:	
Act	document that is signed in the handover phase of the Premises and all its Furnishing, in order to capture their delivery and their state at the time of the delivery
Agreement	All documents that are included (signed and not signed) in the package of the rental agreement - appendixes, annexed, product and general terms etc.
Building	shall mean the building in which the Premises are located, that includes the whole Object and shared spaces for residents.
Certificate	Rental agreement's insurance certificate, that covers Tenant's liability in front of Landlord in the terms of the Lease agreement.
Furnishing	Equipment, home appliances and other furnishing that are located in the Premises.
Premises	The rules for the use of the premises set out in Lease agreement p.3
Party	Tenant or Landlord;
Parties	Tenant and Landlord;
Rent	Sum of rental payments and Utilities;
Rental payment	Rental payment that is set in Rental agreement p.4
Service provider	Rendin OÜ, that offers the platform for the Solution;
Solution	Rendin rental and insurance solution that includes rental agreement, insurance policy and management and support of both.
Utilities	Services that either Party orders and is related to the usage and maintenance of the Premises. Detailed cost split of the services is described in the Appendix 2

2. DELIVERY OF THE PREMISES
<p>2.1 In the beginning of the Agreement Landlord shall hand over the Premises and the Tenant shall receive the Premises by signing an Act, where the conditions, cleanliness and assets are described.</p> <p>2.2. The Tenant's delay in accepting the Premises shall not relieve the Tenant of the obligation to pay the Rent and for the Additional Services for Premises.</p> <p>2.3. At the end of the Agreement Tenant shall hand over the Premises and the Landlord shall receive the Premises by signing an Act, where the conditions, cleanliness and assets are described.</p> <p>2.4. In case the Premises needs a spring cleaning at the end of the contract, based on the agreement of parties the Tenant shall order a cleaning service through Rendin or pay a 150 EUR penalty fee to cover the cleaning costs.</p> <p>2.5 In addition to signing the Act during the handover, the state of the Premises is also fixed with pictures taken during the handover, that are added to the Act.</p>

3. ACCESS TO THE PREMISES
<p>3.1 The Landlord guarantees a number of access key sets (including access cards, door codes if applicable) as agreed in the Act. In case the Tenant requests for extra key sets these will be ordered by the Landlord.</p> <p>3.2 Tenant has no right to duplicate any means of access by himself.</p> <p>3.3 Minimum one access key set will remain in control of the Landlord.</p> <p>3.4. Tenant will notify the Landlord immediately of the theft of any type of loss of possession of any means of access given to him.</p> <p>3.5 In case before mentioned case occurs, Landlord has the right to change locks or execute any actions needed to guarantee future access without permission, at Tenant's cost.</p>

4. TERM, EXTENSION AND ENDING OF THE AGREEMENT

4.1 Agreement will become effective when all the following conditions are filled:

- 4.1.1 It is signed
- 4.1.2 The date of deliver has arrived
- 4.1.3 First rental payment is credited to Landlord's bank account.
- 4.1.4 First insurance service payment is credited to the Service provider's bank account.

4.2 Specified term Agreement is deemed to have been entered into for an unspecified term, in case Tenant continues to use the Premises after the end of the Term and neither party notifies the other of the intention not to change the contract into indefinite within two weeks after the initial term.

4.3 Insurance certificate is valid until the end of the agreement or for 12 months, whichever is earlier and needs to be renewed based on Agreement terms

4.4 Early termination of the contract is governed by law.

4.5 All changes and adjustments to the Agreement will be noted in written format and saved on rendin.co platform.

4.6 At the latest on the end Date n of the Agreement, the Tenant shall:

- 4.6.1 return the Premises (including all means of access) in the same condition as the Landlord handed over the Premises to the Tenant (described in the Act referred to in clause 2.1 of the general term of the Agreement), taking into account any changes arising from the use; and
- 4.6.2 erase the address of the Premises from the population register and all other registers if it has been used as the registered address of the Tenant, the Tenant's family members and any third parties related to the Tenant.

4.7 On the date of termination of the Agreement, the Parties shall review the condition of the Premises and draw up the relevant Act.

4.7.1 If the Tenant does not return all the means of access to the Premises, the Tenant shall reimburse the Landlord for the costs of replacing the locks and/or security systems and other costs associated with the relevant work.

4.8 If there is less than one month until the end date of the Agreement or the Party has terminated it in accordance with the law, the Tenant shall assist the Landlord in re-leasing the Premises. This includes the Tenant enabling the Landlord, together with the persons wishing to rent the Premises, to examine the condition of the Premises and to enter the Premises by prior arrangement with the Tenant

5. RENT AND UTILITIES

5.1 The Tenant shall pay the Rent monthly no later than on the agreed payment day.

5.2 In addition to Rent, the Tenant shall pay for the Utilities according to the Appendix 2

5.3 Tenant shall pay for the Utilities according to the invoices received within 5 days of receiving the payment note. Unless specified differently in the Agreement terms.

5.4 The Tenant will pay for the insurance service fee to Rendin OÜ account according to the monthly invoice provided.

5.5 In the event that the Tenant is late in paying the Rent or for the Utilities for Premises, the Landlord and/or the Service Provider shall be entitled to a penalty interest of 0.2% for each delayed calendar day.

6. LANDLORD'S RIGHTS AND OBLIGATIONS

6.1 Landlord shall deliver the Premises and its Furnishing and Appliances as specified in the Agreement terms.

6.2 Landlord is liable for maintenance of the technical systems and appliances of natural wear.

6.3 Landlord has the right to check the condition of the Premises, Furnishing and Appliances during the agreement when agreed with the Tenant. Except when there is grounds to doubt breach of the contract or significant damage of the Premises. The doubt needs to be noted in writing on rendin.co platform.

6.4 Landlord is not responsible for service interruptions or shortages.

7. TENANT'S RIGHTS AND OBLIGATIONS

7.1 Rooms shall only be used as living space

Tenant:

7.1.1 Notifies the Landlord in case he is absent from the Premises for more than 21 consecutive days

7.1.2 Insures the assets of the Premises, Rent and Utilities payments, beneficiary being the Landlord.

7.1.3 Is obligated to use the Premises and the Building with care and according to the intended purpose while having other residents and neighbours interests in mind.

7.1.3.1 Will notify the Landlord immediately via rendin.co platform of any damage/issues caused or discovery of a damage/issue, including damage to the Building, Premises and also timely Rent payments. On the occurrence Tenant shall do everything in his power to immediately reduce the potential impact and guarantees Landlord's access to the Premises.

7.1.4 Shall remove small shortcomings of the Premises, that can be removed with regular small effort (cleaning or maintenance), including e.g. changing the light bulbs or batteries.

7.1.5 Will follow while using the Premises and the Building

7.1.5.1 All applicable laws and policies;

7.1.5.2 The rules and regulations of the Building;

7.1.5.3 The conditions for the maintenance and use of the furnishings; and

7.1.5.4 the requirements of the service providers

7.2 Tenant can only with the written acceptance of the Landlord (while being fully responsible of the potential damage cause)

7.2.1 Accommodate 3rd parties (including partner, spouse, children and parents);

7.2.2 Sublet the Premises;

7.2.3 have pets;

7.2.4 Make changes and improvements to the premises

7.3 Smoking is strongly prohibited in the Premises, including if applicable, the balcony. Rooms are equipped with a smoke detector. The Tenant is obliged to monitor the status of the detector and if needed, change the battery of it.

7.3.1 Ignoring the non-smoking requirement might cause the need for renovation, including fully exchanging the flooring and wall covering materials, and also soft furnishing. Such costs, if need occurs, will be covered by the Tenant and organized by the Landlord.

7.4 Tenant has the right to

7.4.1 order services directly from the service providers

7.4.2 inspect the documentation related to the Utilities for Premises held by the Landlord.

8. NOTIFICATIONS AND INFORMATION.

8.1 All notices, requests, claims, and other communications sent under the Agreement (including reminders of contractual payments) will be communicated to the other Party in writing (in English or Estonian) through the Rendin.co platform. Except for the documents mentioned under 8.2 and 8.3.

8.2 Invoices and payment requests for Rent, Additional Services for Premises and Tenant's Services shall be deemed to have been received on the day they are sent to the Tenant's email address or to the Premises address. Such documents may also be transmitted by ordinary mail.

8.3 The Tenant shall transmit to the Landlord all notices which have reached the Tenant or the Premises but have been addressed to or intended for the Landlord.

8.4 In case collecting meter readings isn't automated, the Tenant will forward these to the agreed channel by the 1st day of following month.

8.5 The Landlord shall ensure that the Tenant is notified via e-mail of any post addressed to the Tenant but sent to the Landlord or to the Premises after the termination of the Agreement and shall store it for 1 calendar month after the termination of the Agreement. After that, the Landlord has the right to destroy the above-mentioned post.

8.6 Nothing in this Agreement shall limit the liability of a Party who deliberately breaches this Agreement.