

DWELLING RENTAL AGREEMENT no.**Rendin.**

1. PARTIES	LANDLORD	TENANT
NAME		
REGISTRY CODE / PERSONAL ID		
PHONE NUMBER		
EMAIL ADDRESS		

The Parties confirm that their e-mail address and telephone number are valid contact details to be used for communication between the Parties and Rendin. The Parties agree that declarations of intent and other notices sent by e-mail shall be deemed delivered by default three days after dispatch (except for invoices, which shall be deemed delivered on the day they are sent to the Party's e-mail address). If a Party changes its contact details, it must notify the other Party and Rendin without delay.

PERSONS RESIDING WITH THE TENANT
The Tenant may accommodate other persons in the Dwelling only with the Landlord's prior consent given in a form reproducible in writing, except for minor children.
The following persons shall reside together with the Tenant:

2. AGREEMENT DETAILS			
Address:			
	DWELLING		TERMS
Area, m ²		Agreement type	
Number of rooms		Start / handover date	/
Storage room		End date	not specified
Parking space		Pets allowed	,
Condition and furnishing	Details are provided in the Act	Interest on arrears	Three times the statutory rate

3. COSTS AND PAYMENTS			
Monthly cost allocation. The detailed allocation of utilities and building maintenance and improvement costs is set out in annex 1.			
	RENT	UTILITIES AND BUILDING MAINTENANCE AND IMPROVEMENT COSTS	INSURANCE AND PLATFORM FEE
Monthly payment amount		As stated in the invoices or payment notices provided	According to the price list: rendin.ee/legal Paid by:
Payment due date		By the due date stated on the invoices, unless otherwise agreed	
Recipient's name		As agreed in annex 1	Rendin OÜ
Recipient's bank account number		As agreed in annex 1	EE817700771004136144

4. SECURITY AND ITS TERMINATION AND SUSPENSION

4.1 The security is covered by the Agreement's insurance certificate, which specifies the scope of insurance coverage. The certificate is issued upon conclusion of the Agreement and is renewed every 12 months. All terms and conditions are set out in the certificate, the insurance product terms and Rendin's general terms of service, available at rendin.ee/legal.

4.2 Suspension of the security and insurance at the Tenant's request:

If the Tenant wishes to withdraw from the insurance coverage under the Agreement, the Tenant shall, after notifying the Landlord and Rendin, transfer to the Landlord's bank account a security deposit in the amount of three months' Rent, indicating in the payment details "Agreement Security Deposit". The insurance coverage shall terminate on the date the security deposit is transferred.

4.3 Delay in payment of insurance premiums:

4.3.1 Upon entering into the Agreement, the Parties shall agree which Party bears the monthly Rendin platform fee and the insurance coverage costs.

4.3.2 Failure by the Tenant to pay insurance premiums

If the Tenant is responsible for payment of the insurance service, any delay in payment shall not affect the Landlord's insurance coverage. If the Tenant fails to pay the insurance premium on two consecutive due dates, Rendin shall have the right to claim from the Tenant a security deposit in an amount of up to three months' Rent, including, if necessary, through court proceedings. Upon termination of the Agreement and return of possession, if the Tenant has any outstanding monetary obligations towards the Landlord or Rendin and/or if the Landlord has a justified claim for damages against the Tenant, Rendin shall set off such claims against the security deposit.

4.3.3 Failure by the Landlord to pay insurance premiums

If the Landlord is responsible for payment of the insurance service and is in arrears on two consecutive payment due dates in paying the insurance premium due or a substantial part thereof, the insurance coverage shall be deemed terminated. The Tenant shall not be obligated to pay a security deposit to the Landlord due to the Landlord's delay in payment. Rendin shall notify the Parties of the termination of the insurance coverage and the reason for such termination.

5. CONFIRMATIONS OF THE PARTIES

5.1 The documents of the Agreement shall consist of this Agreement together with all its annexes, amendments and supplementary agreements.

5.2 By signing the Agreement, each Party confirms that:

5.2.1 it has reviewed the Agreement, its general terms and conditions, Rendin's general terms of service, and the insurance terms and conditions;

5.2.2 it has reviewed the other annexes to the Agreement, understands their content and agrees to them;

5.2.3 the condition of the Dwelling shall be inspected and recorded in the Handover Act both when it is handed over to the Tenant and when it is returned to the Landlord. The Parties confirm that they have no claims regarding the condition of the Dwelling that are not recorded in the relevant Handover Act, except for claims relating to defects that could not have been identified during an ordinary inspection;

5.2.4 it has full legal capacity and there are no impediments to entering into and performing the Agreement.

5.3 By signing the Agreement, the Tenant additionally confirms that:

5.3.1 the Tenant has had the opportunity to review previous utility bills relating to the Dwelling and is aware of the approximate cost of additional services and charges associated with the Dwelling;

5.3.2 the Tenant undertakes to maintain the object of the Agreement with due care, to use it for its intended purpose, to ensure its ordinary maintenance, and to return the object of the Agreement in a condition compliant with the terms of the Agreement.

6. ADDITIONAL AGREEMENTS

6.1 Under this clause, the Parties may agree on additional special terms that are not regulated by this standard agreement or its annexes.

6.2 The Parties acknowledge and agree that Rendin does not review or assume any responsibility for the content, accuracy or compliance of the supplementary agreements with applicable law or the Agreement. Any supplementary agreements shall be drafted and added to the Agreement by the Landlord, the Tenant or the Broker solely on their own responsibility. If a special term deviates from statutory provisions to the detriment of the Tenant with respect to rights, obligations or liability, such term shall be void. If a supplementary agreement does not comply with the terms and conditions of Rendin's service or coverage, Rendin's coverage shall not apply to that agreement, even if the agreement complies with the law.

6.3 The Parties additionally agree as follows:

7. BROKER'S FEE AND CONTRACT FEE

One-time brokerage fees associated with the assistance of a person authorised by the Landlord in the preparation of the transaction:

8. ANNEXES TO THE AGREEMENT

*ANNEX 1: Utilities and building maintenance and improvement costs

*ANNEX 2: General terms of the rental agreement

*ANNEX 3: Handover and acceptance act (available to both Parties on the Rendin platform)

*ANNEX 4: Insurance certificate (available in the signing container; after signing and after each renewal of the certificate, available on the Rendin platform)

*Tenancy agreement product terms – available at rendin.ee/legal

*Insurance general terms and conditions – available at rendin.ee/legal

*Other annexes (e.g. sample utility bill, photographs, etc.)

Annex 1: UTILITIES AND BUILDING MAINTENANCE AND IMPROVEMENT COSTS

The Parties have agreed on the following allocation of costs:

Landlord	Tenant
/signed digitally/	/signed digitally/