

APPENDIX 4: INSURANCE CERTIFICATE No. *****

This insurance certificate sets out information about the insurance contract that the policyholder has entered into with the insurer. Pursuant to the foregoing insurance contract, the Tenant is the insured person.
This certificate forms an integral part of the rental agreement no. EE****-****. The insurance coverages and rights guaranteed by this certificate are valid solely within the framework of rental agreement no. EE****-**** and apply to the parties of the rental agreement in accordance with the terms of the lease agreement and the insurance policy.

1. PARTIES INVOLVED	
Insurer	PZU Insurance (legal name: AB „Lietuvos draudimas“ Eesti filiaal), Registration code: 12831829, Pärnu mnt 141, 11314 Tallinn, info@pzu.ee
Policyholder / Insurance Agent	Rendin OÜ, Registration code: 14672861, Peterburi tee 2f, Tallinn 11415, info@rendin.co
Insured Party	Tenant under the rental agreement no. EE****-****
Beneficiary	Landlord under the rental agreement no. EE****-****

2. ADDRESS OF THE RENTAL OBJECT

3. ISSUE DATE OF THE CERTIFICATE AND SERVICE FEE
START DATE: ***** CERTIFICATE VALIDITY: 12 months from the start date CERTIFICATE RENEWAL: Conditions are updated every 12 months according to the terms in Section 9, until the termination of the insurance contract PAYMENT AMOUNT: Calculated based on the Estimated rental amount in accordance with the price list (see Rendin's general terms of service, sections 1 and 12)

4. RENT WITHOUT A DEPOSIT AND TENANT'S LIABILITY
<p>In Rendin rental agreements the security deposit has been replaced with a monthly service fee payment, allowing the tenant to start the lease with lower initial costs. Unlike a deposit, service fee payments are not refundable. Instead of a deposit, the landlord is provided with protection, the amount of which is specified in this certificate.</p> <p>It's important to note that this service is not equivalent to liability insurance. At the end of the lease, the tenant is responsible for their actions, including any damages caused or unpaid payments. If the tenant's behavior complies with the conditions stated in the lease, and the property is returned according to the agreed terms, with no damages, violations, or unpaid payments, then additional costs will not be incurred.</p> <p>Both parties to the lease have the right to receive free legal advice and legal assessment. This ensures that both parties can consult with professionals when clarifications or guidance are needed regarding the lease. Free legal advice and legal assessment help ensure understanding of the contract and enable both parties to be aware of their rights and obligations.</p>

5. VALID PROTECTIONS AND THEIR AMOUNTS

Landlord protection	Scope and implementation conditions	Protection limits
Landlord's property protection (tenant's liability)	<p>Protection of the landlord's property in case of damages caused by the tenant's activities (excluding natural wear and tear) and the extent of tenant's liability:</p> <p>If, during the lease period and/or when the tenant moves out, there is an additional justified need for cleaning or other improvements to the rental property, these actions must be coordinated with Rendin.</p> <p>In the event of property damage, evidence is based on the handover-acceptance act confirmed by the Landlord and the Tenant. If the confirmed handover-acceptance act is missing or lacks sufficient detail, proving the extent of the damage may be difficult or impossible. Damage that cannot be proven will not be compensated.</p>	Up to 10 the monthly rent
Payment default protection	<p>Payment default insurance cover for the Landlord in case of delay in payments with rent or incidental expenses</p> <p>In case of late payment:</p> <p>1. In case of arrears of rent and incidental expenses, the Landlord is obliged to do everything possible to minimize the possible risk of an increase in payment default, including immediately (but not later than 30 days) informing Rendin that the Tenant has a payment default and despite reminders the Tenant has not fulfilled their obligations.</p> <p>2. The Landlord is obliged to do everything in their power to terminate the Rental Agreement with the Tenant who does not pay the rent, incl. The landlord is obliged to exercise the right of termination if the Tenant is late in paying the rent, incidental expenses or a substantial part thereof on two consecutive payment due dates.</p> <p>Suggested samples of reminders, warnings and termination notices are available at: https://www.rendin.co/documents</p> <p>Premature termination or apartment is abandoned:</p> <p>1. The rental agreement can be terminated at any time by agreement of the parties. If the Tenant wishes to return the Dwelling prematurely, the Parties will try to reach a compromise. Reaching a compromise means, in particular, looking for a new tenant and terminating the current rental agreement right before accommodating the new tenant. The common goal of the Landlord, the Tenant and Rendin is always to prevent possible losses from leaving the rental object empty, and if necessary, all parties will do their best to find a new tenant as soon as possible. This does not release the existing Tenant from their contractual obligations.</p> <p>2. However, if the Dwelling was arbitrarily vacated (i.e. abandoned) prematurely, the Landlord is obliged to immediately start looking for a new tenant to reduce the damage caused by leaving the object empty.</p>	Rent up to 3 months' worth + Utilities up to 3 months' rent amount
Landlord's lawful interests protection	<p>Legal assistance for the landlord in the case of a "squatter":</p> <p>Legal assistance for the landlord in cases of unlawful possession. This applies only to legal assistance arranged by Rendin and does not cover other legal expenses unrelated to Rendin (except for state fees).</p>	Up to 6 the monthly rent
Legal advice	<p>Legal advice for Landlords and Tenants in matters arising from rental relations or the ownership and use of rental space: Rendin legal advice phone line 602 6818.</p> <p>Weekdays 10.00-17.00</p>	Free of charge
Validity period	<p>The protections come into effect once all the following conditions are met: a) The landlord and tenant have signed the lease agreement, b) the Handover date of the rental property has occurred, c) possession of the rental property has been transferred to the tenant; and they remain valid until the date of the termination of the rental agreement.</p>	
Product and insurance policy terms and conditions	https://rendin.ee/legal	

Tenant protection	Scope and implementation conditions	Protection limits
Protection for loss of job	Job loss protection for the tenant: This protection applies in accordance with the insurance terms and conditions, and in the event that the tenant has been forced to terminate the lease due to job loss and has moved out. Compensation is paid to the tenant as a refund after the termination of the rental agreement and the vacating of the premises, provided that the Tenant has no outstanding obligations to the Landlord.	Up to 1 monthly rent and utilities expenses
Protection for illness and accidents	Protection for illness and accidents for the tenant: This protection applies in accordance with the product terms and conditions, and in the event that the tenant has been forced to terminate the lease due to health reasons and has moved out. Compensation is paid to the tenant as a refund after the termination of the rental agreement and the vacating of the premises, provided that the Tenant has no outstanding obligations to the Landlord.	Up to 1 monthly rent and utilities expenses
Legal advice	Legal advice for Landlords and Tenants in matters arising from rental relations or the ownership and use of rental space: Rendin legal advice phone line 602 6818. Weekdays 10.00-17.00	Free of charge
Validity period	The protections come into effect once all the following conditions are met: a) The landlord and tenant have signed the lease agreement, b) the Handover date of the rental property has occurred, c) possession of the rental property has been transferred to the tenant; and they remain valid until the date of the termination of the rental agreement.	
Product and insurance policy terms and conditions	https://rendin.ee/legal	

6. CONDITIONS FOR THE RENEWAL OF THE CERTIFICATE

The Rental Agreement Insurance Policy is a fixed-term insurance policy with an insurance period of 12 months. At the end of the insurance period, the insurance policy is renewed for the next period. Rendin issues a new insurance certificate every 12 months for the subsequent insurance period. Upon issuing each new insurance certificate, Rendin has the right to amend the terms of the certificate (e.g., the service fee rate, protection terms, etc.) for valid reasons, notifying the parties to the rental agreement via email at least 30 days in advance. If the parties do not agree to the new terms, they have the right to terminate the insurance coverage by informing Rendin and following the conditions set out in Clause 5 of the rental agreement or by mutually agreeing on the amount of the security deposit.

If a party to the agreement does not agree to the amendments to the terms of the new insurance certificate issued by Rendin and wishes to terminate the insurance coverage according to the terms of this agreement, Rendin will extend the validity of the insurance certificate under the original terms for two (2) months from the end of the current insurance period. If the parties to the agreement do not notify Rendin of their disagreement with the new terms within one calendar month of the issuance of the new certificate, it will be assumed that the parties have accepted the changes. In the event of withdrawal from the service due to unilateral changes made by Rendin, any service fees already paid will not be refunded.

7. INSURANCE AGENT INFORMATION

Rendin, as the group insurance policyholder, acts as an insurance agent offering its clients paid access to group insurance.

The insurance agent operates under the authorization of PZU Insurance (AB „Lietuvos draudimas“ Eesti filiaal), mediating paid participation in the group insurance agreement for tenancy contracts to insured individuals.

The tenancy agreement insurance supports the long-term residential lease management service offered by Rendin. PZU pays the insurance agent a 10% commission for mediating insurance contracts. The fee for joining the group tenancy insurance agreement is included in the service fee described in point 3 of this certificate. The Financial Supervision Authority (Sakala 4, Tallinn) supervises both PZU and the insurance agent. The insurance agent is listed in the register of insurance intermediaries, which can be checked at:

<http://www.fi.ee/>

Complaints regarding the insurance agent's activities can be submitted via email to: info@rendin.co

8. ACKNOWLEDGEMENTS

The Landlord, the Tenant and Rendin have agreed that the Policyholder (Rendin) insures the Tenant financial risks with respect to the rented dwelling by concluding an insurance contract with the Insurer for the benefit of the Tenant (insured person) and the Landlord (beneficiary). The party agreed in the rental agreement shall reimburse Rendin for the insurance cost (insurance service payment) as indicated on the certificate and the rental agreement.

In order for the insurance cover to be in effect, the insured person agrees to fulfil the terms and conditions of insurance, ensuring that the other persons living in the area of the insured object also fulfil the same.

In case of delay in payment of invoices, the cost of the debt recovery procedure will be applied in accordance with Rendin price list, which is available at: rendin.ee/legal

The Tenant and the Landlord confirm to Rendin that the data indicated on the certificate is correct, they have read the terms and the certificate, understood them, agreed with them and they correspond to the will of the Landlord and the Tenant.

This is a translation of the original Insurance certificate in Estonian, which takes precedence if there are any differences between the original and the translation.

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Contracting Parties confirm awareness that the protections stipulated in the insurance certificate (damage to the Landlord's property caused by the Tenant's fault and non-payment of rent and utilities) are fully the responsibility of the insured person i.e Tenant and do not release them from fulfilling their obligations (inclusive the event of transfer of the right of claim).

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Rendin.