

1. PARTIES	LANDLORD	TENANT
NAME	Test Testman	Üürnik Üürniste
REG CODE/ PERSONAL ID	34501234215	33109150043
PHONE NUMBER	+372 5000000	+372 51111111
EMAIL ADDRESS	jan+test@rendin.co	jan+test21414@rendin.co

The e-mail address and telephone number are deemed as active contacts between the Parties and are used for communication between the Parties and service providers. The Parties agree that sent by e-mail declarations of intent shall be deemed to have been delivered by default after three working days from dispatch (excluding invoices that are deemed to have been delivered the same day).

2. CO-TENANTS
The Tenant has the right to accommodate persons in the Rental Apartment (hereinafter: the Dwelling) only with the written consent of the Landlord (except underage children who can be accommodated without permission). 2.1 The following persons have the consent to live with the Tenant:

3. AGREEMENT DETAILS
Address: Peterburi tee 2f Lasnamäe linnaosa, Tallinn EE 11415

	PREMISES		TERMS
Area	120	Agreement type	Termless
Number of rooms	2	Start / handover date	30.08.2022 / 31.08.2022
Storage room	No	End date	
Parking spot	No	Pets allowed	No,
Condition and furnishing	As described in the Handover act	Interest on arrears	Three time the statutory rate

4. COSTS AND PAYMENTS
Utilities cost split is described in detail in Appendix 1

	RENT	UTILITIES	RENTAL INSURANCE
Payment size (monthly)	1200 EUR	Based on invoices provided	30 EUR / monthly, 360 EUR / yearly Paid by: Tenant
Payment day	15 day of each month	By the deadline indicated on the invoices	15
Payment recipient name	Test Testo	As agreed in Appendix 1	Rendin OÜ
Recipient bank account	EE241241235322	As agreed in Appendix 1	EE817700771004136144

5. GUARANTEE TERMS AND INSURANCE

5.1 The Guarantee is covered by an Insurance Agreement concluded at the same time as the Dwelling Rental Agreement.

5.2 If the Tenant chooses to terminate the Insurance Agreement when the Rental Agreement is valid, after notifying the Landlord and Rendin, a Security Deposit equal to 3 months' rental payments shall be transferred to the Landlord's bank account with the reference "Rental Agreement security deposit". On the day the security deposit has reached the Landlord's bank account, the insurance shall be deemed terminated.

5.3 Delay in insurance payments:

5.3.1 The Tenant does not pay the insurance service invoices

In case of Tenant's late payment the insurance cover for the Landlord is not interrupted and continues as previously.

If the Parties have agreed that the insurance payment will be paid by the Tenant, but the Tenant is in arrears on two consecutive due dates with the invoice issued by Rendin or a significant part thereof, Rendin has the right to collect a deposit from the Tenant in amount equal to three months' rent.

Rendin shall deposit the Security Deposit paid by the Tenant separately from its assets and with at least with the local average interest rate. The interest belongs to the Tenant and increases the Security Deposit.

After handing over the Dwelling, Rendin will return the Security Deposit to the Tenant together with the collected interest.

If upon the handing over the Dwelling the Landlord has unpaid invoices to demand from the Tenant, or the Landlord or Rendin have a legitimate interest in claiming damages from the Tenant, Rendin can deduct this cost from the Security Deposit.

If the Tenant fails to fulfill his obligation to pay the Security Deposit, Rendin may open the debt collection process against the Tenant to collect the Security deposit money. The cost of the collection process shall be borne by the Tenant.

5.3.2 The Landlord does not pay the insurance service invoices

If the Parties have agreed that the insurance payment will be paid by the Landlord, but the Landlord is in arrears on two consecutive due dates with the invoice issued by Rendin or a significant part thereof, and the Landlord has not fulfilled his obligation despite at least two Rendin reminders, the insurance cover shall be deemed terminated.

Due to the delay in the Landlords payments, the Tenant is not obliged to pay the Security Deposit to the Landlord.

Rendin notifies the Parties of the termination of the insurance cover and the reason thereof.

Exact insurance terms and conditions are given on the insurance certificate and in the insurance product conditions, that are available at rendin.co/legal

Insurer	ERGO Insurance SE
The Policyholder	Rendin OÜ, reg code 14672861, info@rendin.co , tel: +372 600 50 10
Insured person	Üürnik Üürniste, 33109150043, jan+test21414@rendin.co , +372 51111111
Beneficiary	Test Testman, 34501234215, +372 5000000, jan+test@rendin.co
Submitting a claim	rendin.co/claims

6. CONFIRMATIONS OF THE PARTIES

6.1 The Parties shall regulate their relations in accordance with the legislation of the Republic of Estonia and this Agreement and its Supplements.

6.2 With the Agreement, the Landlord shall grant and the Tenant shall use the Object of the Agreement for a fee, under the conditions and for the term specified in the Agreement. The purpose of the Agreement is to regulate the relations between the Parties in the use and possession of the Premises during the term of the Agreement.

6.3 The Agreement consists of current contract and general terms, appendices and amendments that are signed and agreed during the contract and after the initial signing.

Accompanying general and product terms are available in rendin.co/legal.

6.4 By signing the Agreement, each party confirms that,

6.4.1 has read thoroughly both General terms and Insurance product terms available online in www.rendin.co/legal

6.4.2 has read, understands and agrees with the contents of the Agreement and its Provisions;

6.4.3 The condition of the premises is reviewed and noted in the Act, both in the beginning and in the end of the Agreement and neither party has any other complaints during the handover process other than mentioned in those documents.

6.4.4 That they are competent according to the Estonian law and have no obstacles to comply with all the obligations under the Agreement.

6.5 By signing the Agreement, the Tenant confirms that

6.5.1 is familiar with the utility bills issued by the housing association or the administrator of the Building and is aware of the cost of the Additional Services for Premises;

6.5.2 ensures preservation, purposeful use and maintenance of the premises that the Tenant is granted to use and returns it by the end of the Agreement.

7. OTHER ADDITIONAL CONDITIONS

7.1 In this clause, the Parties may agree on Additional Conditions that are not covered by this model Rental Agreement or the accompanying Annexes (i.e House rules etc).

7.2 Rendin is not responsible for the Additional Conditions added to the default Agreement by the Landlord, Tenant or Agent preparing this Agreement for the Parties; if there is a conflict between the Agreement, Detailed Terms, Appendixes, other documents incorporated by reference into the Agreement or Estonian legislation and any part of the Other Additional Conditions, then such part of the Other Additional Conditions shall be declared void.

7.3 The Parties wish to agree on the following Additional Conditions:

APPENDICES

- * APPENDIX 1: List of Utilities
- * APPENDIX 2: General terms of the rental agreement
- * APPENDIX 3: Delivery of Premises - Handover Act (available for both parties in Rendin app)
- * APPENDIX 4: Insurance certificate (available in the signing container, after signing in Rendin app)
- * ERGO rental insurance product terms - find at rendin.co/legal
- * ERGO's General Terms of Insurance - find at rendin.co/legal
- * Other appendixes (samples of utility bills, photos etc.)

APPENDIX 1: LIST OF UTILITIES

Utilities cost split agreed between the Landlord and the Tenant is described below.

Monthly invoices from Apartment Association and service providers.	
Split of utilities payments.	
SERVICE	WHO PAYS FOR THE SERVICE
Heating	Tenant
Gas	Tenant
General Electricity	Tenant
Electricity	Tenant
General Water	Tenant
Hot and Cold Water	Tenant
Water heating	Tenant
Trash	Tenant
Internet, phone and cable	Tenant
Management fee	Tenant
Maintenance Fee	Tenant
Repair Fund	Tenant
House Insurance	Tenant

Additional costs
The parties have additionally agreed on fixed expenses, the names and amounts of which are as follows:

Date of signing:	Date of signing:
Landlord /signed digitally/	Tenant /signed digitally/

APPENDIX 2: 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 Dwelling and all it's 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 - appendices, 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 the Landlord in the terms of the Rental agreement.
Furnishing	Equipment, home appliances and other furnishing that are located in the Premises.
Dwelling	The rules for the use of the Dwelling set out in Rental 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 1

2. DELIVERY OF THE DWELLING

2.1 In the beginning of the Agreement Landlord shall hand over the Dwelling and the Tenant shall receive the Dwelling by creating/confirming a Handover act, where the conditions, cleanliness and assets are described.

2.2. The Tenant's delay in accepting the Dwelling shall not relieve the Tenant of the obligation to pay the Rent and for the Additional Services for Dwelling.

2.3. At the end of the Agreement Tenant shall hand over the Dwelling and the Landlord shall receive the Dwelling by creating/confirming a Handover act, where the conditions, cleanliness and assets are described.

2.4 In addition to signing the Act during the handover, the state of the Dwelling is also fixed with pictures taken during the handover, that are added to the Act.

3. ACCESS TO THE DWELLING

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.

3.2 Tenant has no right to duplicate any means of access by himself.

3.3 Minimum one access key set will remain in control of the Landlord.

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.

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.

4. TERM, EXTENSION AND ENDING OF THE AGREEMENT

4.1 The rental agreement becomes valid from the moment of signing.

4.2 The insurance certificate and the protections provided in it become valid when all the following conditions are filled:

4.2.1 Rental Agreement is signed;

4.2.2 The date of delivery has arrived;

4.2.3 The Dwelling has been handed over to the Tenant.

4.3 Early termination of the contract is governed by law:

4.3.1 Ordinarily, by giving the other Party at least three months' notice. The notification must be in writing and the other Party must confirm receiving notification.

4.3.2 At any time by agreement of the parties. The agreement must be formalized in writing on the Rendin platform.

4.3.3 Exceptionally with a good reason (extraordinary termination is permitted under the circumstances specified in § 314–319 of the Law of Obligations Act).

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

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

4.5.1 return the Dwelling (including all means of access) in the same condition as the Landlord handed over the Dwelling 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

4.5.2 erase the address of the Dwelling 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.

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

4.6.1 If one of the Parties does not show up for the return of possession of the Dwelling by the time specified in clause 4.6, the return of the Dwelling and Furnishings shall be considered as handed over by virtue of an act prepared by the other Party.

4.6.2 If the Tenant does not return all the means of access to the Dwelling, 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.

4.7 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-renting the Dwelling. This includes the Tenant enabling the Landlord, together with the persons wishing to rent the Dwelling, to examine the condition of the Dwelling and to enter the Dwelling 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 1

5.3 Tenant shall pay for the utilities by the payment date specified on the invoice/payment notice, and the payment shall be made, according to the agreement of the parties, either directly to the service provider's bank account or to the Landlord.

5.4 Responsible party 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 three times the statutory rate for each delayed calendar day.

6. LANDLORD'S RIGHTS AND OBLIGATIONS

6.1 Landlord shall deliver the Dwelling 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 Dwelling, 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 Dwelling. The doubt needs to be noted in writing on rendin.co platform.

6.4 Landlord is not responsible for service interruptions or shortages.

6.5 The Landlord takes into account the natural (ordinary) wear and tear of the Dwelling and Furnishings and the depreciation of the equipment in the Dwelling, wear and tear is determined into the rental fee and this cost is not reimbursable.

7. TENANT'S RIGHTS AND OBLIGATIONS

7.1 Rooms shall only be used as a living space.

7.2 Together with the Dwelling, the Landlord shall make available to the Tenant the household appliances, equipment, furniture and other furnishings in the Dwelling (collectively referred to as the Furnishings) listed in Annex No. 3 (Condition of the Dwelling, Furnishings, Access to the Dwelling, Pictures)

7.3 Tenant's obligations are:

7.3.1 to notify the Landlord in case he is absent from the Dwelling for more than 21 consecutive days and in situations where the Tenant's absence may damage the Dwelling or the systems in the Dwelling;

7.3.2 to use the Dwelling and the Building with care and according to the intended purpose while having other residents and neighbours interests in mind;

7.3.3 to ask the Landlord for a consultation and, if possible, implementation in solving, managing and maintaining the problems that have occurred in the Dwelling and Furnishings (problems with home appliances, searching for and interpreting the manufacturer's instructions, changing ventilation filters, etc.). The Tenant is obliged to follow the instructions for use, made electronically available by the Landlord.

7.3.4 to notify the Landlord immediately via rendin.co platform of any damage/issues caused or discovery of a damage/issue, including damage to the Building, Dwelling and also late 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 Dwelling.

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

7.4 When using the Dwelling and the Building, the Tenant follows:

7.4.1 All applicable laws and policies;

7.4.2 The rules and regulations of the Building;

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

7.4.4 the requirements of the service providers.

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

7.5.1 accommodate 3rd parties (including partner, spouse, children and parents; except underage children who can be accommodated without permission);

7.5.2 keep pets in the Dwelling;

7.5.3 Make changes and improvements to the Dwelling, but even in the case of consentaneous changes or repairs, the Tenant is fully responsible for the damage caused to the Dwelling.

7.6 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.

7.6.1 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.

7.7 The Dwelling and the Furnishings must be returned clean and maintained in accordance with the terms of the handover-acceptance act and the rental instructions. If the Dwelling and the Furnishings are not returned clean and maintained, the Landlord or Rendin shall perform the cleaning and maintenance work, the cost of which is obliged to be reimbursed by the Tenant.

7.8 The Tenant is obliged to compensate any damages caused to the Room or other parts of the Building by himself or herself, persons and animals living with him or her or a person staying in the Room or the Building with the Tenant's permission or invitation. If the material liability in the event of an insured event is limited to the deductible, the Tenant undertakes to pay the Landlord the deductible expense specified in the insurance policy.

7.9 Subletting of the rented Dwelling is prohibited.

7.10 Tenant has the right to inspect the documentation related to the Utilities for Dwelling held by the Landlord.

8. CONTRACTUAL PENALTY

8.1 In case of a material non-monetary violation, the Landlord has the right to impose a contractual penalty of up to 10% of one month's rent for each violation (eg smoking, sublease of Dwelling, unauthorized pets, violation of the night peace, pollution of public areas and the Building area, including feeding birds from the window, etc). The total contractual penalties in one month together may not exceed 20% of one month's rent.

8.2 If a deposit is applied, the Lessor cannot satisfy the claim arising from the contractual penalty agreement at the expense of the deposit.

8.3 Contractual penalties covered by the insurance should be formalized through the Rental platform and in accordance with the Rental terms and instructions.

9. APPLICABLE LAW AND NOTIFICATIONS

9.1 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 9.2 and 9.3.

9.2 Invoices and payment requests for Rent, Additional Services for Dwelling 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 Dwelling address. Such documents may also be transmitted by ordinary mail.

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

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

9.5 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 Dwelling 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.

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

9.7 This Agreement is governed by and construed in accordance with the laws of the Republic of Estonia.

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