

**DWELLING RENTAL AGREEMENT no.****Rendin.**

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

The email address and phone number are valid contact details belonging to the parties, which are used for communication between the parties, both with the service provider and among themselves. Therefore, the parties agree that declarations of intent sent by email, including contractual notices, will be considered delivered by default if three days have passed since dispatch (except for invoices, which are considered delivered on the day they are sent to the email address).

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). The following persons have the consent to live with the Tenant:

2. AGREEMENT DETAILS			
Address:			
	PREMISES		TERMS
Area		Agreement type	
Number of rooms		Start / handover date	/
Storage room		End date	not specified
Parking spot		Pets allowed	,
Condition and furnishing	As described in the Handover act	Interest on arrears	Three time the statutory rate

3. COSTS AND PAYMENTS			
Utilities cost split is described in detail in Appendix 1			
	RENT	UTILITIES	RENTAL INSURANCE
Payment size (monthly)		Based on invoices provided	According to the price list: rendin.ee/legal Paid by:
Payment day	day of each month	By the deadline indicated on the invoices	
Payment recipient name		As agreed in Appendix 1	Rendin OÜ
Recipient bank account		As agreed in Appendix 1	EE817700771004136144

#### 4. SECURITY DEPOSIT TERMS AND INSURANCE

4.1 Security deposit is covered by an Insurance Agreement concluded at the same time as the Dwelling Rental Agreement.

4.2 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.

4.3 Delay in insurance payments:

4.3.1 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.

4.3.2 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](http://rendin.co/legal)

#### 5. CONFIRMATIONS OF THE PARTIES

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

5.2 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.

5.3 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](http://rendin.co/legal).

5.4 By signing the Agreement, each party confirms that,

5.4.1 has read thoroughly both General terms and Insurance product terms available online in [www.rendin.co/legal](http://www.rendin.co/legal)

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

5.4.3 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.

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

5.5 By signing the Agreement, the Tenant confirms that

5.5.1 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;

5.5.2 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.

## 6. OTHER ADDITIONAL CONDITIONS

6.1 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).

6.2 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.

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

## 7. AGENT AND CONTRACT FEES

Details of one-time fees related to agents authorized by the owner to help with rental:

## 8. 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)
- \* Rental insurance product terms - find at [rendin.co/legal](https://rendin.co/legal)
- \* General Terms of Insurance - find at [rendin.co/legal](https://rendin.co/legal)
- \* Other appendixes (samples of utility bills, photos etc.)

**APPENDIX 1: UTILITIES AND BUILDING MAINTENANCE AND IMPROVEMENT COSTS**

<b>Monthly invoices from Apartment Association and service providers.</b>
The breakdown of utilities and services costs agreed between the Landlord and the Tenant is described below.

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