

TURKU STUDENT VILLAGE FOUNDATION TENANT CHARGE SHEET

valid from 1.7.2020

According to the Act on Residential Leases, the tenant is liable to look after the apartment with proper care. The tenant is liable for compensation to the lessor for any and all damage to the apartment caused by the tenant wilfully or through negligence or other carelessness. Damages to the apartment, owned by the Student Village Foundation of Turku, that have been caused by the tenant neglecting this responsibility, will be charged according to this charge sheet.

The tenant is also expected to familiarize themselves with the TYS's guidelines, and ignorance of these guidelines does not free them of liability for damage. Further information about the tenant's responsibility for upkeep can be found on the TYS's website. The prices in the tenant charge sheet are often lower than the actual repair costs, and TYS reserves the right to charge the tenant directly by the actual costs. Service duty visits are charged according to the invoice, whereby the costs are remarkably higher. Charges in this sheet include both cost of the used material and work costs. TYS reserves the right to price changes. All prices are given in euros (€).

Administrational charge

Contract fee	60€
Cancellation of lease termination/lease agreement	60€
Added to each invoice to cover the administrative costs caused by invoicing	5€

Cleaning / clearing

Cleaning / h (according to the amount of work) *	35€
Carrying out small abandoned items from the apartment	50€
Emptying of a room	150€
Emptying of an apartment from	300€ and up
Emptying of a storage locker from	50€ and up
Extra inspection or maintenance visit to apartment	30€

Repairs

Changing the floor material / m ² **	40€
Changing the floor material / m ² **	150€
Repair of the tiling / m ² *	150€
Repairs done by the carpenter /h	
Used items and materials by the invoice	50€

Painting

Repair/painting of a wall	100€
Painting of a room	300€
Painting of a ceiling	250€
Insulating painting (e.g. caused by smoking)	by invoice

Apartment's inner doors

Changing the door panel of communicating door	70€
Repair of door frame	50€
Decibel door	200€
Changing the boards of inner door	50€

Fixtures

Renewal of kitchen cupboard door	130€
Renewal of closet door	150€
Installation of new cupboard	250€

Installation of equipment

Shower curtain rod / rail	60€
Bathroom mirror	60€
Curtain rail / rail mounting	60€
Bed frame without mattress (only in furnished apartments)	250€
Mattress (if included in the given furniture)	100€
Office chair	70€
Desk	150€
Bookcase	80€
Connected fire alarm	150€

Keys (lost or unreturned)

Abloy-key (apartment / storage locker)	30€
Re-keying of lock	200€
Installation of a replacement lock	50€
Storage lockers lock (Abloy)	100€
Iloq-key (re-coding of locks included)	100€
Replacement of a broken lock (f.e. Abloy key inserted to Iloq lock)	by invoice
Key for car space	10€

HPAC and electric equipment

Plugging of inlet and outlet pipes	50€
Renewal of sink	180€
Radiator thermostat	65€
Renewal or reinstallation of light switch/ wall socket/lamp socket	70€
Renewal of toilet seat	400€
Renewal of seat cover/lid	60€

Household appliances

Fridge freezer	350€
Fridge with a small freezer	250€
Fridge with freezer compartment	200€
Kitchen stove	250€
Kitchen hood exhaust	by invoice
Spare part of an appliance	50€

Apartment's front doors and windows

Change of door	by invoice
Balcony door	by invoice
Window / door glass	by invoice

Other

Ionization of room where it has smoked	300€
Damages caused by pets	by invoice
Damages caused by the tenant which aren't mentioned on this list	by invoice

*min. charge 1m²

**min. charge 5m²

***bathroom floor is always changed to whole area



www.tys.fi
office@tys.fi
+358 2 275 0200