# TERMS AND CONDITIONS

* Address of the rental premises is Laskijantie 8 as 202, 95980 Ylläsjärvi, Finland
* The rental premises are fully equipped and furnished. The rent includes electricity and water. Free internet access is available via wireless modem.
* The arrival time on the day of arrival is 4 pm. The departure time on the day of departure is 12 am.
* Advance payment, 30% of total price, to be paid within 7 days from the booking date. Final payment, 70% of total price, to be paid 14 days before the arrival date.
* If booking is in 14 days before arrival date, total price must be paid all at once.
* If the Tenant is more than 14 days late in paying, the Renter is entitled to terminate this contract immediately and without further notice and to let the premises to someone else.
* If the Tenant terminates this contract before the arrival date, the Tenant shall pay a penalty fee as follows:
  + More than 14 days before the rental period: 30% of the total price (advance payment)
  + Less than 14 days before the rental period: 100% of the total price.

The Renter can thereafter let the premises to someone else.

* The Tenant shall pick the keys to apartment from Ylläspalvelu Ant-Tilat Ky office or open mailbox. When leaving, the Tenant shall return keys to Ylläspalvelus locked mailbox. Ylläspalvelu is 200m away from apartment, Iso-Ylläksentie 42A, 95980 Ylläsjärvi.
* The Tenant shall treat the rental premises, including the furniture and other contents, with care. The Tenant shall be held responsible for the actions of all other people, including any guests or visitors the Tenant may have, within the premises. The Tenant shall be liable for any damaged goods, damage to the property, or damage to anything else related to the premises, whether caused by the Tenant or accompanying guests or visitors. Faults that are found before or during the rental period shall be reported to the Renter immediately.
* Cleaning instructions can be found on Apartment information folder. If apartment is not clean, the Renter is allowed to collect at least 120 euros payment.
* The Tenant fetches keys from Ylläspalvelut / Yllässervices Ant-Tilat KY office, or if arrival is at late time, from mailbox outside of office. When leaving, keys shall be returned to same office or if office is closed, to locked mailbox.
* Smoking is not allowed in the premises.
* Animals are not allowed in the premises.