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# LAULURANTA RENTAL TERMS AND CONDITIONS

## (valid from 12.4.2026)

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lessor:          | Choir Ruotsinpyhtään Työväen Mieslaulajat ry (hereinafter Lessor)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Lessee:          | Private individual, company or organization (hereinafter Lessee)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Object of Rental | Property owned by the Lessor, Lauluranta, at Pikkukämpäntie 135, 07960 Ahvenkoski <ul style="list-style-type: none"><li>▪ Main building, sauna building, 2 outdoor toilets and barbecue shelter</li><li>▪ Yard, beach and boat.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Note.            | Lauluranta is available for rent during the summer season, usually between May and October. The sauna may not be heated between January-April and November-December, unless otherwise agreed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Right of Use     | The rental objects and their equipment are at the Lessee's disposal, including firewood, electricity, toilet paper and waste bin use, cleaning equipment, etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Rental Period    | The more precise rental period is always agreed upon when making a reservation.<br><br>For overnight rentals, the rental period begins at 2 pm and ends at 4 pm, unless otherwise agreed. The start and end of the rental of the sauna cabin and barbecue shelter are always agreed on a case-by-case basis.<br><br>The rental is considered to have ended after <ul style="list-style-type: none"><li>• The Lessee has notified that they have left the rental object and</li><li>• The Lessee has notified the Lessor's contact person of the location of the key.</li></ul><br>If the rental has lasted longer than agreed, the Lessor has the right to charge compensation for the exceeded rental period. The amount of compensation is determined based on the exceeded time and the valid rental price list. |
| Rental Price     | The price is always determined when booking. The rental price list can be seen on the Lessor's website, the website can be found as follows <ul style="list-style-type: none"><li>• Google – search word Lauluranta</li><li>• On the right side of the search results, Google business account Lauluranta - Ruotsinpyhtään Työväen Mieslaulajat</li><li>• Below the title, click the Website button</li><li>• Page address <a href="https://ruotsinpyhtaan-tyovaen-mieslaulajat-ja-lauluranta.webnode.fi/kesapaikka-lauluranta/">https://ruotsinpyhtaan-tyovaen-mieslaulajat-ja-lauluranta.webnode.fi/kesapaikka-lauluranta/</a></li></ul>                                                                                                                                                                          |

## Cancellation and Change of Rental

The rental can be cancelled by debiting two weeks before the rental starts. For rentals cancelled later, the Lessor will charge 50% of the rental price. The compensation is always agreed on a case-by-case basis with the renter.

The rental date can be changed free of charge if the new rental period is before the end of the current rental period (most often by the end of October).

## Duties and Responsibilities of the Parties

### Lessor

- Sends the Lessee a booking confirmation when the booking is entered in the booking calendar.
- Ensures that the rental property is in a safe and clean condition before the rental begins.
- Ensures that the property has the necessary equipment before the rental begins (including toilet paper, firewood, cleaning supplies, etc.)
- Makes any complaints to the Lessee within 48 hours of the end of the rental.

### Lessee

- Notifies the Lessor when making the rental the name, telephone number and email address of the contact person who will be on the object of rental at all times (if email is available).
- An estimate of the number and quality of cars visiting the rental property (e.g. passenger cars, vans or buses).
- Complies with the rental terms and conditions and the rental instructions found in the main building of Lauluranta and/or the sauna building fireplace room.
- Respects the area's environment, nature and neighbours and thus avoids loud music and noise, especially in the evening and at night.
- Ensures that the rental property is in a safe and tidy condition and locked after the end of the rental.
- Notifies of any defects after the end of the rental.
- Keeps the key carefully. If the key is lost, the lessor is obliged to replace the locks.
- Makes any complaints and reports of damage, breakages and potential risks related to the property within 12 hours of the end of the rental. If the notification has not been made, the lessee may be liable for repairs and maintenance work.
- Is liable for damage caused intentionally or through negligence or when the damage has arisen from the neglect of the rental terms or instructions in the rental object.

## Key handover and return

Key handover and return are always agreed separately with the Lessor.

## Rent payment

Rent is paid to Lessor's account FI9350163720001507 no later than 14 days after sending the invoice, unless another payment term has been agreed. The payment receipt must state the Lessee, the rental object and the rental period.

A 10 euro invoicing surcharge may be charged for any reminder invoices.

Compensation for  
breach of rental terms  
and conditions

If the Lessee neglects to clean, the Lessor has the right to charge a cleaning fee. The cleaning fee is 50 euro / each starting hour.  
The amount of the fee is determined based on the time spent on cleaning.

Other:

a) Movement in the Lauluranta area is the Lessee's responsibility (the Lessor does not have accident insurance).

b) Due to fire hazards, smoking is strictly prohibited everywhere except in the designated smoking area. The smoking area must be cleaned after each rental.

c) The Lessor reserves the right to modify the rental terms and conditions. The current rental terms and conditions can be found on the Lessor's website, page address

<https://ruotsinpyhtaan-tyovaen-mieslaulajat-ja-lauluranta.webnode.fi/kesapaikka-lauluranta/>

Complaints and  
notifications

Complaints and notifications must always be made in writing to the Lessor

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Loviisa 22.4.2024

Juhani Pihlajamaa

Juhani Pihlajamaa, chairman  
Choir Ruotsinpyhtään Työväen Mieslaulajat ry  
(Ruotsinpyhtään Workers' Male Singers Association)