

## THE CRITERIAS FOR TENANT SELECTION

### 1. General

Domus Arctica -säätiö's student apartments are offered accordingly to these criterias for tenant selection. The purpose of these criterias is to make the offering process as equal, fair and fast as possible.

### 2. Criteria for applying

Every Finnish or foreign full-time students of post-secondary schools in Rovaniemi or who studies in similar fashion in another city but has an internship in Rovaniemi can apply for Domus Arctica -säätiö's apartments. These post-secondary schools are University of Lapland, Lapland University of Applied Sciences, Lapland Vocational College and other vocational institutes, high schools and other similar schools. Apartments can also be rented to someone who is studying a part of or completing a similar degree during a short term job indenture.

One can apply for an apartment and will not lose their apartment even if their studies are changed to short term indenture (maximum 12 months) before they graduate.

### 3. Applying

Application can be filled in foundation's website with an electronic application form. The applicant can update the information in their applications in the website.

Applying time is continuous and the application is valid for three (3) months. The applicant will receive a reminder message to renew the application a week prior to the due date.

### 4. Handling of the applications

Applications are handled daily and during that process all applicants' credit report will be checked with their consent.

### 5. Offering the apartments

Apartments that are vacant or becoming vacant will be offered according to the time of arrival of the application and the applicants' requests in the application.

For special reasons apartments can be offered also according to separate consideration, for example the accessibility apartments or apartments in the buildings that have been under renovation or recently built.



If some apartment is still not offered seven (7) days before the turn of the month, the apartment can be offered contrary to the criteria for tenant selection.

## **5.1. Students who are starting their studies**

Students who are starting their studies in the autumn (and meet the criteria 2) have priority to the apartments that are or are becoming vacant on 1.8. or 1.9.

## **5.2. Changing the apartment**

If DAS tenants wish to move to another apartment within DAS they can fill in an application for changing the apartment. These applications are handled primarily and according to the time of applying except for the apartments which are available on August or September. The DAS tenant must give the notice of termination by a normal termination process when changing the apartment.

Applications will not be processed if the applicants current agreement has been terminated, they have caused disturbances or if they have rental debt to DAS.

## **5.3. Floating application**

The DAS tenants who want to terminate the agreement for more than six (6) months of absence for a reason such as serious illness, military service, studying abroad or training period can make a floating application for a date after their return.

These applicants have priority to receive an offer when returning to their studies in Rovaniemi. DAS will try to offer an apartment which meets the criterias set in the application if there is a vacant apartment similar to the applicants wishes.

## **5.4. Extending the residential right**

Those tenants that have a tenancy agreement with DAS and have ended their studies can receive an extend to their residential right that is no longer than one (1) year. The extend can only be admitted to the apartment for which the tenant has an active tenancy agreement. The extend will not be admitted if the tenant has caused disturbances or has rental debt to DAS. Apartments can not be switched during the extension.



## **6. General directions, informing and appealing**

Domus Arctica –säätiö follows the directions and rules of Ministry of the Environment, The Housing Finance and Development Centre (ARA) and the rules and regulations of Rovaniemi city housing authority.

These criterias have been accepted in the meeting of The Board of Domus Arctica -säätiö, 17.5.2021 49 § and will be effective starting from 1.6.2021.

**Rovaniemi 17.5.2021**

The Board of Domus Arctica -säätiö

