

# Good tenants and great service



# Vuokraturva is a market leader in letting for good reason

We can let your property securely with over 25 years of experience and a strong understanding of the current housing market.

We make life easy. We take care of all practical rent-related procedures from start to finish on your behalf.

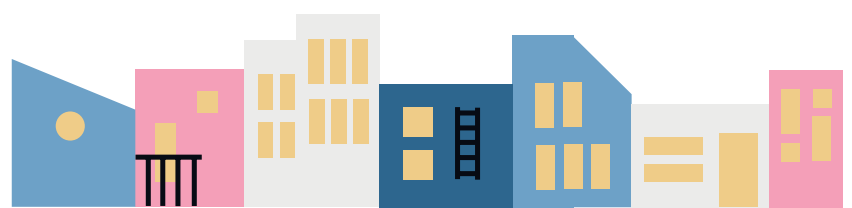
Our service includes the following:

- familiarisation with the property
- evaluation of the correct level of rent
- photography and video recording of the property
- marketing
- presentation
- investigation of applicants' backgrounds
- contract negotiations
- drawing up lease agreements
- checking that a security deposit has been paid
- key handovers
- an extra guarantee on the first year of rent payments

We also provide help and advice throughout the lease agreement.

Our commission is 100% tax-deductible from rental income tax, and is charged at 1.24 times one month's rent.

Vuokraturva operates in the capital region and Uusimaa, as well as in Tampere, Turku, and the surrounding areas.



# How it works

## Contact us

You can get started by calling us on 010 2327 300, sending us an email to [customerservice@vuokraturva.fi](mailto:customerservice@vuokraturva.fi), or sending us a contact request on our website at [www.vuokraturva.fi/en](http://www.vuokraturva.fi/en)

We are happy to discuss your apartment and our services without any obligation to commit to us. The aim is to provide the information you need to be able to make letting-related decisions. We can also agree on a meeting for the property, still without any obligation for you.

If you've already made your decision, or you have used our services before, we can help very quickly. We can draw up a commission for letting your property immediately after our first contact, if necessary.

## An expert visit

Our agent will take a thorough look at your property and determine the right level of rent with you.

The letting market is currently more challenging than in previous years, as the supply of rental properties has increased. Determining the right level of rent now requires more professional expertise.

Due to its large number of let properties, Vuokraturva has an advantage in rental pricing based on its precise knowledge of the ever-changing market.

Decisions on how much rent to charge, and on other terms of lease, are always made after thorough discussion and consideration with you.



# Property marketing and presentations begin

We market your property with pictures, videos, and professional expertise. We provide potential tenants with personal service and highlight the best aspects of your property.

We market properties on Oikotie, Vuokraovi, YouTube, and Vuokraturva's own portal. We also carry out precision marketing for people who have set up a search alert to help them look for a property. Additionally, we still use traditional newspaper listings. We also make very effective use of property presentation videos.

We contact the property manager and find out about any upcoming renovations and order the necessary documents on your behalf. We make sure that all of the necessary and required information is presented appropriately in marketing materials.

## A tenant is found

We take care of contract negotiations and documents for you. We thoroughly investigate potential tenants' backgrounds, interview candidates, and provide preliminary information about the terms of the lease agreement. We check income and credit information, and provide a guarantee for the first year's rent payments. You make the final decision on selecting a tenant.

Competition for the best tenants is reflected in current security deposits. Some landlords are no longer requesting security deposits at all, but this brings risks of its own. Vuokraturva's Group company Takausvakuus Oy offers tenants a service that they can use to replace a traditional monetary security deposit for a fee.

We draw up lease agreements and appendices, and manage the signing of the agreements. We will also hand over the keys and make sure that the security deposit has been appropriately provided. We will invoice you for the cost of the property manager's certificate package, plus commission, which is 1.24 times one month's rent. These costs are 100 per cent tax-deductible from letting income.

## The Vuokraturva-sopimus guarantees rent payment

Vuokraturva is responsible for the high quality of its work. The Vuokraturva-sopimus guarantee gives you an extra guarantee of the first year's rent payments. You can feel safe and secure knowing that your tenant was carefully selected. If a tenant doesn't pay rent, the Vuokraturva-sopimus guarantee will pay it.

The guarantee is included in Vuokraturva's regular 100% tax-deductible commission (1.24 times one month's rent), and is not charged separately.

## We also provide assistance during the lease

We are at your service throughout the entire lease. You can always turn to us for help!

The help and support offered by Vuokraturva doesn't end once you've signed a lease agreement and handed over the keys. That is when the lease agreement between the landlord and tenant is only just beginning, and usually continues for several years thereafter.

There are many situations in life in which it is nice to be able to ask for a professional's advice or reassurance.

Vuokraturva doesn't charge for this; it is all included in our services.



# Let's get started

Contact us to get things moving:

010 2327 300  
Mon-Fri 8.00am – 8.00pm

[www.vuokraturva.fi/en](http://www.vuokraturva.fi/en)  
[customerservice@vuokraturva.fi](mailto:customerservice@vuokraturva.fi)

## Our offices



### **Helsinki region**

Ilmalankuja 2 L  
00240 Helsinki

Mon-Fri 9.00am – 5.00pm



### **Tampere region**

Sammonkatu 18-20  
33540 Tampere

Mon-Fri 11.00am – 5.00pm



### **Turku region**

Maariankatu 6  
20100 Turku

Mon-Fri 11.00am – 5.00pm



Vuokraturva is part of the WWF  
Green Office network.