

Terms of use for parking space

1. Rent

1.1 The rent for the parking space must be paid monthly, concurrently with paying the rent for the apartment, on the second day of each calendar month. The terms of the rental agreement for the apartment apply also in cases of failure to pay the rent for the parking space.

1.2 The landlord will have the right to review annually the amount of rent charged. As a rule, rent adjustments will be notified in writing along with written notification of the rent review for the apartment.

2. Use of parking spaces

2.1 The parking space may be used solely for the parking of a vehicle, as specified in section 2.2, used by the tenant or his or her family member.

2.2 The parking space may only be used to park currently registered passenger cars, estate cars and vans, as well as motor cycles (for example, the parking of lorries, caravans and unregistered vehicles is prohibited).

2.3 The tenant's vehicle may be parked only in the parking space rented for the purpose, and not in any other areas under the control of the landlord.

2.4 Mutual exchange of parking spaces may not be carried out without the approval of the landlord.

2.5 The tenant must keep the parking space in good order and comply with the housing rules and regulations in its use, including instructions and regulations issued by the landlord for maintaining public order.

2.6 The landlord has no liability for any damage to the vehicle occurring while it is in the parking space – nor for any disturbance preventing use of the parking space – unless caused by an act of negligence committed by the landlord.

3. Use of heating plugs

3.1 Electrical power for car engine heating may be a maximum of 1,000 watts.

3.2 Heating resistance and connecting leads must be fully approved by the Electrical Inspectorate.

3.3 Connecting leads may not be left hanging from the heating post.

3.4 The tenant shall be responsible for any damage caused by misuse of the heating apparatus.

3.5 Upon the ending of the rental agreement, the tenant shall immediately return the key for the heating apparatus to the property maintenance company. The tenant shall be responsible for all expenses caused by failure to return the key.

4. Maintenance of parking space

The property owner shall be responsible for maintenance of the parking area within the following limits:

- The property owner will not arrange for snow to be cleared from the spaces between parked cars, nor sand or salt between cars or parking spaces, nor within the individual parking spaces (for example, underneath cars).
- The property owner will nevertheless also attempt, where possible, to take care of the winter maintenance of the parking spaces themselves, over broader areas at a time.

5. Breach of the terms and conditions

If the tenant neglects to pay the rent for the parking space or otherwise breaches the terms and conditions, the landlord will have the right, without further communication with the tenant, to prevent the use of the parking space, and to terminate or rescind the rental agreement for parking space.

6. Validity of rental agreement for parking space

This agreement remains valid until further notice. The term of notice for either party is one month, calculated from the end of the month during which the notice came to the attention of the opposite party.

There is no need to separately terminate the rental agreement for parking space. It will automatically expire upon the ending of the rental agreement for the apartment.