

VAASA HOUSING ADVICE

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June 2026

SANNA HALONEN
Housing Advisor



VAASA HOUSING ADVICE

Free service for all people of Vaasa.
Don't hesitate to contact us!



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WHAT DO HOUSING ADVISORS DO?

Support for preventing rental debts, rent payment problems and evictions, securing the continuation of housing

Housing-related financial counselling and other housing guidance and counselling

Advice on finding and caring for an apartment. Advice in housing disturbances.

Client advice in co-operation with other service providers

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WELCOME TO VAASA!

- ~ Start to look for an apartment well in advance!
- ~ Consider what kind of rent you can afford? Is your budget realistic?

Studios in Vaasa are 450-800€/month.
1 bedroom apartments are 550-900€/month.
2 bedroom 750-1200€/month.

- ~ What demands you have for the apartment? High requests will narrow down the options

- ~ Consider other expenses like water, electricity and insurance

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WHERE TO LOOK FOR AN APARTMENT?

WEB-pages with rental apartments listed

- <https://www.vuokraovi.com/?locale=en>
- <https://asunnot.oikotie.fi/vuokra-asunnot>
- <https://www.findit.fi/fi/search/>

Housing companies in Vaasa

- <https://www.pikipruukki.com/en/web/en/>
- <https://lakea.fi/en/residences/>
- <https://kivatkodit.fi/vapaat-asunnot/>
- <https://www.joo-kodit.fi/en>
- <https://asuntokanava.fi/hae-vuokra-asuntoa/>
- <https://kodisto.fi/en/>
- <https://voas.fi/en/>



APPLYING FOR AN APARTMENT

- Usually the applications for apartments are made online. You can also directly call or email the land lord.
- Fill in the apartment application as accurately as possible and submit the requested attachments!
- Don't define too strict criteria for your housing application, for example the areas you are applying for.
- An apartment application is often pending for a limited period. Check the deadline when submitting your application and remember to renew your application later, if necessary.
- After submitting the application, stay active and follow up!
- Leave an application to several different places! Housing market in Vaasa is tough!



APPLYING FOR AN APARTMENT



- Getting an apartment can be slowed down by previous rent debts, housing defaults or entries in your credit history.
- Request for an apartment viewing if possible.
- It is recommended to sign the contract *before* moving in Vaasa!
- Prepare yourself for a short-term stay (weeks) in an AirBnb or motel after arrival, if you haven't found an apartment beforehand. It can be pricy, so plan ahead!
- Please, note that the schools don't have apartments or dorms!

RENTING AN APARTMENT

- It is always necessary to take an apartment offer in writing. Go through the apartment offer/rental agreement carefully so that you know what the agreement binds you to. An electronic rental agreement is also a written agreement.
- The lease agreement is either fixed-term or valid until further notice. A fixed-term contract ends without any separate measures when the term mentioned in the contract expires. An indefinite tenancy agreement ends through a termination procedure.
- Pay attention to if the apartment is furnished or not. Make sure you know what is included in the furnishing! Kitchen appliances are always included.
- In shared apartments, make sure shared spaces are very well taken care of!



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HOW TO MAKE A RENTAL CONTRACT



- The lease agreement specifies the tenant and the landlord with their contact information. In addition to the address, it is important to have the phone number and email address of both parties.
- According to the law, the landlord has the right to check the tenant's credit history.
- The lease agreement must be drafted in a clear manner. The rental agreement must also mention all the terms and conditions you have agreed on.



WHAT TO INCLUDE IN THE CONTRACT

RENTAL PERIOD

- The contract is either open-ended or a fixed-term contract. The tenant's notice period is 1 month, regardless of the duration of the tenancy. In a fixed-term tenancy agreement, the start and end dates of the tenancy are already agreed upon when the agreement is made.

RENT

- Paying rent is the tenant's main responsibility. Rent is usually due in the beginning of the month. Water billing is usually a solid amount paid monthly together with rent and is balanced according to consumption at certain time intervals.

RENT REVIEW

- The lease agreement must clearly indicate the grounds and the time of the increase. The most common rent review condition is the index clause. If there is no mention about the increase in the agreement, the rent is solid throughout the rental time.

Security deposit and condition inspection of the apartment

- The landlord often requires a security deposit. It protects the damage caused to the landlord in situations where the tenant does not fulfill their obligations, e.g. neglects to pay rent. The amount is one to three months' rent.
- The security deposit should never be handed over to the landlord before getting to know the apartment and signing the rental agreement. The security deposit is returned to the tenant within two weeks of the end of the tenancy.
- It is advisable to carry out a condition inspection of the apartment when signing the rental agreement. It's also a good idea to take photos before moving in. This is in the interest of both parties.
- Remember the notification obligation! Notify the landlord immediately of any defects you notice in the apartment. If you do not report a defect that results in greater damage, you may have to compensate for the damage

MOVERS TO-DO-LIST

- Submit the notification of move no later than one week after the move. At the earliest, it can be done one month before the moving date.
- Inform the post office about the new address.
- Buy a home insurance (or transfer your previous home insurance to a new address).
- Make a new electricity contract (at the same time as you terminate the old one).
- Book a moving truck or trailer in good time.
- If possible, find out what the schedule is for those moving out so that you can plan your own moving schedule.



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FINANCIAL PLANNING

Always take care of the necessary expenses related to living first, put the expenses in order of importance.

- rent, electricity, water
- compulsory expenses (food, telephone, medicines, day care)
- Mandatory insurance and travel expenses and other invoices
- Stay on top of your income and expenses. Don't underestimate your expenses! Plan your spending carefully and make a budget plan.
- Failure to pay rent or electricity bills may result in eviction or cutting off electricity.
- Contact your landlord and tell them if you have payment difficulties! Negotiate a new due date or make a payment plan. Stay in touch!

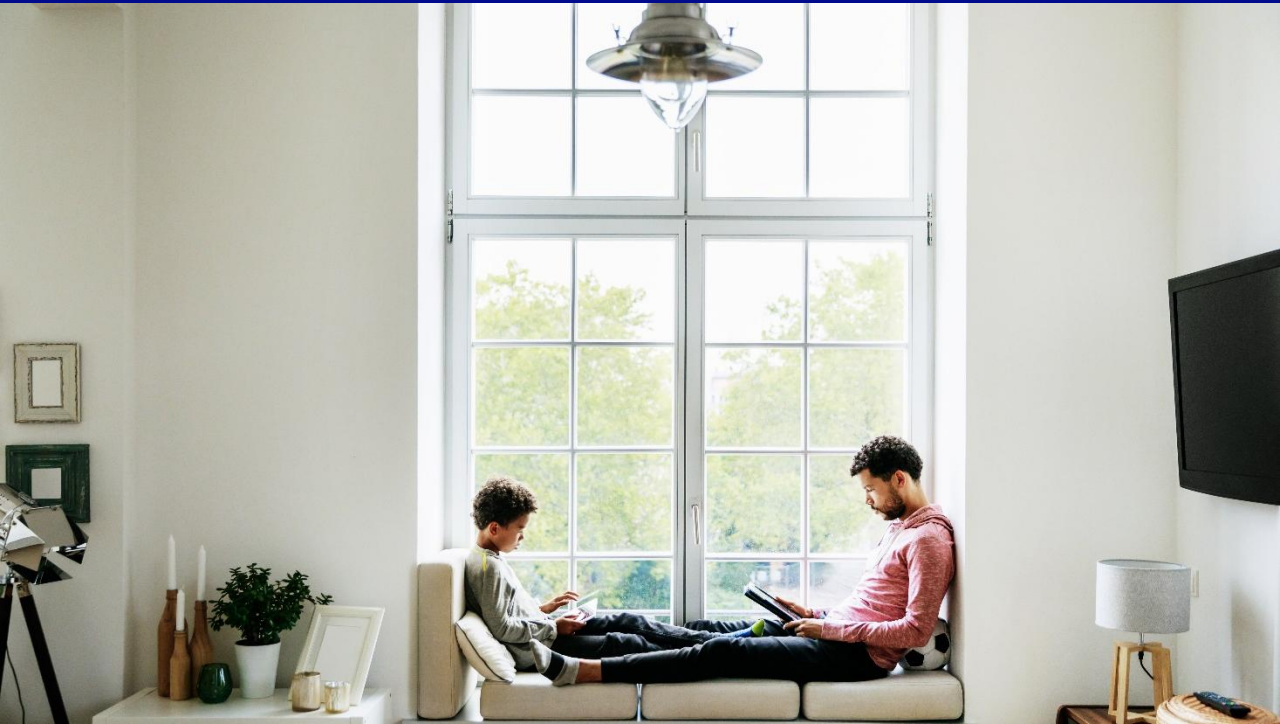


QUICK TIPS FOR HOUSING



- Follow the house rules and be considerate of your neighbors. Do not let your guests or visitors cause disturbances!
- Take good care of your apartment (Trash out, washing floors accordingly etc.)
- Get a home insurance for your flat! It is highly recommended and often mandatory for tenants.
- If there is a problem or something broken in your apartment, notify the landlord immediately! (bugs, leaks etc.)
- Make sure you have a working fire alarm in your apartment.
- Make use of the shared facilities like sauna and laundry room.
- Use electricity and water moderately.

HOUSING GUIDES



Guide of housing in Vaasa

<https://www.vaasa.fi/en/living/housing-and-construction/housing/housing-consultation/>

Version in 7 different languages

<https://pakolaisapu.fi/asumisen-oppaat/>

Living in Finland

<https://www.infofinland.fi/fi/housing/housing-in-finland>

ABC of housing

<https://nal.fi/asumisen-abc/>

<https://nal.fi/asumisen-abc/materiaalit/oppaat/>

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Welcome to Vaasa, The Nordic Energy Capital!

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