

LUMI  NAMAI

HOUSE RULES

Thank you for choosing Lumi Namai.
Please read and follow these house rules
to ensure a comfortable environment
for everyone.

At Lumi Namai, a set of house rules is in place, while still allowing you sufficient flexibility to organise your life and make plans. We take care of daily property management, leaving you free to focus on what matters most to you.

As a new resident of Lumi Namai, we kindly ask you to familiarize yourself with these house rules to ensure you feel as comfortable as possible in your home. We have compiled as much important information as possible. If you do not find the information you need or wish to clarify anything, please do not hesitate to contact the Lumi Namai team.

House rules last updated: 28.08.2026

An essential part of the house rules is the Home Maintenance Guide – please review it thoroughly.

You can find the Home Maintenance Guide here: <https://luminamai.lt/wp-content/uploads/sites/3/2026/08/Lumi-Namai-Home-Maintenance-guide-EN.pdf>

In case of any discrepancies between the tenancy agreement and these House Rules, the tenancy agreement prevails.

Please note that violations of the house rules may result in warnings and additional costs. Repeated or serious violations may lead to the immediate termination of the contract.

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CONTACT US

If you need assistance or have any questions about living at Lumi Namai, please contact the Lumi Namai team. We will be happy to assist you on business days from 9:00 a.m. to 5:00 p.m.

In urgent cases, such as an accident or other emergency, please contact your building's technical support service immediately. It is available 24/7. The current emergency service phone number is available in the "Contacts" section of the Lumi Namai website.

RENT AND ADDITIONAL COSTS

Rent is the agreed monthly fee for using the apartment. The principles for paying rent are specified in the rental agreement. Lumi Namai's monthly rent bill includes rent for the apartment, fixed and variable surcharges and costs for ordered additional services.

Fixed surcharges are fees and expenses related to maintenance, administration and utility services as well as other services provided by the landlord or a third party associated with the use of the apartment, property, and building (including waste disposal), as well as costs related to the upkeep, maintenance and administration of the property, building and apartment (including electricity and cleaning costs for common areas), property-related taxes and encumbrances (including land tax), and costs incurred by the landlord for insuring the building, which are not variable surcharges. Fixed surcharges constitute a service package, and these costs cannot be itemised separately on the bill.

Variable surcharges are fees and expenses for water, heating, electricity, and sewage services consumed in the apartment, based on meter readings and the rates set by service providers.

KEYS

Lumi Namai uses separate access devices for different areas of the property. Access cards or tokens are used for the building entrances and the property, remote controls are used for the parking area, keys are used for apartments and storage rooms, and tokens are used for the bicycle storage.

For questions regarding access, such as adding access or obtaining additional keys, access cards, tokens, or remote controls, please contact the Lumi Namai team.

INSURANCE COVER

Even for a rental home, insurance is very important. We strongly recommend all tenants to sign an insurance contract for both the protection of their personal belongings (including items stored in the bike room and storage unit) and liability insurance (which helps cover damages accidentally caused by you or your family members to others – for example, a forgotten bathtub tap or children's drawings on the kitchen furniture).

Lumi Namai is not responsible for the destruction or damage of the tenant's property (except in cases where the property is destroyed or damaged due to the intentional misconduct of Lumi Namai).

In the event of damage caused to the tenant by another tenant or a third party (including damage from other rental units, theft, etc.), the tenant must claim compensation directly from the person who caused the damage.

HOME SECURITY

Evacuation

We encourage all residents to familiarise themselves with them after moving in.

When moving into the building, please familiarise yourself with the evacuation route to ensure a quick exit in case of an emergency.

Review emergency guidelines with your family. The most important thing is to try to save people in danger, report the incident, and guide the arriving rescue team.

Emergency situations

In the event of an emergency, such as a water leak, power supply failure or another urgent situation, first ensure your own safety and the safety of others. Then immediately contact your building's technical support service, which is available 24 hours a day, 7 days a week. The current emergency service phone number is available in the "Contacts" section of the Lumi Namai website.

If the situation poses a threat to human life or health, immediately call the general emergency number 112. Please also inform the Lumi Namai team about the incident.

In an emergency, the priority is to ensure the safety of people, report the incident and, where necessary, guide the arriving rescue team.

Electrical safety

To ensure home security, regularly check the condition and maintenance of electrical appliances. Electrical appliances must be maintained in good working order. Faulty, improperly used or inadequately repaired electrical appliances may pose a danger to people, property and the user's safety.

Residents are not permitted to carry out electrical installation work themselves. If electrical work is required, such as replacing or repairing plugs, sockets, switches or other electrical installations, please contact the Lumi Namai team.

Fire safety

The apartment complies with the fire safety requirements established by law.

For additional safety, we recommend keeping basic fire extinguishing equipment in the home, such as a small foam extinguisher or fire blanket. Caution should be exercised when using or handling an open flame to avoid potential emergencies.

Smoke detectors have been installed in all apartments. Lumi Namai carries out periodic inspection and testing of smoke detectors. The Tenant is responsible for replacing the batteries when necessary. The detector will beep when the batteries need changing.

Common areas and stairwell

Parking is allowed only in designated parking spaces. Vehicles parked elsewhere may obstruct the rescue team's access to the building.

For fire safety reasons, no items may be left or stored in stairwells, corridors, walkways or evacuation routes. This rule also applies to strollers, bicycles, sleds and similar items. The Lumi Namai team has the right to remove such items.

To rent a paid space in a storage room or bicycle storage area, please contact the Lumi Namai team.

Everyday safety

Before leaving home, make sure that electrical appliances are switched off. In particular, make sure to turn off the stove, washing machine, dishwasher, iron and other similar appliances.

Outdoor devices are not permitted to be powered from indoor or common-area outlets, including stairwell outlets.

For extended absences from the apartment, for example during holidays, we recommend unplugging electrical cords from outlets.

To prevent theft, make sure that the doors are locked before leaving the apartment.

If you lose your key, contact the Lumi Namai team immediately.

If you suspect that criminal activity is occurring in any apartment, please report it to the police and the Lumi Namai team.

RESIDENCY

Accommodating additional persons

If the residential premises are to be used together with other persons, this must be agreed with the Landlord in advance. Additional occupants must be specified in the residential tenancy agreement or its appendices.

To register an additional occupant, please contact the Lumi Namai team.

Persons who are not specified in the residential tenancy agreement or its appendices are not permitted to reside permanently in the residential premises.

The residential premises may not be used for short-term accommodation services or rented through platforms such as Airbnb, Booking.com or similar platforms.

Declaration of place of residence

You may register the address of your place of residence in the population register, which allows you to access all the benefits and discounts available to Vilnius residents, apply for kindergarten or school placements for your children, participate in elections, etc. Registration must be completed within the legally designated time frame from the time you move into your new place of residence.

For more detailed information, please visit: <https://vilnius.lt/lt/declaration/>

An adult family member can also register the address of the place of residence for minor children.

CONSIDERING NEIGHBORS

You may receive guests at any time convenient for you, but you are responsible for ensuring that their stay does not disturb the peace, rest or work of other residents and neighbours.

According to Lithuanian law, activities causing noise that disturbs the peace, rest or work of others are prohibited in residential premises during evening hours from 7:00 p.m. to 10:00 p.m. and during night hours from 10:00 p.m. to 7:00 a.m.

During these hours, noise or other activities that may disturb other residents are not permitted.

If a significant disturbance cannot be resolved between the parties, please contact the police or the relevant municipal authorities. Please also inform the Lumi Namai team about the disturbance.

SMOKING

Lumi Namai is completely smoke-free. Smoking is prohibited inside apartments, on balconies and terraces, in common areas, near building entrances and stairwells, and in children's playgrounds. This prohibition also applies to electronic cigarettes.

Cigarette butts must not be thrown or left anywhere on the Lumi Namai property.

INTERNET AND TV

Telia, Cgates and Fatlink internet and television services are available in the building.

To enter into a service agreement, please contact your chosen service provider.

ADDITIONAL SERVICES

Additional services, including parking spaces, electric car charging, storage rooms and bicycle storage spaces, are available to Lumi Namai residents and must be ordered or rented separately.

For information about prices and additional services, please visit:

<https://luminamai.lt/en/how-to-rent/additional-services/>

Parking

Parking spaces are available in the underground parking area and must be rented separately.

To rent a parking space designated for residents, enter into a parking rental agreement or obtain information about availability, please contact the Lumi Namai team. Vehicles may only be parked in designated and marked parking spaces. Vehicles parked outside designated areas may obstruct access for other residents, service providers or emergency services. Improperly parked vehicles may be subject to removal or other measures in accordance with the applicable parking rules.

Parking spaces and parking areas may not be used to store belongings, building materials, tyres or other items that are not motor vehicles.

Electric car charging

Lumi Namai has designated parking spaces with electric car charging facilities. These parking spaces must be rented separately.

To use an electric car charging station, you must rent a designated parking space with a charger and order the charging service from the Lumi Namai team. Once the service is activated, you will receive a token for accessing the charging station.

Electricity consumed for charging is billed by Lumi Namai and included in your monthly utilities bill.

Electric cars may only be charged using the designated charging stations. Connecting an electric car using an extension cord to indoor, common area, parking area or other electrical outlets is strictly prohibited.

Storage rooms

Storage rooms are available for separate rental. To rent a storage room or obtain information about availability, please contact the Lumi Namai team.

Residents are asked to carefully consider which items are stored in storage rooms. Storage conditions may differ between rooms, and storage rooms located on the underground level may have higher humidity.

We therefore recommend that moisture-sensitive items such as electronics, documents, books, textiles, artworks or other valuables are not stored there. The tenant is responsible for ensuring that the items stored are suitable for the specific storage conditions.

It is not recommended to store valuable items in the storage room. In accordance with fire safety requirements, storing flammable liquids, gases, explosive substances or other materials that may create a risk of fire or other hazards is prohibited.

Ensure that items are not placed too tightly against the walls. To avoid excess moisture and mould, sufficient airflow between stored items and the surrounding surfaces must be maintained.

Storage rooms are equipped with locks, and the tenant is provided with a separate key.

Bicycle storage

Bicycle storage spaces are available for separate rental. To rent a space in the bicycle storage or obtain information about availability, please contact the Lumi Namai team.

Bicycles and scooters must be stored only in designated storage areas. Although the bicycle storage is a locked area, we still recommend locking bicycles separately.

Storing other personal belongings, including sleds, in the bicycle storage is not allowed. A storage room is available for this purpose.

PETS

Well-behaved pets are welcome at Lumi Namai. When keeping pets, all applicable laws and regulations regarding the keeping and welfare of domestic animals must be observed.

Each pet owner or keeper is responsible for ensuring that their pet is properly cared for and that the animal:

- does not disturb other residents or neighbours;
- does not endanger the safety of people;
- does not cause damage to common areas or other property.

Walking pets within the Lumi Namai courtyard is not permitted. Pets may only be taken through the courtyard when entering or leaving the property and must be walked outside the Lumi Namai premises.

When taking your pet through the Lumi Namai property or walking your pet outside, you must clean up after your pet. Pet owners must always carry appropriate means for collecting pet waste and must immediately remove any waste left by their pet.

Please ensure that the animal does not urinate on the facade, plants, terraces or other parts of the property. Pet owners are responsible for ensuring that their pets do not cause damage to the building, common areas, landscaping or other property.

Pet owners must also ensure that their pets do not endanger other residents or disturb the peace of neighbours.

For more information, please visit:

<https://www.vmb.lt/nuomojamo-busto-prieziura/gyvunu-laikymo-taisykles/>

WASTE MANAGEMENT

Lumi Namai supports waste sorting, recycling, and reducing excessive consumption. By sorting carefully, you ensure that waste is handled in the most environmentally friendly way possible.

Bulky waste (including old furniture and packaging) and hazardous waste, such as chemicals, batteries, expired medications, and electronic devices, must be collected separately and taken to waste collection points.

You can find detailed instructions for waste sorting and disposal at:

<https://vilnius.lt/savivaldybe/aplinkosauga-ir-energetika/atlieku-tvarkymas?lang=en>

For additional questions, please consult the Lumi Namai team.

FURNISHING THE HOME

For your convenience, the residential premises are partially furnished and equipped with built-in furniture and household appliances.

Integrated furniture and appliances include a refrigerator with freezer, integrated stove, oven, cooker hood, dishwasher and washing machine, as well as a wardrobe in the hallway and one bedroom.

Without prior written approval from the Lumi Namai team, it is not permitted to rebuild, dismantle, modify or otherwise alter the integrated furniture, household appliances, lighting or other equipment and furnishings installed by the Landlord.

The Tenant may furnish and arrange the rest of the residential premises with furniture of their choice and at their own discretion, subject to the requirements of the residential tenancy agreement and these rules.

To protect the walls from scratches, dirt and other damage caused by furniture, please ensure that

there is at least a couple of centimetres of free space between the furniture and the wall when arranging it.

If you wish to replace the light fixtures installed in the residential premises, this must be agreed with the Lumi Namai team in advance. Replacement may only be carried out by a specialist approved by Lumi Namai.

When moving out of the residential premises, the originally installed light fixtures must be restored.

RENOVATIONS, REPAIRS, NORMAL WEAR AND TEAR

Every residence occasionally needs refreshing, whether due to normal wear and tear or a desire to bring new life into the home.

Normal wear and tear means the natural and ordinary deterioration of the apartment, its furnishings and equipment resulting from their intended use over time.

The Tenant is responsible for maintaining household appliances and other parts of the apartment in accordance with the applicable instructions. Lumi Namai covers the costs associated with normal wear and tear.

Repairs and improvements

Residents of Lumi Namai can request repair or improvement work from the Lumi Namai team. Where necessary, Lumi Namai and its professional partners can provide suitable solutions, and an individual cost estimate may be prepared for larger or more complex works.

Any changes to the residential premises, including painting walls, drilling holes, altering built-in furniture or carrying out other repair or improvement works, must be agreed with the Lumi Namai team in writing in advance.

Structural alterations to the residential premises, such as constructing, adding or removing partition walls, are not permitted.

Where independent modifications have been approved by the Lumi Namai team, the Tenant agrees to restore the original condition of the residential premises at the end of the rental period, unless otherwise agreed in writing.

Protection of furniture and floors

To maintain the good condition and appearance of the flooring, protective pads should be placed under the legs of movable and free-standing furniture.

Care should be taken when arranging and using furniture to avoid unnecessary scratches, dents or other damage to floors and other surfaces.

Responsibility for damage

The Landlord is responsible for normal wear and tear. Normal wear and tear does not include deterioration, defects or associated damage resulting from misuse of the apartment, furniture, appliances or other parts of the residential premises.

If damage is caused by improper use, negligence, or intentional or unintentional actions of the Tenant, the Tenant is responsible for the cost of remedying the damage. Any such costs must be settled in accordance with the residential tenancy agreement and, where applicable, by the end of the rental period.

Examples of damage that is not considered normal wear and tear include:

- damaged flooring, including damage caused by the wheels of office chairs or other furniture;
- holes made in walls;
- stains, dirt, dents, holes or other damage to walls, floors, ceilings, windows or doors;
- damage to household appliances, built-in equipment or furniture;

- damage caused by pets or children;
- damage to kitchen surfaces, for example by placing a hot pan directly on the kitchen countertop;
- other damage to the property, furnishings, appliances or equipment resulting from improper use, negligence or accidental or intentional actions.

If the applicable price list does not specify a particular item or type of damage, the Tenant is responsible for the actual costs required to restore or repair the damaged item or area.

Reporting damage

If damage is identified in the residential premises, to furnishings or to equipment installed or provided by Lumi Namai, the Lumi Namai team must be informed immediately, but no later than within three days of discovering the damage.

This includes incidents such as a broken sink, damaged wall or floor, damage to integrated furniture or other equipment, as well as other incidents affecting the apartment.

If damage is not reported within the specified period, the Tenant may lose the right to have the related restoration or repair costs covered by Lumi Namai, and the Landlord may refuse to cover such costs to the extent provided for in the residential tenancy agreement.

Where the damage is the Tenant's responsibility, the Tenant must cover the applicable repair, replacement or restoration costs.

INSPECTIONS OF RESIDENTIAL PREMISES

A Lumi Namai representative is entitled to inspect the residential premises by notifying the Tenant in advance, except in urgent cases provided for by law or the residential tenancy agreement.

More specific circumstances are described in the rental agreement.

HOME MAINTENANCE

Regular cleaning and maintenance of the apartment is the responsibility of the Tenant and helps to ensure healthy living conditions, good indoor air quality and the preservation of the apartment, its furnishings and equipment.

Cleaning and maintaining the home is easier with high-quality cleaning products. Avoid using excessive amounts of water or strong or abrasive cleaning agents, as these may damage surfaces.

You can also order cleaning services. For more information about available cleaning services, please contact the Lumi Namai team.

It is essential to ensure adequate ventilation and proper heating in the home. This helps maintain good indoor air quality and an appropriate moisture level, which is important for both the health and comfort of residents and the preservation of the property.

If you notice a water leak, problems with water pressure or temperature, malfunctioning taps or toilets, or any other issue that may cause damage to the residential premises, please inform the Lumi Namai team immediately.

For detailed information about the proper cleaning, use and maintenance of the apartment and its equipment, please review the Lumi Namai Home Maintenance Guide.

Please also review the Division of Maintenance Responsibilities for Rental Apartments provided in these House Rules.

ENERGY SAVING

Lumi Namai is designed with environmental awareness in mind at all stages of apartment design,

construction and use. As a resident of Lumi Namai, you can also act sustainably and save energy by regularly checking and cleaning home appliances and turning off unnecessary electrical devices and lights.

We recommend adjusting indoor temperature to 21–23 degrees Celsius and avoiding keeping windows open unnecessarily during the heating season.

You can reduce water consumption by not letting water run unnecessarily in the kitchen or washroom, washing a full load of laundry or dishes at once, and using special washing programs for half loads when necessary.

BALCONY/TERRACE

You may decorate the balcony or terrace with plants, but please make sure that flowerpots are placed inward from the railing.

To ensure safety, fire safety and proper maintenance of the building and surrounding areas, the following is not permitted on balconies and terraces:

- smoking;
- barbecuing, grilling or using or handling an open flame;
- feeding birds or other animals;
- throwing items over the edge of the balcony or terrace;
- enclosing balconies;
- planting additional plants, trees or shrubs, or otherwise modifying the lawn or landscaped areas belonging to the terrace without prior written approval from the Lumi Namai team;
- drilling into exterior walls, balcony or terrace structures, or attaching fixtures, decorations or other items to the facade, railings or other structural elements without prior written approval from the Lumi Namai team;
- installing permanent structures on balconies or terraces without prior written approval from the Lumi Namai team.

On ground-floor terraces, furniture, flowerpots and other personal belongings must be placed on the paved area and not permanently on the lawn.

Items must not be left on the grass if they may obstruct lawn maintenance or damage the grass. The lawn must be kept clear to allow the Lumi Namai team to carry out regular maintenance. If items prevent access to the lawn, the area may be left unmaintained.

HANDOVER OF THE RESIDENTIAL PREMISES

Moving out

If you are planning to change your residence, we encourage you to review the residential options offered by Lumi Namai. If you wish to move to another Lumi Namai apartment, please inform the Lumi Namai team no later than one (1) month before the planned move-out date.

After notice of termination of the residential tenancy agreement has been given, the Lumi Namai team and the Tenant will inspect the residential premises at a pre-agreed time. During the inspection, damage and other circumstances not related to normal wear and tear will be recorded, and it will be checked whether the residential premises correspond to the condition stated in the initial handover report. It will also be assessed whether any changes made to the residential premises were approved by the Lumi Namai team and whether they must be remedied before the end of the tenancy period.

A written report will be prepared after the inspection. If damage to the apartment or its equipment exceeding normal wear and tear is identified during the inspection, Lumi Namai will issue an invoice for the cost of repairs or replacement of equipment or furniture. The current price list is available on the Lumi Namai website.

After notice of termination of the residential tenancy agreement has been given, the Landlord's representative is entitled to show the residential

premises to prospective tenants at a time agreed in advance.

Final cleaning

The apartment must be properly cleaned before it is returned to Lumi Namai. The Tenant may arrange the final cleaning independently or order professional cleaning services.

If the apartment has not been properly cleaned by the agreed handover time, additional cleaning costs may apply in accordance with the applicable price list.

The required final cleaning includes:

- removing all furniture, personal belongings and other items belonging to the Tenant from the apartment;
- sweeping and cleaning the floors with a suitable cleaning product, removing stains and cleaning the skirting boards;
- thoroughly cleaning all built-in cabinets, shelves, basket systems and similar fittings;
- cleaning the hob and oven;
- cleaning the cooker hood and its filter;
- cleaning the dishwasher and its filter;
- emptying, defrosting and cleaning the refrigerator and freezer, switching off the power supply and leaving the appliance doors open;
- thoroughly cleaning the washrooms;
- cleaning the washing machine seal and detergent drawer;
- cleaning toilets, sinks and showers with suitable cleaning products;
- cleaning the bathroom trap;
- removing stains from doors, door handles and walls using a clean, damp cloth;
- emptying and cleaning wardrobes and removing all stains;
- cleaning light covers;
- cleaning windows on both sides; during the winter period, windows should be cleaned from the inside;

- cleaning the balcony or terrace, including floors, railings and glass surfaces;
 - cleaning the areas around the ends of ventilation pipes with a dry cloth;
 - properly ventilating the apartment;
 - closing all windows and balcony doors before leaving the apartment;
 - if applicable, completely emptying and cleaning the storage room;
 - if applicable, cleaning the rented parking space of any oil spills or other contamination.
-

Walls and repairs before moving out

If walls or other parts of the apartment have been damaged beyond normal wear and tear, the necessary repairs must be agreed with the Lumi Namai team.

If the Tenant is permitted to arrange wall repairs independently, the correct paint specifications must be used:

White: Dekso 5, NCS S 0300-N;

Grey (studio apartments only): NCS S 4500-N.

Alternatively, repair or painting services may be arranged in coordination with the Lumi Namai team.

Waste and personal belongings

The same waste management rules apply when moving out as during the tenancy.

Hazardous waste, bulky waste, furniture intended for disposal and other items that cannot be disposed of as ordinary household waste must be removed and disposed of by the Tenant in accordance with the applicable waste management requirements.

If additional waste removal costs are incurred by the building, these costs may be deducted from the security deposit or invoiced separately.

No personal belongings or waste may be left in the apartment, storage room, walkways or other common areas.

Services and declaration of residence

When moving out, please terminate all service agreements associated with the residential premises, including internet, television and other services, and return or remove any equipment belonging to the relevant service providers, such as an internet router.

Please notify the relevant service providers of your change of address.

The Tenant must also re-register their place of residence after moving out and ensure that any family members whose place of residence was registered at the apartment do the same, within the applicable time limit.

Keys and security deposit

After the final cleaning has been completed and the apartment is no longer in use, all keys issued to the Tenant must be returned to the Lumi Namai team.

The security deposit will be refunded in accordance with the terms of the residential tenancy agreement, taking into account any applicable outstanding payments, cleaning costs, repair costs or other amounts for which the Tenant is responsible.

FEEDBACK

Your opinion is important to us.

If you would like to share a positive experience, suggestions or inform us about situations where you see opportunities to improve our services, please contact the Lumi Namai team.

Your feedback helps us improve the living environment and provide an increasingly high-quality service.

DIVISION OF MAINTENANCE RESPONSIBILITIES FOR RENTAL APARTMENTS

Structures and systems

Item	Tenant responsibility	Landlord responsibility	Additional information
Roof structures		✓	
Roof, suspended ceilings and floors, load-bearing structures		✓	
Exterior facade		✓	
Partition wall structures		✓	
Ventilation		✓	
Drains and gullies		✓	
Balconies		✓	
External sewerage and water supply systems		✓	

Keys and locks

Item	Tenant responsibility	Landlord responsibility	Additional information
Maintenance of original locks		✓	
Ordering additional keys and cards (tokens)	✓		Additional keys can be ordered from the Lumi Namai team.
Keys for storage rooms		✓	

Built-in furniture and kitchen cabinets

Item	Tenant responsibility	Landlord responsibility	Additional information
Repair or replacement of built-in furniture		✓	

Apartment entrance door

Item	Tenant responsibility	Landlord responsibility	Additional information
Lubrication of hinges	✓		
Repair and replacement of seals		✓	
Repair of doors and their original fixings		✓	
Installation or maintenance of a security chain or door viewer	✓		The work may only be carried out by a qualified specialist. When moving out, these items remain in the residential premises and no compensation is paid for them.

Windows and external balcony doors

Item	Tenant responsibility	Landlord responsibility	Additional information
Repair and replacement of seals		✓	
Repair of locking mechanisms and other hardware		✓	
Replacement of window panes		✓	
Installation of blinds and curtain rails	✓		The work may only be carried out by a qualified specialist and agreed with Lumi Namai team. When moving out, these items remain in the residential premises and no compensation is paid for them.
External balcony doors		✓	
Cleaning of windows and balcony glazing	✓		

Walls, ceilings and floor coverings of the residential premises

Item	Tenant responsibility	Landlord responsibility	Additional information
Cleaning and maintenance of wall, ceiling and floor finishes	✓		
Painting and repair of walls	✓	✓	*
Repair of wet rooms and replacement of surfaces	✓	✓	*
Inspection, cleaning and maintenance of wet rooms	✓		
Painting of ceilings	✓	✓	*
Repair and replacement of floor coverings	✓	✓	*
Balcony maintenance		✓	
Cleaning of balcony drainage openings	✓		
Balcony cleaning	✓		

* Where both the Tenant and the Landlord are indicated as responsible, the responsible party depends on the cause of the damage or the need for repair. Lumi Namai is responsible for normal wear and tear and repairs not attributable to the Tenant. The Tenant is responsible for damage caused by improper use, negligence, unauthorised alterations or other actions resulting in damage exceeding normal wear and tear.

Heating

Item	Tenant responsibility	Landlord responsibility	Additional information
Heating thermostat batteries – monitoring and replacement	✓		
Heating thermostat connection with heating system	✓		*

*The Tenant is responsible for monitoring the thermostat battery level and replacing the batteries when necessary. If a thermostat loses connection to the heating system, the heating may operate at maximum output. The Tenant must inform the Lumi Namai team immediately so that an engineer can be arranged to restore the connection. Any costs associated with restoring the connection due to depleted or missing thermostat batteries are the Tenant's responsibility.

Ventilation

Item	Tenant responsibility	Landlord responsibility	Additional information
Cleaning of exhaust valves	✓		
Adjustment and repair of exhaust valves		✓	
Cleaning of ventilation shafts		✓	
Cleaning the cooker hood grease filter	✓		
Purchase of a new cooker hood grease filter and replacement of the old filter – Laumėnų 2 only		✓	In Laumėnų 2, Lumi Namai replaces the cooker hood filter once a year. If the Tenant requires replacement more frequently than the scheduled annual replacement, any additional replacement is the Tenant's responsibility.
Cooker hood repair		✓	Apartments in Laumėnų 4 do not have cooker hood filters requiring replacement.
Cleaning the ventilation unit filter or purchasing a new filter and replacing the old one		✓	Lumi Namai replaces ventilation filters every six (6) months. In Laumėnų 2, the filters are part of the central ventilation system. In Laumėnų 4, the ventilation filter is located separately in each apartment. If the Tenant requires more frequent replacement, any

Item	Tenant responsibility	Landlord responsibility	Additional information
			additional filter replacement is the Tenant's responsibility.
Maintenance and repair of the ventilation unit		✓	
Adjustment of the ventilation unit	✓	✓	Laumènu 2 – regulated by Lumi Namai. Laumènu 4 – regulated by the tenant individually.

Utility systems maintenance

Item	Tenant responsibility	Landlord responsibility	Additional information
Construction works in the courtyard		✓	
Sewerage and water supply fittings, electrical fittings, materials and equipment		✓	
Sewerage and water supply systems and energy systems		✓	
Fittings, materials and fasteners		✓	

Water supply and plumbing

Item	Tenant responsibility	Landlord responsibility	Additional information
Cleaning tap aerators	✓		
Adjustment of tap flow rate		✓	
Replacement of shower hose and hand shower		✓	
Repair and replacement of taps		✓	
Repair of toilet components		✓	
Connection, repair, maintenance and servicing of household	✓		

Item	Tenant responsibility	Landlord responsibility	Additional information
appliances purchased by the Tenant			
Routine cleaning and maintenance of the washing machine and dishwasher	✓		
Repair of the washing machine and dishwasher provided by the Landlord		*✓	*Tenant is responsible if the damage results from improper use or negligence.
Maintenance and repair of traps		✓	
Inspection and cleaning of traps	✓		
Maintenance and repair of water and sewer pipes		✓	
Checking taps and toilets for leaks	✓		
Reading meter values		✓	

Electrical equipment in the residential premises

Item	Tenant responsibility	Landlord responsibility	Additional information
Repair or replacement of fixed LED light fixtures provided by Lumi Namai		✓	
Replacement of other fixed light sources provided by Lumi Namai		✓	
Repair of fixed light fixtures and covers		✓	
Repair of sockets and switches		✓	
Installation or replacement of indoor light fixtures by the Tenant	✓		Prior approval from the Lumi Namai team is required. The work may only be carried out by a specialist or a suitably qualified company.

Item	Tenant responsibility	Landlord responsibility	Additional information
Installation or modification of internet, TV and other communication cables and connection points	✓		Prior approval from the Lumi Namai team is required. The work may only be carried out by a specialist or a suitably qualified company.

Appliances and equipment in the residential premises

Item	Tenant responsibility	Landlord responsibility	Additional information
Purchase and replacement of batteries	✓		
Defrosting the refrigerator	✓		
Maintenance of the internal and external surfaces of all household appliances	✓		
Repair of all household appliances provided by the Landlord		*✓	*Tenant is responsible if the damage results from improper use or negligence.
Replacement of smoke detector batteries	✓		
Inspection and testing of smoke detectors		✓	

Common areas and grounds

Item	Tenant responsibility	Landlord responsibility	Additional information
Surface structures		✓	
Green areas		✓	
Furniture, inventory and equipment		✓	
Railings for light loads		✓	

Item	Tenant responsibility	Landlord responsibility	Additional information
Playground equipment		✓	
Railings for heavy loads		✓	
Cleaning up after a pet	✓	Responsibility of the pet owner.	
Other items			
Item	Tenant responsibility	Landlord responsibility	Additional information
Insurance of the residential premises	✓		Insurance is recommended.
Registration of the residential tenancy agreement	✓		The Tenant is responsible for registering the residential tenancy agreement, if registration is required or desired.
Declaration of place of residence	✓		The Tenant is responsible for declaring and, upon moving out, re-registering their place of residence, as well as ensuring that registered family members do the same, within the applicable time limits.

Note: *If damage has been caused by the Tenant and exceeds normal wear and tear, Lumi Namai is entitled to issue an invoice for remedying the damage based on the actual costs. If the Lumi Namai team provides specific instructions that differ from those stated in the table, the instructions provided by the Lumi Namai team shall apply.*