

Tenants Information

The lease

The lease you sign is an Assured Shorthold, a legal document which is signed between the owner of the property (landlord) and yourself(s). It will normally run for either 6 or 12 months. You can only leave the property at the end of the period stated in the lease (if you wish to leave when the lease is due to run out you must notify us in writing giving minimum of one month notice prior to the ending of that lease). If the landlord wishes to end the tenancy you will be given 2 months notice to quit the premises.

Deposit

The tenant pays a deposit, which is the equivalent of one month's rent plus £100.00. These monies are refundable only after you have vacated the property and provided that

- Your rent is paid up to date
- All bills relating to the tenancy have been paid
- The property has been well maintained
- The items listed on the inventory are all present and in good condition

Rent

As a tenant you are responsible for paying the full amount of rent on time. We would require you to complete a standing order mandate that will mean payments being paid directly to our bank.

Insurance

The landlord is responsible for insuring the property and all the contents they have provided.

The tenant must insure his or her own belongings.

Repairs & Maintenance

All faults to the property must be reported to the landlord in writing. The landlord can then take reasonable steps to instruct contractors to undertake repairs.

Decorating

The tenant cannot alter the décor of the property unless the landlord has granted permission

Inspections

Inspections are carried out at regular intervals to ensure the tenant is looking after the property and to ensure that no repairs are needed.

Gas & Electrical Safety

The landlord has a legal obligation to provide gas & electrical safety certificates on an annual basis.