

Tenancy Reminder List

We hope you will be happy in your new home. Set out below are a few do's and don'ts in relation to your tenancy. If in doubt, please refer to your Tenancy Agreement, or contact us.

1. Please pay the rent on time. The best way to ensure that this is the case is to set up a standing order for two or three days before the rent is due.
2. Do not keep pets of any description at the property without prior written authorisation from the landlord or agent.
3. The Landlord insures the "bricks and mortar", while you are responsible for insuring your own contents and personal possessions. We recommend that you put in place accidental damage to landlord's fixtures and fittings insurance cover. This can be secured via the Hazells' website.
4. During the term of your tenancy, the property is your responsibility. Please keep the property secure (i.e. locking doors & windows, setting the alarm, etc...). We may keep a copy of your keys but please check this with us. If you are locked out, you will be responsible for the cost of a locksmith which will include providing Hazells with copies of keys for the new locks.
5. Please obtain written consent prior to carrying out any decorating, or painting of the premises. (See relevant clauses of your tenancy agreement)
6. Please note that it is your responsibility to eradicate any vermin and pests at the property (i.e. wasps, moles, ants, mice, rats, etc...). (See relevant clauses of your tenancy agreement)
7. Windows broken during the term of your tenancy are your responsibility to replace with like for like glass. Windows must be regularly cleaned inside and out. (See relevant clauses of your tenancy agreement).
8. You may not assign, sublet or share the property with any adult not included on the tenancy agreement. (See relevant clauses

of your tenancy agreement)

9. It is imperative that access for maintenance personnel is provided for the servicing of any gas installations at the property on an annual basis. (See relevant clauses of your tenancy agreement)
10. Please avoid ironing clothing in carpeted areas; dislodged irons will melt the carpets and any damage will need to be repaired at your cost.
11. Please keep the gardens in neat and tidy order throughout the term of your tenancy. If needs be you will have to use the services of a gardener. (See relevant clauses of your tenancy agreement)
12. Do not leave the property unheated during the winter, particularly if you are going away for a few days. Repairs due to frozen pipes will be your responsibility. (See relevant clauses of your tenancy agreement)
13. Please remember when you want to terminate your tenancy after the fixed term has expired, we require a minimum of one month's notice in writing by letter or email which expires on your rent day. Simply giving 30 days' Notice is not acceptable.
14. The property must be left in a clean and tidy condition, including the oven, grill, high areas where dust accumulates, carpets, etc...
15. If there is a chimney which has been used during the tenancy then you must have the chimney swept before the end of the tenancy and provide a certificate from an approved chimney sweep.
16. The garden should also be weeded; hedges and grass cut, and generally left in good order.
17. When carrying out the final inspection after the keys are returned, the condition at check-out will be compared with the Inventory and Schedule of Condition given to you at the start of

the tenancy. If Hazells considers the property and gardens are not in an acceptable condition, then an application will be made to either the Deposit Protection Service or The Disputes Service (as appropriate) be made for the costs of a professional company to be employed for additional cleaning or gardening. The cost of this will be your responsibility and deducted from your deposit.

If you have any doubts or concerns, then please do not hesitate to contact Hazells on 01284-702626.