

## 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. There is an administration fee of £25 for late payments.
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.
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 do not keep a copy of your keys. If you become locked out, you will be responsible for the cost of a locksmith.
5. Please obtain written consent prior to carrying out any decorating, or painting of the premises.
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...).
7. Windows broken during the term of your tenancy are your responsibility to replace with like for like glass.
8. You may not assign, sublet or share the property with any adult not included on the tenancy agreement.
9. It is imperative that access is provided for the servicing of gas installations on an annual basis.
10. Please avoid ironing clothing in carpeted areas; dislodged irons will melt the carpets.
11. Please keep the gardens in neat and tidy order throughout the term of your tenancy.
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.
13. Please remember when you want to terminate your tenancy after the fixed term has expired, we require a minimum of one month's PRIOR notice *in writing*. THE NOTICE MUST EXPIRE ON YOUR RENT PAYMENT DATE.
14. The property must be left in a clean and tidy condition, including the oven, grill, high areas where dust accumulates, carpets, etc... The garden should also be weeded; hedges and grass cut, and generally left in good order. When carrying out the final inspection, if George Hazell & Co. considers the property and gardens are not in an acceptable condition, then a professional company will be employed for additional cleaning or gardening. The cost of which will be your responsibility.

*If you have any doubts or concerns, then please do not hesitate to contact Pat Milbourne or Jane Hawkins on the above number.*

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