

4. No animals, other than the **Declared Pets**, are allowed in the **Property** without our written permission (which we will not unreasonably withhold). We can withdraw this permission if we have a good reason.

5. Additional terms agreed are :

7. You will get the **Deposit** back when this agreement ends and you leave the **Property**, as long as you have kept to all the agreements and conditions and you have paid all the **Rent** and bills for the **Property**. If you do not do so, we may take from your deposit:

Any **Rent**, or other money you owe us which we have told you about and which is unpaid after the end of the tenancy; Reasonable compensation if you have broken any of your agreements, including those relating to cleaning the property or the furniture or fixtures; or The reasonable cost of making good or compensating us for any damage to the property or the furniture or fixtures or anything else for which you may be responsible which is not caused by fair wear and tear. This does not include any damage covered by our insurance policy (except for any insurance excess) or any damage resulting from our failure to carry out any repairs for which we are responsible. We will make allowance for the age and condition of any item as at the start of the tenancy. If we cannot agree any of these amounts, the matter will be decided by the county court unless we can agree on some other way of sorting out the dispute.

8. You cannot use the **Deposit** to pay rent under this agreement.

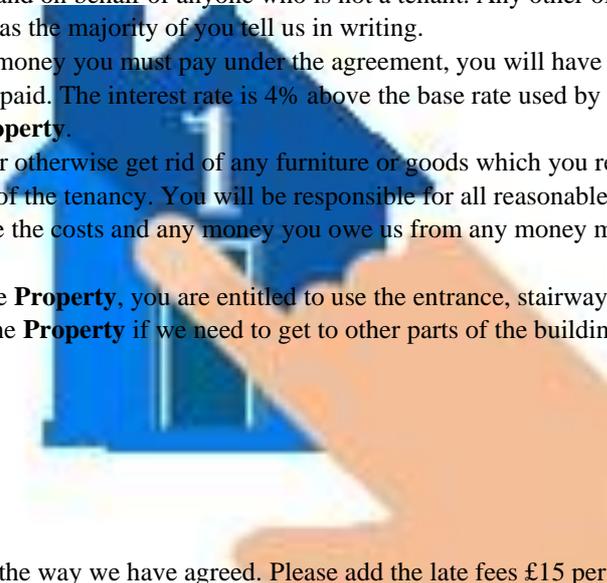
9. If there is more than one **Tenant**, we have chosen the **Person Dealing with the Deposit** to deal with the deposit on your behalf (jointly and individually) and on behalf of anyone who is not a tenant. Any other of the tenants can replace that person as your representative, as long as the majority of you tell us in writing.

10. If you owe rent or any other money you must pay under the agreement, you will have to pay interest on this amount from the date that it should have been paid. The interest rate is 4% above the base rate used by the Royal Bank of Scotland.

11. We may keep keys to the **Property**.

12. We may remove, store, sell or otherwise get rid of any furniture or goods which you refuse to remove or fail to remove from the **Property** at the end of the tenancy. You will be responsible for all reasonable costs that we may have because of this. We are entitled to take the costs and any money you owe us from any money made from selling the furniture or goods.

13. If there is shared access to the **Property**, you are entitled to use the entrance, stairways, halls, landings and so on to the **Property** but we may come into the **Property** if we need to get to other parts of the building in which the **Property** is located.



B You must do the following:

1. Pay **Rent** on the days and in the way we have agreed. Please add the late fees £15 per week to the rent if you are late. Rent is to be paid by Standing order into the Account details as given below:

Bank :

Account Name :

Sort Code

Account Number :

2. Pay a sum of £35 in addition for any cheque that does not clear or any unpaid direct debit, standing order or card payment. Pay the reasonable costs for any visit to your home in connection with rent arrears or related to any other breach of this agreement by you.

3. Keep the inside of the **Property** in at least as good a condition as it was when the tenancy started (apart from fair wear and tear). At the tenancy end you must leave all furniture and fixtures in the places they were in at the beginning of the tenancy.

4. Sound test any smoke, heat and carbon monoxide alarms at least once per week and vacuum their sensors to remove dust at least every 6 months. Any damage or operational failure must be immediately reported to our agents or us. #

5. Repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the **Property**. This includes repairing damage caused in this way to the **Property** and, if it applies, the building in which the property is located and any shared access, replacing any broken glass in windows and repairing or replacing any damaged fittings and installations. If you do not repair the damage you are responsible for, we can claim the reasonable cost of making good this damage or we may give you written notice asking you to repair the damage within a reasonable period of time, depending on the repairs that need to be done.

If you fail to do this within the period of notice given, we may then enter the property (after giving you at least 24 hours' notice, in writing) and carry out the work. You will have to pay us for the reasonable cost of this work.

6. Pay for all electricity, gas, phone, water and council tax bills relating to the **Property** that apply during the tenancy.
7. Take reasonable precautions to prevent frost or similar damage to the **Property**. If the **Property** is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, you must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.
8. Lock all the doors and windows and put the burglar alarm on (if there is one) whenever you leave the **Property** unattended. You should tell us if the **Property** is going to be empty for more than seven days in a row.
9. Pay our reasonable costs for re-letting the **Property** and pay the **Rent** until a new tenant moves in, if you give us notice that you are going to leave the **Property** before this agreement has ended. We do not have to take the **Property** or the tenancy back from you early unless we want to do so.
10. Allow us or our agents to come into the **Property** at all reasonable hours of the day to inspect the condition of the **Property**, to carry out repairs or to do other work which we must carry out by law. We will give you at least 24 hours' written notice if we are going to enter the property. You must let us enter the **Property** immediately if there is an emergency. Upon agreeing a date and time for access, in the event that you fail to provide such access, you will pay the reasonable costs.
11. Tell us about any repairs or faults that we are responsible for in the structure or outside of the **Property**, in any installation or, if it applies, in the shared areas.
12. Park vehicles in your garage (if there is one) or in your parking space only, and without causing an obstruction.
13. Pay the reasonable costs for replacing locks if you fail to return any key and / or getting replacement or additional keys, should you require them.
14. Allow possible new tenants and buyers to look at the **Property** (upon written notice, no less than 24 hours before the viewing) during the tenancy and pay our reasonable costs for any failure to do so, after you or the **Landlord** have given notice to end the tenancy.
15. Be jointly and individually responsible for paying all the **Rent** you have to pay under this agreement and keep to all the terms of this agreement.
16. Defrost the fridge/ freezer(s) (if any) when necessary and be responsible for the reasonable cost of making good any damage that is caused if you have not done this.
17. Leave the **Property** and fixtures and fittings at the tenancy end in as good a condition (apart from normal wear and tear) as at the tenancy start and free from rubbish.
18. Maintain the Garden, hedges and fences and ensure that these are kept trimmed and not allowed to over grow. Ensure that all garden litter and rubbish is properly disposed off.

C You must not do the following:

1. Alter or add anything to the outside or structure of the **Property**, or the furniture, fixtures and household belongings that are on the list that you and we signed. You must not bring into the **Property** any furniture, fixtures or household belongings that do not meet the Furniture and Furnishings (Fire) (Safety) Regulations. You can get information about these regulations from your local Trading Standards office.
2. Anything that may be a nuisance or annoy the neighbours or us. You must not play any radio, CD, record player, television or similar equipment or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside the property between 11 pm and 7.30 am.
3. Bring bicycles, motorcycles, and prams into the **Property** without our permission, in writing (which we will not unreasonably withhold).
4. Tamper with any fire precautions.
5. Hang pictures or posters on the walls without our permission, in writing (which we will not unreasonably withhold) or use Blu-Tack or any similar adhesive on the walls.
6. Sublet the **Property** or any part of it, give up the **Property** or any part of it to someone else, or transfer / assign the tenancy to someone else without our express permission in writing (which we will not unreasonably withhold).
7. Carry on any profession, trade or business in the **Property** or use the **Property** as anything other than a private home. This does not prevent you 'working at home' so long as your home working is purely incidental to the use of the property as your private home; and this is not prohibited by the terms of any lease under which we own the property (of which you would be advised).
8. Display any permanent notice on the **Property**.
9. Block, or allow guests to block, any of the shared areas, if this applies.
10. Dry washing in the **Property**, except in a ventilated room suitable for such purposes.

11. Use any paraffin or portable gas heater in the **Property**.
12. Anything which breaks the terms of any lease under which we own the **Property** so long as a copy of the lease (or the relevant terms) has already been given to you.

D We agree to do the following:

1. Keep the **Property** insured against fire and other usual comprehensive risks as long as insurance cover is available on reasonable terms except for any policy excess.
2. Let you have free access to the entrance hall, stairs and all shared areas, if this applies.
3. Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances in the property are checked each year by an engineer registered with Gas Safe, in line with the Gas Safety (Installation and Use) Regulations 1998.
4. Be responsible for making sure that any furniture we provide keeps to the Furniture and Furnishings (Fire) (Safety) Regulations.
5. Give you back any part of the rent that you have paid for any period that the **Property** could not be lived in (or an appropriate part if part only could not be used) because of fire or any other damage that we are insured for, or which relates to a rental period after the tenancy ends.
6. Keep the structure and outside of the **Property** in good repair and electricity, gas, water, space-heating and water-heating installations in proper working order.

E Notices

If we need to serve any notice on you, including any notice that the law tells us we must give, we will deliver it by hand or send it to you by first-class post to the **property** address. This means that notices are served on you once they are put through your letterbox, even if you do not receive them because you have moved. If you give us another address to send notices to, any notice served at that address will be valid, if it is posted by first-class post or left at that address.

F We may apply to repossess the property if

- a. You fail to pay us **Rent** for more than 14 days after it is due, whether you have been asked for it or not;
- b. You (or any of you) become bankrupt;
- c. Any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking a term of the tenancy and causing a nuisance or annoyance); or
- d. The arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

G We may repossess the **property** under Ground 1 in Schedule 2 to the Housing Act 1988 (this applies if we have lived in the **property** as our only or main home or plan to do so). We may repossess the **property** under Ground 2 in the same schedule which allows the lender to repossess it.

Agent's Signature on Behalf of the Landlord	
Tenant's Signatures	
Tenant's Full Name	

Note: We need to carry out mandatory Right to Rent in UK checks for all Tenants. Please attach the photo id (Passport/ Driving Licence photo page) for all occupants of the property. By signing, you confirm that you have received the EPC, Gas/ Electrics Certificates and the Renting in UK Guide.

For more information please refer to our website at 1stpropertiesuk.com