

(Agreement_9)

Question 1: Am I allowed to play guitar at any time?

Answer : Not to make or permit any noise or play any radio, television or other equipment in or about the property between the hours of 22.00hrs – 07.00hrs, so as to be an audible nuisance inside or outside the property.

Question 2: Could I receive paying guests in the property?

Answer : The Tenant will not receive paying guests.

Question 3: Could I allow my friend to stay a week with me?

Answer : The tenant(s) will not allow their visitor(s) to stay more than 1 night in a 7 day period.

Question 4: Could I keep my cycle inside the property?

Answer : Not to keep motorcycles, cycles or other similar machinery inside the property except in a defined area or garage.

Question 5: Is a guarantor required?

Answer : It is a condition of this tenancy agreement that a guarantor is entered in the form attached (one guarantor per tenant).

Question 6: Is smoking allowed in the property?

Answer : Not to smoke in the property or allow visitors to smoke in the property.

Question 7: When should I pay the rent?

Answer : In advance by equal monthly payments on the 1st day of every month.

Question 8: How to pay the rent?

Answer : Cash, standing order, student loan, BACS, payment, credit card.

Question 9: If the rent paid 21 days after due date, will I be charged?

Answer : Any rent received 14 days overdue will be subject to a £25.00 or 8% on top of what is owed (whichever is greater) and if not paid on time can be taken from the Tenants deposit.

Question 10: How much should I pay for a key replacement?

Answer : **£25.00** Key replacement fee – cost per key if lost.

Question 11: Could I terminate the contract 6 months earlier than the agreed finishing date?

Answer : The Tenant agrees that they understand the tenancy is a fixed term contract that has no facility for either the Tenants or the Landlord to terminate it before the agreed finishing date.

Question 12: How much should I pay for an Access card replacement?

Answer : **£50.00** Access card replacement fee – cost per card if lost.

Question 13: If I want to leave the property and I have a replacement tenant, Should I pay for this replacement?

Answer : £50.00 Sub-let fee – new tenancy agreement if a replacement tenants is found.

Question 14: If I full fill all my obligations as a tenant, could the contract lawfully be terminated?

Answer : a) Possession may be recovered under Ground 1, Schedule 2 of the Housing Act 1988 If applicable. That is, that The landlord or anyone of them, if there are joint landlords, used to live in the property as his/her main home or intend to occupy the property as his/her only or main home.

b) If the mortgage requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988.

Question 15: Does rent include utilities invoices?

Answer : Rent includes: Fair usage of gas, electricity, water and wireless broadband.

Question 16: Could I pay the last month rent from the deposit?

Answer : The Tenant pays the deposit as a security for the performance of the Tenant's obligations and to compensate the Landlord for any breach of those obligations, and hereby agrees that this sum shall not be transferable by the Tenant in any way and at any time against payment of rent.

Question 17: Could I have overnight visits?

Answer : Overnight visits should not exceed 4 nights in 1 calendar month and should not occur without the prior knowledge and full agreement of all fellow tenants.

Question 18: What should I do at the end of Tenancy?

Answer : ALL Properties should be cleaned, vacated and all keys returned by 12 mid-day on the last day of your Tenancy Agreement. Failure to do will seriously affect your deposit, as you will be charged accordingly in line with Deposit Regulations.

Question 19: Should I pay the Council Tax?

Answer : Council Tax is only payable if you fail to give Student Letting Company a valid copy of the Exemption Certificate.

Question 20: Could I sub-let my room?

Answer : The tenant will not assign, sub-let or part with possession of the property, or let any other person live at the property without written consent from the Landlord.

Question 21: Could I keep my dog with me in my room?

Answer : Not to allow any animal(s) or bird(s) in the property without the written consent of the Landlord. (The tenants agree to pay for a reputable flea treatment if pets or animals are proved to have been at the Property).

Question 22: Could I change the curtains of the flat at my own cost?

Answer : The Tenant will not take down any curtains from the Property or hang their own curtains without the Landlord's written permission.

Question 23: Could I bring in my own furniture to the property?

Answer : The tenant agrees not to move any furniture from one bedroom to another and agrees to not bring their own furniture without the Landlords consent.

Question 24: At the last day of tenancy, I lost the keys, will I be charged?

Answer : £125.00 Change locks fee – if tenant fails to return the keys at the end of tenancy.

Question 25: Could I keep some of my furniture in the property after the end of the tenancy and collect later?

Answer : 1. The tenant agrees that any of their belongings, property, personal items, food stuffs, furnishings and equipment is left at their own risk. Anything left behind at the property will be considered abandoned if, after the end of the tenancy and after the expiry of 7 days, written notice is sent, addressed to the tenant at their new or previous address. After this time the landlord may remove, store or dispose of any such items as they see fit. The tenant will remain liable for the fair costs of arranging such removal, storage or disposal and the landlord is entitled to deduct such costs from the tenant's deposit.

2. The Landlord will take no responsibility for any belongings lost, stolen or damaged.

Question 26: I could not pay the rent since two months for personal circumstances, could I request a period of 15 days to pay this amount with any penalties?

Answer : The Tenant agrees that should their rent fall more than 8 weeks in arrears their guarantor will be asked to take over responsibility of paying their rent from that point onwards [both the arrears and the rent until the end of tenancy].

Question 27: After vacating the property, I left the city and forgot to return the keys, should I return them by hand?

Answer : The Tenant will return all keys within 7 working days from the end of the tenancy period. The tenant will return the keys to our office by hand or by Royal Mail 'Special Delivery' service in a padded envelope.

Question 28: After the end of tenancy, if there is any cost incurred by the landlord, who should pay it ?

Answer : The Tenants agrees that any costs incurred by the Landlord after the end of tenancy will be invoiced directly to the Guarantor.

Question 29: Could I change the security codes of the property locks?

Answer : To not change the security codes (If applicable) without the Landlords consent.

Question 30: What is the minimum notice of viewing?

Answer : The Tenant accepts to a minimum of 24 hours' notice of a viewing.