



GENERAL TERMS

1. The Landlord agrees to pay any outstanding utility charges covering the period up to and including the Landlord's vacation of the property and any period when the property is unoccupied.
2. The Landlord agrees where applicable to set up a Mail Redirection service to ensure that all post is forwarded. We cannot take responsibility for re-directing post.
3. The Landlord is required to notify the Agent in writing of any change to his/her contact details, correspondence address and banking details.
4. The Landlord will ensure that all carpets in the property are professionally cleaned prior to commencement of the tenancy and the property is in a clean condition and good decorative order.
5. Where applicable the Landlord agrees to have all the chimneys swept (and provide a receipt upon request) before the commencement of the tenancy.
6. The Landlord will ensure that the property has the benefit of a working television aerial.
7. Before the start of the tenancy the Landlord must arrange for a Gas Safe registered engineer to carry out a Landlord's Gas Safety check and provide Accommodatingu.com with a copy of the certificate. A tenancy cannot start without one. We can arrange this on your instruction.
8. The Landlord will provide Accommodatingu.com with a full set of keys to the property before the start of the tenancy and a full set for each adult tenant. Failing this, copies will be cut and the cost chargeable to the Landlord will be deducted at the start of the tenancy.
9. The Landlord will ensure that working smoke alarms are installed at the property prior to the initial letting. It is a legal requirement that one is fitted on each floor.
10. The Landlord agrees that should the rental property be fitted with an intruder alarm, that this remains the Landlord's responsibility and agrees to continue with any service arrangement in place to comply with insurance cover and to provide the Agent with the necessary codes.
11. The Landlord agrees to leave instruction manuals for all appliances at the property for the Tenant's use. In the event that manuals have to be downloaded from the internet by the Agent, we reserve the right to charge £5 per item.
12. The Landlord agrees to inform Accommodatingu.com of the intention that the Landlord will be living abroad for more than 6 months a year and will provide a UK address for serving of notices, along with contact details of a resident in the UK in the event of an emergency.
13. The Landlord agrees where possible to inform Accommodatingu.com of any periods of absence and to provide emergency contact details that can be used by the Agent if necessary. If emergency repairs are required we reserve the right to proceed if it is considered necessary to protect the Property and Tenant if the Landlord is not contactable.
14. The Landlord agrees that the Agent will, where necessary, organise any minor repairs, maintenance or replacements to the property up to the value of £200 and where more serious repairs are needed and/or insurance work, the Agent will contact the Landlord for more approval or instructions in regards to the works to be carried out.
15. The Landlord will give notice in writing to Accommodatingu.com of the Landlord's intention to re-possess the property. This notice must be given in sufficient time for the correct termination notices to be served on the Tenant.
16. On termination of the final tenancy and vacation by the Tenant, responsibility for the property will revert to the Landlord.