



BARNETT RICHARDS

We let. We manage. We care

TENANT INFORMATION

TENANCY AGREEMENT:

All tenants over the age of 18 will be required to sign a Tenancy Agreement outlining landlord and Tenant obligations.

INVENTORIES:

Details of the property contents and a schedule of condition will be prepared. Any points about the inventory with which you disagree must be brought to our attention within seven days of the commencement of the let.

TENANTS OBLIGATIONS:

Minor maintenance such as replacing light bulbs, fuses, tap washers, clearing gutters and drain blockage etc. are the responsibility of the tenant. It is particularly important that the property is secured and that reasonable steps are taken to avoid freezing pipes when absent. It is important to note that the tenant will be bound by the terms and conditions of any head lease covering flats in managed blocks. Please ensure you read all literature in advance of signing a tenancy agreement. For example, The Renters Rights Act Information, tenancy agreement and all supporting documents.

UTILITIES/COUNCIL TAX:

You should notify the utility companies and local authority of your details, unless otherwise stated.

LETTING AGENT'S OBLIGATIONS:

This is dependent upon the service that we provide the Landlord (i.e. Full Management, Tenant Introduction or Rent Collection). You will be notified of this prior to the commencement of your let.

PROPERTY VISITS:

If the property is managed by us, we are obliged to conduct periodic inspections. The purpose of these visits is to check the condition of the property, to examine any repairs which require attention or have been completed and report to the Landlord. A mutually convenient appointment will be arranged in advance.

TENANT CONTENTS INSURANCE:

The landlord grants the tenancy of the property to the named tenants upon the condition that tenant holds insurance that the landlord or their agent considers adequate to protect the tenant's personal possessions and accidental damage caused by the tenant to the furniture, fixtures and fittings at the property as described in the inventory.

The tenant must provide the landlord or his agent with a copy of his current insurance certificate upon request by **Barnett Richards** detailing the cover held, the name and address of the insurer, the policy number and the date of renewal.

To report a repair, you must call, email or WhatsApp our Property Management Department.

Telephone/WhatsApp **07832 351310** or **020 8554 4400** and/or by email hello@barnettrichards.co.uk

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