

POLICIES & RULES

We are proud of this Property and we hope that you enjoy living here. The support and cooperation of you, as our Tenant, is necessary for us to maintain our high standards.

This is your personal copy of our Policies and Rules. Please read it carefully as it is an integral part of your Tenancy Agreement. When you sign your Tenancy Agreement, you agree to abide by the policies and rules for this rental property, and they are considered legally binding provisions of your Tenancy Agreement. If you have any questions, please contact us and we will be glad to help.

This document is an addendum and is part of the Tenancy Agreement, dated *xxx*, by and between *Taryn Hauritz* (Owner) and *xxx* (Tenant), for the Property located at: *Flat 2, Elizabeth Court, Ferris Rd, East Dulwich, SE22 9NP*.

New policies and rules or amendments to this document may be adopted by Owner upon giving 30 days written notice to Tenant.

Guests: Tenant is responsible for their own proper conduct and that of all guests, including the responsibility for understanding and observing all policies and rules.

Noise: Although the Property is well constructed, it is not completely soundproof and reasonable consideration for neighbours is important. Either inside or outside of the Property, no Tenant or their guest shall use, or allow to be used, any sound-emitting device at sound level that may annoy, disturb, or otherwise interfere with the rights, comforts or conveniences of the neighbours. Particular care must be taken between the hours of 9pm and 9am.

Parking: No vehicle belonging to a Tenant shall be parked in such a manner as to impede passage in the street or prevent access to the Property. Tenant shall only use assigned and designated parking spaces, for their own use and not sub-let them. Tenant shall ensure that all posted disabled or other no parking areas remain clear of vehicles at all times. Vehicles parked in unauthorized areas or in another tenant's designated parking space may be towed away at the vehicle owner's expense. No trucks, commercial vehicles, boats, caravans or trailers are allowed anywhere on the Property without advance written approval of the Owner. Tenants shall ensure that their guests abide by all of these parking policies and rules.

Shared Hallways: Hallways and paths must be kept free from items that could be a hazard. Owner reserves the right that items that detract from the appearance of the Property be removed immediately upon request. No unauthorized storage is allowed at any time.

Wall Hangings: Pictures may be hung on existing hooks or on a thin nail. Adhesives which mark the wall, such as Blu Tack, sellotape and drawing pins should not be used for attaching posters to the walls. Mirrors, wall units, shelves and hanging wall or light fixtures need special attention and professional installation. Please contact the Owner for approval in advance as damage to the Property will be the responsibility of the Tenant.

Rubbish: Tenant is responsible for keeping the inside and outside of the Property clean, sanitary and free from objectionable odours at all times. Tenant shall ensure that all rubbish is sealed in rubbish bags and placed in the wheelie bin. No rubbish or other materials shall be allowed to accumulate so as to cause a hazard or be in violation of any health, fire or safety regulation. Tenant shall refrain from disposing of any combustible or hazardous material and all rubbish shall be disposed of routinely per the local rubbish collection procedures.

Animals or Pets: No animals or pets may be kept or are allowed at the Property by the Tenant or their guests unless the Tenant and Owner have approved an Animal Agreement in advance.

Maintenance: Tenant agrees to promptly notify Owner of any items requiring repair at the Property. Requests for repairs or maintenances should be made by contacting the Owner during normal business hours, where possible. Emergencies involving any immediate health and safety matter should be handled by the appropriate agency (police, fire, ambulance) and the Owner shall be contacted as soon as practical thereafter. Costs for any repairs, including repair or clearance of blockages in waste pipes or drains, water pipes, or plumbing fixtures caused by the negligence of the Tenant or their guests are the responsibility of the Tenant.

Inclement Weather: Tenant shall close all windows, doors and other building openings tightly when leaving the Property to prevent damage from the elements to the Property.

Keys: If you lose your key and need a new one, there will be a minimum replacement charge during normal business hours for the first request. Subsequent requests or after-hours lockout service will be handled at an additional charge of £20.

Key Release: Owner will not give a key to the Property to anyone unless their name is on the Tenancy Agreement. This is for the Tenant's protection. If you are expecting guests or relatives, please be sure they will have access to the Property.

Insurance: The Owner's insurance cover offers no protection for the Tenant's personal property or any liability claims against the Tenant. The Tenant should obtain home contents insurance to cover damage against your personal belongings.

Right to Enter: Owner reserves the right to enter the Property with 24 hours' notice with or without the Tenant's permission at any reasonable hour for any lawful reason or without notice in the event of an emergency.

Safety/Security: Safety and security is the sole responsibility of each Tenant and their guests. Owner assumes no responsibility or liability, unless otherwise provided by law, for the safety or security of the Tenant or their guests, or for injury caused by the criminal acts of other persons. Tenant should ensure that all windows and doors are locked at all times, and Tenant must immediately notify Owner when leaving property unattended for an extended period. Tenant shall not smoke inside the Property or use or store any combustible materials at the Property.

Landlord

Tenant

Landlord's name

Tenant(s)' name(s)

Landlord's signature

Tenant(s)' signature(s)