

## **EXISTING TERMS - LANDLORD/ TENANT CHARTER 2010**

Please note: Italic sentences legal obligations

The Landlord/Agent agrees

1. *To **provide a written agreement** containing all necessary terms and conditions.*
2. *To comply with all relevant **legislative** agreements.*
3. *To maintain the property to the **Repairing Standard** (Scotland)*
4. *To be responsible for the internal and external structure of the property, except in the case of wilful damage.*
5. *To maintain all fittings in a serviceable condition, except in the case of wilful damage.*
6. *To maintain service supply and installations in proper working order, i.e. electricity, gas, plumbing and also appliances for heating*
7. *To give at least **24 hours notice in order to gain access to the property** except in an emergency or in agreement with the tenant*
8. To provide an **emergency contact number** for tenant emergencies.
9. To account fully and provide receipts for all monies deducted from the **deposit**.
10. *To ensure that **electrical safety inspections** are carried out at least every three years.*
11. *To ensure Annual Maintenance **Gas Safety Certificate** available in the property.*
12. *To ensure House in Multiple Occupation (**HMO**) **Certificate** displayed, or **Landlord Registration** number provided on request.*
13. *To ensure **Energy Performance Certificate** (EPC) displayed in property.*
14. In all properties using gas or other combustible fuels, to ensure that there are British Standard **Carbon Monoxide Detectors**, which are regularly serviced.
15. *To ensure that **Smoke Detectors** are fitted and regularly services*
16. To carry out emergency repairs, e.g. burst pipes without delay.
17. To carry out urgent repairs, e.g. broken windows, as soon as possible after notification and in all cases within seven days.
18. That all repairs shall be dealt with within 21 days of notification.
19. That liquefied petroleum gas (LPG) must not be used or stored within the accommodation
20. That all bedrooms will have at least a bed, a wardrobe, a chest of drawers and a desk and chair per occupant.
- 21, That every bedroom will be located so that it is not necessary to pass through another bedroom in order to reach a bathroom, toilet or any common area.
22. To provide adequate food storage and cooking facilities.
23. To comply with any contractual conditions in relation to the above which are most beneficial to the tenant.

## **The Tenant agrees**

1. To abide by the written agreement containing all necessary terms and conditions.
2. To undertake to pay the rent on time.
3. To ensure that refuse is uplifted in accordance with Council arrangements, especially at the end of the Semester.
4. Not to tamper with safety equipment and systems, e.g. fire extinguishers and smoke alarms.
5. To keep the property clean.
6. To report any damages to the property to the landlord within one working day.
7. To report any necessary repairs within one working day of becoming aware of them.
8. To act as a good neighbour.
9. To follow as best possible all terms of the contract with the landlord or agent.
10. To take all reasonable precautions in relation to the property whether or not they are resident in it.