



## ACCREDITED PROPERTY SCHEME

### LANDLORD'S AGREEMENT

Re:

**As the Landlord of an Accredited Property I agree to:**

- ◆ not discriminate against tenants on race, gender, religious or other grounds, to treat them with courtesy and respect, and to observe their rights
- ◆ ensure that the tenant is in possession of a clear, signed agreement and statement of rent, that where rent is paid weekly a rent book is provided and that in all other circumstances a receipt for rent paid is given
- ◆ keep the property in a reasonable state of repair and to this end adopt target response times to complaints and consider a planned maintenance programme
- ◆ give at least 24 hours notice of entry to inspect a property
- ◆ compile, where lettings are furnished, an accurate and agreed inventory of furniture and ensure that any such furniture complies with "The Furniture and Furnishings (Fire Safety) Regulations 1988"
- ◆ Ensure that gas appliances are inspected annually and produce on request a current certificate to that effect
- ◆ insure the property as appropriate and indicate clearly to tenants any insurance cover that is their responsibility
- ◆ provide all necessary locking devices against unauthorised access and provide an acceptable method of receiving mail
- ◆ take all necessary precautions to protect the health and safety of residents
- ◆ limit any deposit charged to no more than four weeks or one months rent. The deposit must be returned within six weeks of the cessation of the tenancy. If the deposit or part of it is withheld a proper explanation in writing should be provided.
- ◆ notify tenants immediately, upon arrears arising, of the consequences of non-payment of rent
- ◆ require tenants to behave in a reasonable way to neighbours and keep "good order" in the property
- ◆ use Private Sector Housing as a third party conciliation service in the event of a dispute with the tenant concerning the tenancy agreement, private tenant's charter or landlord's agreement
- ◆ ensure the common parts of any house in multiple occupation are maintained in good condition
- ◆ ensure that adequate arrangements are made for the storage and disposal of refuse
- ◆ display in the house a notice containing the name and address and telephone number of the manager, agent or landlord
- ◆ supply the authority with details of the occupancy of the house if requested to do so

Dated ..... Signed .....

Landlord