



Nuneaton and Bedworth Private Rented Sector Accreditation Scheme

Landlords Agreement

RE: *(Name of Landlord* _____
(Address of Property) _____

As the Landlord of an Accredited Property I agree to:

1. Treat the tenant with courtesy and respect, and to observe his/her rights.
2. Ensure that the tenant is in possession of a clear, signed agreement and statement of rent, and that where rent is paid weekly a rent book is provided containing all statutory information. In all circumstances the payment will be recorded and receipt issued if cash payment is made.
3. Make the tenant aware of any rules and regulations applicable to the property and immediately of any changes to those rules and regulations.
4. 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.
5. Give at least 24 hours' notice of entry, (except in the case of an emergency) to inspect a property, and that this time will be at a reasonable hour of the day.
6. 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".
7. Ensure that gas supply and fire safety appliances where supplied by the landlord are inspected annually and are fit for their purpose. The electrical supply is to be checked and certified every five years. Produce on request to the Council the appropriate current certificates to this effect. Tenants must be provided with a copy of the gas certificate.

8. To inform the tenant of effective provision for means of escape and prompt warning in case of fire.
9. Insure the buildings as appropriate and indicate clearly to tenants any insurance cover that is their responsibility.
10. Provide all necessary locking devices against unauthorised access and provide an acceptable method of receiving mail.
11. Take all necessary precautions to protect the health and safety of residents.
12. Place any deposit received in an approved tenancy deposit scheme and notify the tenant which scheme the deposit will be held in.
13. Notify tenants immediately, upon arrears arising, of the consequences of non-payment of rent. [If rent arrears are not cleared you may notify the Housing Options Team to seek assistance.]
14. Require tenants to behave in a reasonable way to neighbours and keep “good order” in the property.
15. Ensure any common parts of the property are maintained in good condition and that adequate arrangements are made for the storage and disposal of refuse.
16. Supply to Nuneaton and Bedworth Borough Council details as to the numbers of occupants in any property, and how they are being accommodated, if requested to do.

Date

Signed Landlord