

## Summary of Terms & Conditions of a Tenancy Agreement

The tenancy agreements are designed for tenants aged 18 and above. Below is an overview of the key terms that outline the responsibilities and expectations for both the tenant and landlord or the managing agent (Tulip Student Living Ltd) acting on behalf of the landlord.

### 1. Deposit and Guarantor

- a) Deposits are not usually required. However, if a deposit is required, the tenant must pay and provide a guarantor within 5 days to secure the tenancy.
- b) If the room is unavailable at the start, alternative accommodation will be offered temporarily

### 2. Tenancy Agreement

- a) The tenancy is an Fixed Term Tenancy, as per the Housing Act 1988.
- b) The tenant is responsible for maintaining the condition of the room and contents, as per the inventory.
- c) Rent must be paid in advance, with interest charged on late payments after 14 days.

### 3. Deposit Protection

- a) Deposits are not usually required. If a deposit is required, it will be protected under the Deposit Protection Service (DPS), and deductions may be made for unpaid rent, damages, or other breaches of the agreement.

### 4. Room Use

- a) The room is for private residential use by full-time students.
- b) Subletting or using the room for business is prohibited.
- c) No pets or illegal activities are allowed and the tenant must respect noise restrictions.

### 5. Repairs and Maintenance

- a) Tenants are responsible for keeping the room clean. They must promptly report repairs to Tulip Student Living.

### 6. Utilities and Council Tax

- a) Utilities are included within reasonable limits, but excessive usage may incur charges.
- b) The tenant is responsible for arranging a TV license and other personal services.

### 7. Safety and Fire Regulations

- a) Smoking is prohibited inside the building.
- b) Fire safety and other health and safety regulations must be followed.
- c) Tenants must not interfere with any safety equipment or fire fighting equipment.
- d) Tenants must report any health and safety concerns to Tulip Student Living.

### 8. Landlord's Obligations

- a) The landlord will insure the building and maintain the structure and utilities.
- b) The tenant is responsible for insuring personal belongings.

### 9. Breach of Agreement and Eviction

- a) If the tenant fails to pay rent or breaches the agreement, the landlord may take legal action, including reclaiming possession of the room.

### 10. Access to the Room

- a) At least 24 hours notice will be given before entering a room for inspections or repairs.
- b) Tenants are expected to facilitate entry to their room for the purposes of making repairs.

This summary highlights the essential terms, but tenants are encouraged to review the full agreement for comprehensive details.