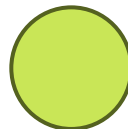
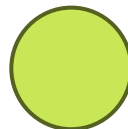
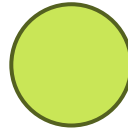
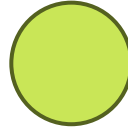
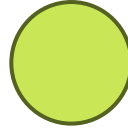
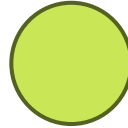
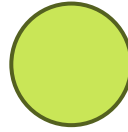




Tenant's Guide, Checklist & Key Dates

Tenant Checklist:

- ▶ I have read through and am content with the agreement and with the information that has been inserted into the Tenancy Agreement
- ▶ I have inserted my contact details into the agreement and the landlord has done so also.
- ▶ I have been given a copy of the Government's 'How to Rent' guide and I have read and understood my rights and responsibilities.
- ▶ I have been given a gas safety certificate, if there is a gas installation.
- ▶ I have been given deposit paperwork, if I have provided a deposit.
- ▶ I have been given the Energy Performance Certificate (unless a valid exemption applies).
- ▶ I have been given a copy of a report showing that the property's electrical installations have been inspected and any necessary remedial works have been completed.
- ▶ If I have paid a tenancy deposit, I have received the prescribed information about in which of the Government approved tenancy deposit protection schemes my deposit is protected within 30 days of paying the tenancy deposit. I have paid a deposit no greater than 5 weeks rent where the total annual rent is less than £50,000, or 6 weeks' rent where the total annual rent is £50,000 or above.
- ▶ If I am responsible for paying for utilities I have been given meter readings by the landlord and understand that I am responsible for any consumption of gas, electricity and water (and oil if applicable) above the initial readings.
- ▶ If I am responsible for Council Tax, I have informed the council.



Key Dates:

- ▶ Rent due date (*insert date e.g. 1st of every month*)

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- ▶ Rent review dates (if it has been agreed that the landlord can review the rent annually, you may want to make a note of the latest date by which the landlord can send you a notice setting out the new rent for the forthcoming year and a note of the tenancy anniversary dates – see clause B6):

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- ▶ Deadline for comments on the inventory and/or report of condition if there is one (See clause B9):

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- ▶ Date on which fixed term tenancy ends (see clause B4.1):

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- ▶ Date that first RIGHT TO RENT check was undertaken

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- ▶ Date that any subsequent RIGHT TO RENT check is due (only applicable where a tenant has limited right to rent).

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Useful Information:

▶ Landlord's details

- Name:.....
- Address:.....
.....
- Contact Tel:.....
- Email:.....

▶ Bin day

- General refuse:.....
- Recycling:.....
- Garden Waste:.....

▶ Useful contractor info

- Name:.....
- Contact Tel:.....
- Email:.....

▶ Useful contractor info

- Name:.....
- Contact Tel:.....
- Email:.....

▶ Useful contractor info

- Name:.....
- Contact Tel:.....
- Email:.....



Useful Information:

► Utility Providers

Gas (if applicable)

- Provider name:.....
- Contact:.....
- Account no:.....
- Meter Reading at start of tenancy:.....

Electricity

- Provider name:.....
- Contact:.....
- Account no:.....
- Meter Reading at start of tenancy:.....

Water

- Provider name:.....
- Contact:.....
- Account no:.....
- Meter Reading at start of tenancy:.....

Oil (if applicable)

- Provider name:.....
- Contact:.....
- Account no:.....
- Oil tank Reading at start of tenancy:.....

Broadband

- Provider name:.....
- Contact:.....
- Account no:.....



Any Other Useful Information: