



Supported TENANCY AGREEMENT

(1) ANDIUM HOMES LIMITED, 33-35 Don Street, St Helier (the "Landlord")

Daytime Number: 01534 500700

Emergency (Out-of-hours) Number: 01534 500799

(2) Clients Name (the "Tenant")

1.This Agreement is called a Residential Tenancy Agreement. It is between you, the Tenant, and your Landlord, Andium Homes Limited. It is a very important document as it sets out, in legal terms, our respective rights and responsibilities.

The Property

2.You are agreeing to rent the following property from us; this will be the Property:

Address : **Xxx**
 xxx
 xxx
 JEX XXX (the "Property")

Property Code: xxx

Property Type: xxx **Number of Bedrooms:** x

together with the garage bearing the corresponding number.

Details of the Property and the condition it is in at the date of this Agreement are set out in the attached Condition Report.

The Term

3.Your tenancy

3.1 will start on **Monday, 29 June 2026 (the "Commencement Date")**.

3.2 will run from the Commencement Date for an initial term of 2 years and **finish on Tuesday, 1 September 2026** (the "Initial Term"), or earlier if one of the circumstances in Clause 10 applies.

4. If your tenancy continues beyond the Initial Term it will continue on a periodic basis (the **"Periodic Term"**).

Rent and Service Charges

5.You are agreeing to pay money to live in the Property. **Your rent and other charges payable are set out below:**

Your rent account number	
Charge Description	Charge Value
Monthly - Target Rent	£ 1660.00
Monthly - Water Charge	£ 46.00
Monthly - GST Water	£ 2.30
Total monthly	<u>£ 1708.30</u>

5.1 These sums must be paid monthly in advance by direct debit to Andium Homes.

5.2 The Rent for the Property was last set on the 1st day of January immediately preceding the Commencement Date and will be reviewed on the 1st day of January every year after the Commencement Date. The Rent will be reviewed in accordance with the States Social Housing Rents Policy (as amended from time to time). Any service charges for utilities will be set annually on 1st January each year in line with the charges levied by the relevant utility provider and in any event in accordance with the provisions of the Residential Tenancy (Supply of Services) (Jersey) Order 2013. You will be given at least 1 months' notice of any changes before they are to take effect.

5.3 If you pay us any sum that is not due under the terms of this Agreement we shall repay that sum to you within 10 working days of us becoming aware that the amount was not payable. This provision does not apply to an overpayment covered by Article 3 of the Residential Tenancy (Supply of Services) (Jersey) Order 2013.

5.4 You may request a receipt for any payments which you make in accordance with the terms of this Agreement. We shall provide you with that receipt in the form of a rent statement within 5 working days of receiving your request.

5.5 No deposit is payable in respect of this tenancy.

Landlord Obligations

6. As your Landlord we will:

6.1 pay the Parish foncier, or owners rates, and the service charges (if any) in respect of the Property;

6.2 insure the Property against fire or damage but we WILL NOT insure your personal belongings and contents, including floor coverings;

6.3 keep the Property wind and watertight and carry out any necessary repairs to the interior and exterior of the Property and its fixtures and fittings when necessary, unless the repairs are needed as a result of any damage caused by you, your family or your visitors;

6.4 make sure the heating, plumbing and electrics at the Property work;

6.5 give you reasonable notice of any repairs we are going to do, unless it is an emergency;

6.6 service, clean, repair and maintain any communal areas you share with your neighbours (the "Shared Areas");

6.7 provide car parking facilities wherever possible, subject to certain rules about what types and numbers of insured and roadworthy vehicles you may park;

6.8 not interfere with your right to live in the Property as long as you keep to the terms of this Agreement.

Tenant's Obligations

7. You must:

7.1 pay the Rent and any other sums due under the terms of this Agreement on time. If the rent is not received by us within 7 days of the date on which it falls due, we may charge interest on any

sums owing at the rate of 5% each year, from the date the sum fell due until payment is received in full;

7.2 arrange and pay for all services supplied to the Property such as electricity, water, and other utilities (e.g. telephone, internet services and television licence etc.). If the Property is not separately metered for water and/or electricity, we will arrange the supply and make a charge for providing these services to you (including a fair amount of any standing charges payable to the suppliers), plus any GST payable in accordance with the provisions of the **Residential Tenancy (Supply of Services) (Jersey) Order 2013**;

7.3 pay the Parish occupiers rates in respect of the Property;

7.4 insure your own belongings and all contents in the Property, including glass in windows;

7.5 immediately report any repairs needed to the Property so that we can deal with them before they get any worse;

7.6 allow our workmen and anyone authorised by us access into the Property at reasonable times to check that you are complying with this Agreement or to carry out any work that is required to be done by us;

7.7 maintain and repair anything that you install in the Property;

7.8 repair or replace any of our items in the Property that you, your family or your visitors damage. If you don't, we may carry out the repair and charge you our full costs;

7.9 look after the Property and its contents and keep it clean and tidy;

7.10 look after the keys to the Property. We do not hold copies and you will have to pay for any replacements yourself or for a change of locks if you lose your keys;

7.11 clean the inside and outside of the windows in the Property regularly;

7.12 if the Property includes a garden, keep the garden in a good and tidy condition free of rubbish and weeds and keep the lawn regularly mown;

7.13 use the Property as your main residence for occupation only by you and your family;

7.14 be a considerate neighbour;

7.15 comply with any rules and regulations we make for the building, the estate or the neighbourhood in which you live and which may be set out in any Tenants Handbook;

7.16 put your normal domestic rubbish in the proper bin areas and do not leave it lying around;

7.17 observe the conditions of any Supported Housing Agreement that you have entered into with us and any third-party agency;

7.18 when you move out of the Property, leave it in a good, clean and tidy condition, fully decorated in neutral colours, with all your contents removed. If you leave anything behind, we shall have the right to remove and dispose of it;

7.19 return all keys to the Property to us at the end of your tenancy.

8. You must not:

8.1 damage the Property or anything in it which is owned by us or cause any damage to any shared areas, the building, the estate or the neighbourhood in which you live;

8.2 remove any of our fittings from the Property;

8.3 carry out any electrical, plumbing or building work at the Property;

8.4 drill any holes through the walls of the Property or through any window frame or fix anything to the outside of the Property;

8.5 put anything in any shared areas which may be unsafe or cause an obstruction;

8.6 put down hard flooring such as wood or laminate floorboards unless the Property is a house or a ground floor flat;

8.7 behave in a manner which may cause a nuisance or inconvenience to your neighbours or us. You are also responsible for the behaviour of anyone living at or visiting the Property.

8.8 use the Property for any illegal purpose;

8.9 pass the benefit of this Agreement to anyone else, or sub-let any part of the Property;

9. You may:

9.1 carry out reasonable cosmetic improvements to the interior of the Property;

9.2 have a reasonable number of domestic pets at the Property but they must not cause any nuisance to your neighbours and must not foul any Shared Areas.

Ending your tenancy

10. Your tenancy may be ended in any one of the following ways:

During the Initial Term, without reason

10.1. Your tenancy may be ended during the Initial Term (without giving a reason) if:

10.1.1. We give you at least three months' written notice; or

10.1.2. You give us at least one month's written notice.

10.2. Notice under this clause may be given by either of us at any time during the Initial Term.

At the end of the Initial Term

10.3. Your tenancy will end at the end of the Initial Term if:

10.3.1. We give you at least three months' written notice before the end of the Initial Term; or

10.3.2. You give us at least one month's written notice before the end of the Initial Term.

During the Periodic Term, without reason

10.4. Your tenancy may be ended during the Periodic Term (without giving a reason) if:

10.4.1. We give you at least one year's written notice; or

10.4.2. You give us at least one month's written notice.

During the Initial Term or Periodic Term, with reason

10.5. We may end your tenancy during the Initial Term or the Periodic Term for any of the reasons set out in Article 6F of the **Residential Tenancy (Jersey) Law 2011** by giving you the minimum period of written notice provided by that provision.

Death

10.6. Your tenancy will end upon your death (or if you are joint tenants, upon the death of both of you). You should make your family and anyone else living in the Property aware that they must leave the Property when you die, must return all keys to us and must remove all contents belonging to them or you within 4 weeks of the date of your death, although if we see that attempts have been made to remove the contents within this 4 week period, we may extend it. If any contents remain at the end of the 4 week period, or any extended period, we will remove them;

Miscellaneous

11. We both further agree:

11.1 you may detach and remove anything that you have fixed to the Property, subject to you repairing any damage you cause in doing this;

11.2 where you ask for our consent under this Agreement, we will do our best to provide an answer quickly and only withhold permission where there is good reason;

11.3 you are not required to purchase any fixtures, fittings, or movable property in general, in, for, or in respect of, the Property;

11.4 you are not required to pay any premium, or key money, in respect of the Property;

11.5 that in accordance with the Law, you have had at least one working day to read this Agreement.

11.6 that you have been provided with **a copy of our Privacy Notice which explains how we process your Personal data under the Data Protection (Jersey) Law 2018.**

SIGNED by AH Rep for and on behalf of ANDIUM HOMES LIMITED, on Monday, 29 June 2026, in the presence of:

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SIGNED by Clients Name,on Monday, 29 June 2026, in the presence of:

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SCHEDULE
CONDITION REPORT