ANDIUM HOMES

TENANCY AGREEMENT

This is Easy to Read information.

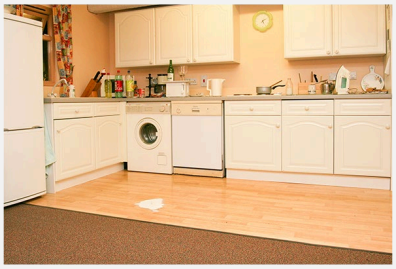
This Easy to Read tenancy agreement is from Andium Homes.

ACE Communication helped to put this Easy to Read information together. Experts by Experience helped with this information.

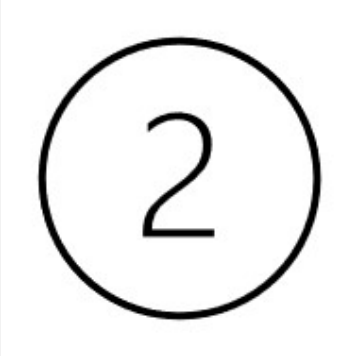
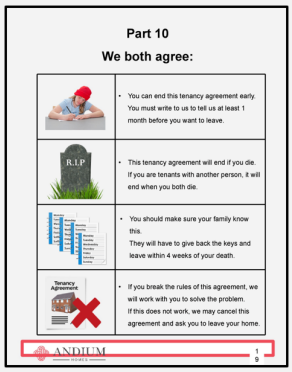
Part 1: Landlord and Tenant

ANDIUM HOMES	The Landlord: Andium Homes Limited 33-35 Don Street, St Helier, Jersey.
	The Tenant:
	This is called a tenancy agreement. It is between your Landlord, Andium Homes Limited, and the Tenant, which is you.
	It is a very important document. It tells you about the law and about rights and responsibilities.

Part 2: Your Home

	You agree to rent your home from Andium Homes.
	This will be your home and address:
	There is a condition report with this tenancy agreement.
	This condition report gives you information about your home at the date of this tenancy agreement. Condition means what your home is like and the order it is in.

Part 3: Dates for the Tenancy Agreement

	This tenancy agreement will start on:
	This tenancy agreement will finish on:
	The tenancy agreement will last for 2 years.
	It will last for 2 years unless one of the things in Part 10 of this tenancy agreement happens. You can read Part 10 on page 19.

Part 10

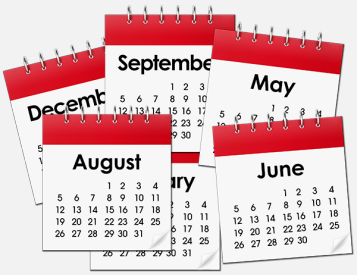
We both agree:

- You can end this tenancy agreement early. You must write to us to tell us at least 1 month before you want to leave.
- This tenancy agreement will end if you die. If you are tenants with another person, it will end when you both die.
- You should make sure your family know this. They will have to give back the keys and leave within 4 weeks of your death.
- If you break the rules of this agreement, we will work with you to solve the problem. If this does not work, we may cancel this agreement and ask you to leave your home.

Part 4: Renewing the Tenancy Agreement

	We will talk to you at least 3 months before this tenancy agreement finishes.
	We will ask you about the tenancy agreement and if you want to renew it.
	Renew means to sign up to it again.
	If we both agree, we will renew it.

Part 5: Paying your Rent

	You are agreeing to pay money to live in your home.
123456	Your rent account number is:
	You will need to pay rent and other charges.
	You will need to pay these charges every month.

Your Charges

	Target Rent: £
	Water: £
	GST water: £
	**Total amount:** **£**

Part 6

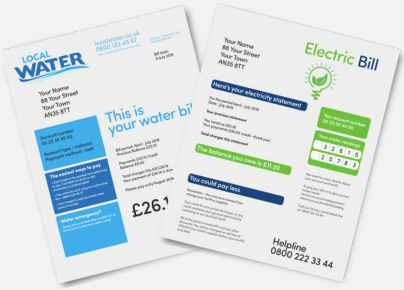
As your Landlord, Andium Homes will:

	• Pay the Parish owners rates for your home. This is money that people who own a home have to pay.
	• Insure your home from fire or damage. We will not insure your personal things.
	• Do repairs to your home if they are needed. We will not repair things that you, your family, or visitors damage.
	• Make sure the heating, plumbing, and electrics at your home work.

	• Tell you if we are going to do repairs and give you notice, unless it is an emergency.
	• Clean and repair any areas that you share with your neighbours.
	• Have car parking spaces where we can.
	• Respect your right to live in your home as long as you keep to this tenancy agreement. Think about renewing your tenancy agreement as long as you keep to it.

Part 7

Things the Tenant must do:

	• Pay the rent on time. If you do not pay on time, you may have to pay extra charges.
	• Pay for all services to your home, for example, water or electricity.
	• Pay the Parish occupier rates. This is money that people living in a home have to pay.
	• Insure your own things in your home, including glass in the windows.

	• Tell us straight away about repairs that need doing in your home. This means we can fix them before they get worse.
	• Let us into your home to do repairs or checks.
	• Look after and repair anything that you put into your home.
	• Repair or replace anything belonging to us that you, your family, or visitors damage. If not, we can do the repair and charge you.

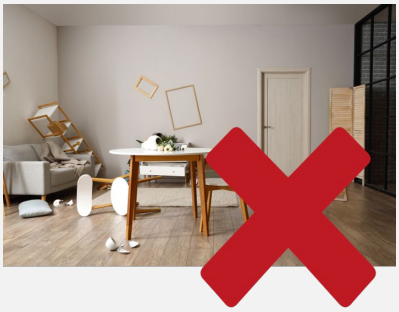
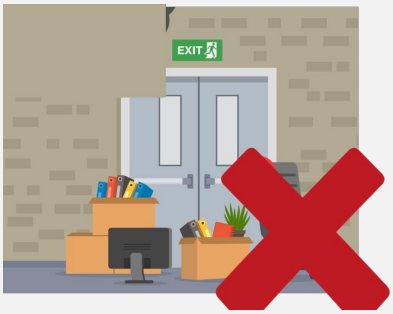
	• Keep your home clean and tidy.
	• Look after the keys to your home. You will have to pay for new keys or locks if you lose them.
	• Clean the windows inside and outside your home.
	• If your home has a garden, keep it tidy and mow the lawn.

	• Only you and your family should live in your home.
	• Be a good neighbour.
	• Follow the rules of the building, estate, or neighbourhood you live in.
	• Put your rubbish in the bins.

	• Follow the tenancy agreement that you have signed.
	• When you move out of your house, leave it clean, tidy, and decorated in plain colours. Take all of your things with you.
	• Give us back all keys to your home before the end of this tenancy agreement.

Part 8

Things the tenant must not do:

	• Do not damage your home, the shared areas, building, estate, or neighbourhood.
	• Do not take any of our things out of your home. For example, furniture, doors, carpets.
	• Do not do any electrical, plumbing, or building work at your home. Do not drill holes in the walls or windows or fix anything to the outside of your home.
	• Do not put anything in a shared area which is not safe or gets in other people's way.

	• Do not put down hard flooring, such as wood or laminate floorboards, unless your home is a house or a ground floor flat.
	• Do not be a nuisance to your neighbours or us. Do not let your family or visitors be a nuisance.
	• Do not use your home for anything that is against the law.
	• Do not leave your home and let anyone else live there.

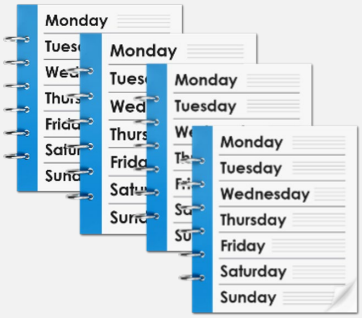
Part 9

As the Tenant, you can:

	• Make small changes to the inside of your home, for example, decorating.
	• Have pets at your home. You need to agree this with us. We will send you a letter to say we agree. Your pets must not be a nuisance.

Part 10

We both agree:

	• You can end this tenancy agreement early. You must write to us to tell us at least 1 month before you want to leave.
	• This tenancy agreement will end if you die. If you are tenants with another person, it will end when you both die.
	• You should make sure your family know this. They will have to give back the keys and leave within 4 weeks of your death.
	• If you break the rules of this agreement, we will work with you to solve the problem. If this does not work, we may cancel this agreement and ask you to leave your home.

Part 11

We both agree:

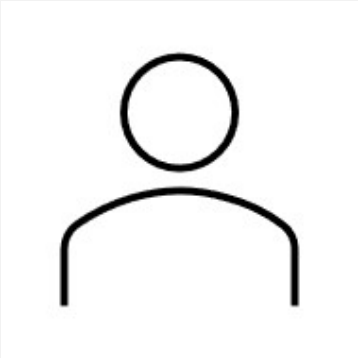
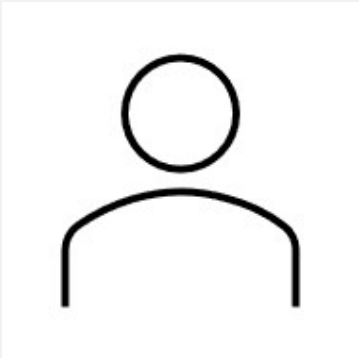
	• You can take down anything that you have fixed to your home. You should repair any damage that happens when you do this.
	• If you ask for our agreement to do something in your home, we will do our best to answer you quickly. We will only stop you for a good reason.
	• There are certain things for your home which you do not have to buy. These are called fixtures, for example, cupboards or doors.
	• You do not have to pay extra payments or key money for your home.

Part 11

We both agree:

	• You will have at least 1 day to read this tenancy agreement.
	• You will get a copy of our Privacy Notice. This explains how we manage your personal information and how we follow the law.

Signatures:

	Signed …….. by ..... for and on behalf of ANDIUM HOMES LIMITED, on …… .
	In the presence of:
	Signed …….. by …….. on …… .
	In the presence of: