

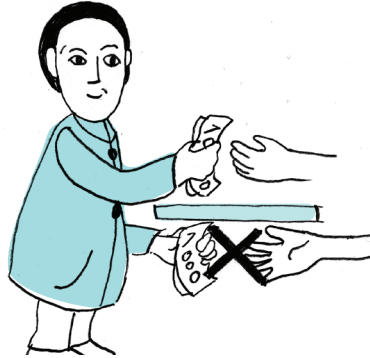
# TEN TIPS WHEN RENTING DOMESTIC PROPERTY

## 1. ALWAYS HAVE A WRITTEN CONTRACT



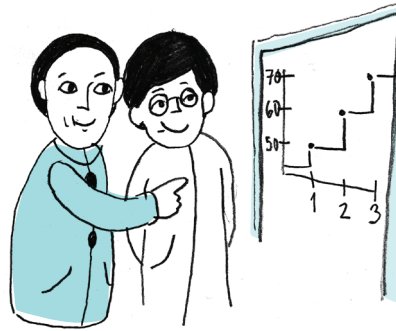
Use a standard contract and make sure you include all important terms and conditions. If there is anything you do not understand, ask for help.

## 2. THE RENT MUST BE A SINGLE AMOUNT COVERING EVERYTHING



You are not required to pay additions for rubbish collection or chimney sweeping. If you have your own water meter or electricity meter this may be additional.

## 3. RENT MAY ONLY BE ALTERED ONCE A YEAR



Any alteration must be in step with the consumer price index and one month's notice must be given. In addition, the rent may be adjusted to current levels after 3 years. Other rent alterations are illegal.

## 4. THE DEPOSIT MUST BE PAID IN TO A JOINT ACCOUNT



Do not pay the deposit in cash or direct to the landlord's account. Pay the deposit into a joint account in both names. The landlord pays the charges and the interest is paid to you.

## 5. INSPECT THE PROPERTY WITH THE LANDLORD BEFORE MOVING IN



Note down damage to the property and make an inventory. Ideally take pictures. These may be useful on moving out, when you and the landlord inspect the property.

## 6. THE LANDLORD DOES NOT HAVE ACCESS TO THE PROPERTY



The landlord is only allowed access to the property for maintenance, agreed with you in advance.

## 7. YOUR FAMILY MAY MOVE IN WITH YOU



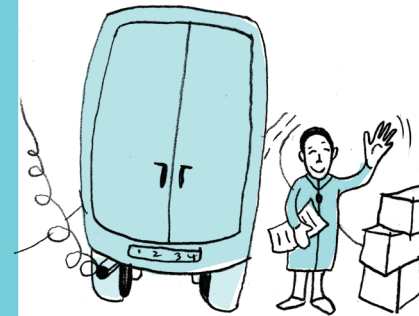
Your family may move in, as long as the property does not become over-populated. If others wish to live with you, you must ask the landlord first.

## 8. TAKE GOOD CARE OF THE PROPERTY



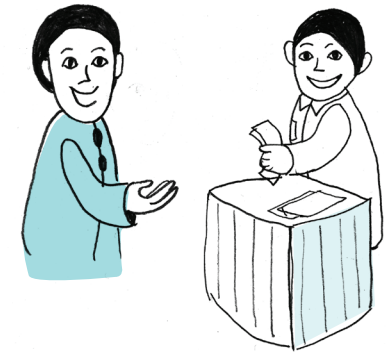
Take out household contents insurance in case of theft or damage. Carry out simple maintenance yourself. Contact the landlord for major repairs.

## 9. TERMINATE THE TENANCY AGREEMENT IN WRITING



Check on the terms you have concerning termination and give notice in writing. You have to pay rent during the notice period.

## 10. YOU MUST HAVE YOUR DEPOSIT BACK, WITH INTEREST



Ask for agreement in writing, or take the landlord with you to the bank to get the deposit back. If you cannot agree, write to the bank and demand payment.