

Your guide to Your Tenancy Agreement in brief



As a tenant of Warrington Housing Association you will sign a tenancy agreement which sets out your contractual obligations as a tenant and our contractual obligations as a Landlord. This leaflet sets out the main obligations in brief. It is important that you keep your tenancy agreement safe



The tenant's obligations include the following:

Rent

To pay the rent and service charges that is due, weekly or monthly in advance. Even if you claim housing benefit you are responsible for making sure that all the relevant information and any proofs are supplied so that your claim is processed as quickly as possible.

Antisocial behaviour

You or your visitors must not cause a nuisance, annoy neighbours or other persons in the neighbourhood or get involved in criminal activity including the use or trade in illegal drugs.

You must not play or let anyone else in the property play music so loudly that it causes a nuisance or annoys neighbours.

Pets

You must NOT keep pets without our permission. If you have a pet you must keep it under control at all times.

Gardens

To keep your gardens tidy and well maintained.

Damage

You must look after your home and not cause any damage. Any damage caused by you or your visitors must be repaired.

Internal Decoration

You are responsible for decorating the inside of your home. If your home is not kept to a reasonable standard of decoration and you move out we may recharge you for the cost of having to redecorate.

Roadways / Parking

Not to block roadways or park commercial vehicles on driveways or in communal parking bays. Not to park vehicles that are not roadworthy or untaxed vehicles in WHA parking bays

Transferring the Tenancy / Subletting

You may not transfer your tenancy to anybody else or sublet the whole of the property. You may however take in lodgers with our permission.

Ending the Tenancy

You need to give four weeks written notice if you want to end your tenancy.

The Landlord's obligations are as follows:



Repairs

We repair the property including gutters, drainpipes, roofs, walls, internal joinery, plumbing, electrics, heating and kitchen units. We repair common parts including stairwells, entrance doors and corridors.

External Painting

We paint the woodwork on the outside of the property every 4/5 years.

Property Insurance

We insure the property against fire and other risks but we do not insure your possessions and advise you to have your own home contents insurance. We have a tenant's contents insurance scheme where your payments can be made with your rent. For more information about our insurance scheme please ask us.

In addition you may have the following rights – succession, right to make improvements and the right to exchange.

This is only a summary of the tenancy conditions. A full copy of the Tenancy Agreement is available on request.

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