

HOUSE RULES FOR TENANTS

This is a shared house and the use of the property is for Tenants only

We aim to make your stay as comfortable as it can possibly be! By following the guidelines set out below and being respectful of your housemates, you can create a positive and harmonious living environment.

1. Equal rights & Respect

- *Each tenant has equal rights in the household and everyone's equally responsible for following the house rules. Please, respect shared spaces, facilities provided and each own privacy.*
- *Don't use each other's things without asking as they are not shared facilities but privately owned.*
- *Make excessive use of shared utilities such as gas or electricity*
- *Do not bring any pet in the house*

2. Cleanliness

- *Clear up after yourself, flush the toilet (!) **(Wet wipes are prohibited)**, clean the bathroom after use and be generally tidy.*
- *Store and dispose of litter and rubbish as appropriate*
- *Maintain The Appearance of the Accommodation*
- *It's expected you to keep the house as clean and presentable as it would your own home!*

3. Kitchen

- *All equipment and work surfaces you use are to be washed*
- *Do not put grease down the garbage disposal, do not leave a cooker/oven on unattended, clean old food out of the refrigerator on a regular basis.*
- *If you use a sponge or dish towel, please rinse it out before putting it away.*
- *Sink must be cleaned and any light equipment you use and wash must be put back in place.*
- *Do not leave any dirty dishes in a sink and remove them straight after the use.*
- ***Label everything.** To avoid having your stuff taken or used inappropriately, label it with your name and put it away. Anything that is left out unlabeled will be considered to be common property, and may be consumed or thrown away.*

4. Rules for Appliances

- *Feel free to make use of any appliance you find in the kitchen, but always double-check that you have switched off all the lights or other electrical devices before you go out.*
- *You're welcome to use the washer, but just make sure that you don't overload it and remove/empty a washing machine once it's done.*
- *It's expected you to fund the repairs for your own electric or other appliances. These items do not fall under the landlord's responsibility.*

5. Communal areas

- *Living in a share house means respecting not just other people, but also their belongings.*
- *Do not leave things lying around for weeks;*
- *Don't leave or store personal belongings, including but not limited shoes, clothes, bicycles ect , anywhere within communal areas*
- *Do not dry clothes anywhere in the communal areas.*
- *If something is important to you, make sure you leave it in your room.*

6. Parties and Events

Sorry, no parties are allowed.

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7. Neighbourhood

- *You do not have to be best friends with your neighbours.*
- *If you have a problem with someone – or something someone is doing – then raise it calmly and like an adult. Always communicate or simply report the issue to us.*
- *If you encounter any issues with other tenant in the property, please notify us as soon as reasonably possible.*

8. Noise level

- *Please, take appropriate steps to prevent noise pollution within the house.*
- *Do not cause any nuisance to other tenants, such as noise nuisance or night visitors*
- *Keep noise to a minimum between 10pm – 8 am*
- *Don't slam doors, maintain appropriate volume level listening music or using other entertainment devices or talking on phone.*
- *Do not have meetings or debates anywhere within communal areas.*

9. Extra Guests and Visitors (Only one visitor at the time)

- *Any small gathering is restricted to two people in total and they must comply with any Covid measures, issued by the Government.*
- *The house rules regarding noise must be followed at all times.*
- *You must respect that other people are in the property and therefore your guests or visitors should not be wondering around the house or using any kitchen facilities*
- *Any visitors must leave the house by 8pm.*
- *Sorry, no overnight stay is allowed*
- *Do not sublet your room or allow anyone else to stay in the property without the landlord's permission*

10. Safety & Security

- *Pay attention to the surroundings and ensure that doors and windows are locked upon leaving the house or at night.*
- *Keep your own items secure*

11. Smoking, alcohol, drugs

- *Smoking is not permitted anywhere inside the property, including your room. If you want to smoke, you may only smoke outside.*
- *Please consume any alcohol in your own room and not in communal areas*
- *If you or your guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO LEAVE THE PROPERTY IMMEDIATELY and you may face a possession to be started against you.*

12. Repairs

- *Do Not Let Minor Problems Become Major Resentments. Bear in mind that we do not live in the property, hence we want to know about any problems quickly, so to have the opportunity to fix these issues before they get any worse and cause further damage.*
- *You must only take care of small repairs like changing light bulbs or cleaning clogged drains.*
- *If there is a need for major repair work at the accommodation, you must grant access to the maintenance specialists to complete the work. Denying access can lead to misunderstandings and inconvenience for both parties.*
- *If you discover any damages that need repairs or maintenance, please contact us immediately on info@northamptonbusinesscentre.co.uk*

Thank you in advance. We truly appreciate your cooperation!