

House Rules

Dear Tenants,

As you will have noticed, we are trying to keep our properties at a very high standard. This is only possible with your co-operation. We have therefore compiled the following list of things allowed, not allowed, recommended and to be observed. Most of these points should be quite obvious through common sense anyway:

Pets - not allowed unless by special consent

Smoking - no allowed since it will cause bad smell and deterioration of the decoration

Personal Decorations (pictures etc.) - Pins, BlueTack or nailed picture hooks may be used, but please refrain from drilling holes into the walls. Apart from the unsightly damage this will cause, the plasterboard walls have a very limited ability to bear weights, which makes this an almost pointless attempt.

Redecoration - At the start of the tenancy, you received the flat in a good, perhaps even brand-new state of decoration. We are sorry if the colour scheme might not exactly match your personal taste, but please do not undertake any painting or wallpapering yourself. However, should you feel the need to repair some accidental damage, you will find some left-over paint and wallpaper in the heater cupboard.

Dampness - Drying clothes in the flat without proper ventilation will lead to severe condensation problems, which are not only unhealthy, but also cause the flat to deteriorate rapidly (mould!). Please use the mobile clothes rack provided to dry your clothes outside or take them to the Fishponds launderette. Make sure you air every room regularly.

Floors - Carpets should be cleaned regularly with the vacuum cleaner provided. Please pay special attention to the areas under the electric heaters to prevent dust being blown through them. Linoleum and laminate flooring are to be wiped wet. Laminate flooring (where installed) is quite hard-wearing, but should be protected from extended exposure to water and sharp objects.

Curtains - should be washed at least once a year or when they begin to "look dirty"

Furniture - Please be aware that hot mugs and plates can leave white marks on wooden furniture. Please use heat insulation (coasters etc.) to prevent this.

Noise - Do show some consideration for your neighbours, especially between 11pm and 7 am

Personal Safety - Points to watch out for:

Do not obstruct heater outlets.

Make sure water and electricity appliances are switched off when you leave your home.

Lock all doors and windows when not at home.

We hope you will enjoy your tenancy. If you have any questions or concerns, please call us on 0117-9719479

Holger + Zora Laux