



west country  
investments

*Buying and selling properties throughout England, Scotland & Wales*

## The End of your Tenancy

You are not able to end your tenancy before the fixed period has expired (*i.e. if you sign a six month agreement, you are liable for rent for those six months*).

If you wish to end your tenancy after the fixed period of the agreement you are legally required to give one month's notice in writing. The notice must be served on an anniversary of the rent due date. (I.e. If your rent is due on the 5th of the month, you may end the tenancy giving one month notice on the 5th of a month.)

Occasionally there are exceptional circumstances which mean you may need to end the tenancy early. Your landlord may agree for a replacement tenant to be found, however you will have to keep paying rent until the new tenant moves in. You will also be liable for any fees the Landlord and Management Company incur sourcing a replacement tenant. This will be a minimum charge of £200 + VAT.

When you do end your tenancy, you will be met at the property by somebody from your Management Company or the Landlord. They will use the inventory to assess whether the property and its contents have been returned in the condition in which it was rented to you.

The main areas of concern are sanitary ware, windows, floors, woodwork, decor, kitchen appliances including; kitchen units, shelves, ovens, cooker hoods, refrigerators, wardrobes and drawer units.

It is accepted that during the course of normal day to day living a few marks and scuffs will appear on walls and woodwork.

Keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost you may be charged replacement costs for the locks. If you have extra keys cut these should also be returned.

If the owner has not employed a gardener at the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden and boundaries according to the season.

Refuse sacks and discarded items may not be left at the property. Please ensure you have made arrangements for them to be removed. If they have not, a charge of £40 + VAT per bag / item will be charged to your deposit.

If the property and its contents are not returned as they were provided (allowing for fair wear and tear) any costs incurred to rectify damage will be charged to your deposit.

If the property is left in good order we will promptly instruct "The Deposit Protection Service" to repay the whole deposit to you. Their telephone number is 0330 303 0030