



Top tips...

For tenants



**GH
Property
Management**

The Right Choice.

At GH Property Management Services Limited, we understand the importance of having a safe, clean and secure home.

These tips for tenants are to support and ensure that you are aware of your rights and responsibilities as a tenant.



Read and understand your tenancy agreement!

This will advise you on circumstances that you need to notify or ask permission from your landlord i.e. to make improvements to the property, keeping a pet or smoking in the property. **Put all requests in written form to your landlord, retain a copy for your records along with the response.**

Rent and Fees

Pay your rent on time to avoid your landlord taking action to evict you! You may have additional charges within your tenancy agreement such as Council Tax, which also needs to be paid on time.

The landlords' insurance will not cover your belongings, it is your responsibility to get contents insurance.



Care and Respect for others

Antisocial or aggressive behaviour by you or anyone that is visiting you can lead to your landlord taking steps for eviction. This behaviour is unacceptable towards your landlord, neighbours or anyone employed by your landlord.

Repairs and Maintenance

The exterior and structure of the property is the responsibility of the landlord along with the plumbing, wiring and central heating. However, it is up to you as the tenant to report any repairs needed to your landlord.

As the tenant, you are responsible for the up keep of the interior of the property i.e. avoid condensation and damp by ensuring your home is well ventilated, changing light bulbs, checking smoke alarms etc. It is also your responsibility to properly dispose of rubbish and to repair damages made by you, your family or friends.

The point of contact for any issues regarding the property is your landlord or letting agent. GH Property Management are directed by Landlords, therefore are not authorised deal with tenants directly.



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