

This Tenancy arranged by LCG Investments Ltd

## **General Conditions**

(Any alterations should be recorded under Special Conditions")  
THE PROVISIONS OF THE RESIDENTIAL TENANCIES ACT 1986  
SHALL APPLY TO THIS TENANCY

### **Tenants Notice To Vacate**

Periodic Tenancies: The tenant agrees to give 21 days notice in writing to the Landlord at the Landlord's address for service to terminate any periodic tenancy. Any notice given by the tenant or any tenant where there are two or more tenants shall operate to terminate the tenancy as a whole and the tenancy shall come to an end on the day referred to in the notice whether or not any other tenant shall concur with giving of the original notice.

Fixed Term Tenancies: If the tenancy shall be a fixed term tenancy then this provision for notice shall not apply. Fixed term tenancies, cannot be terminated by notice by either party.

### **Rent Increase**

The Landlord must give the Tenant as least 60 days written notice of a rent increase, but no such increase can take effect earlier than 180 days since the commencement of the tenancy or the date of the last rent increase.

The Bond shall be paid to the Ministry of Housing and will be refunded to the Tenant on the termination of this tenancy after deduction (if any) to compensate the Landlord for any loss or damage resulting from the Tenant's failure to observe and perform the Tenant's obligations under this Agreement and the Residential Tenancies Act 1986.

### **Bond Increase**

The Landlord may, on lawfully increasing the rent, require payment by way of Bond of a further sum not exceeding the new rent per week multiplied by the number of week's rent currently held as a Bond.

### **Noise**

The Tenant agrees to ensure there will be no loud music or excessive noise after 10.30pm and that consideration be shown to neighbours with regard to excessive noise during the day.

### **Renovations**

The Tenant shall not make any renovation, alteration or addition to the premises without first obtaining the written consent of the Landlord.

### **Residential Use**

The Tenant shall ensure that the premises are occupied principally for residential purposes, shall not conduct any illegal activities and shall ensure that anything done or omitted to be done on the premises does not disturb, annoy or cause a nuisance to any of the neighbours.

### **Assignment**

The Tenant shall not assign, sub-let or part with possession of the premises and the chattels (if any) or any part thereof during the term of the tenancy.

The Tenant shall not remove any chattels from the premises and shall replace any damaged or lost chattels with others of like value. The Tenant shall deliver the keys to the Landlord's contact address (or as the Landlord may otherwise direct) by not later than 12 noon on the day the premises are vacated by the Tenant.

### **Notification of Damage**

The Tenant shall notify the Landlord as soon as possible after discovery of any damage to the premises or the need for any repairs to be carried out.

### **Liability**

The Tenants and all of them hereby agree that they are both jointly and severally liable to the Landlord for any indebtedness and maintenance of covenants.

### **Rent Reviews**

The Landlord hereby reserves the right to review the rent in accordance with the Residential Tenancies Act 1986.

### **Tenant's Maintenance Duties and Costs:**

1. Pay all charges for electricity and gas used in and upon the premises and all telephone hire charges and toll accounts incurred during the tenancy.
2. Reimburse the Landlord for any expense incurred in repairing damage to any windows, skylights, or doors on the exterior of the dwelling damaged or broken by the tenant either carelessly or intentionally.
3. Shall repair or replace chattels, such as mirrors or light fittings carelessly or intentionally damaged by the Tenant.
4. To pay the tradesmen's call out charge if prior arrangements to allow tradesmen to enter the premises to effect repairs are not adhered to.
5. The Tenant shall not paint, drive nails or screw into, affix any kind of adhesive tape, or any way deface the walls, ceilings, floors, wood, stone or ironwork, or the Landlord's fittings and fixtures.
6. Keep the premises clean and tidy and free from rubbish, bottles, cigarette butts or like matters. Any costs involved to make good non compliance with this clause will be charged to the Tenant.
7. Lawns, where required, are to be mowed fortnightly, gardens kept tidy and hedges cut.
8. The Tenant shall keep the toilets, showers, baths, basins and sinks in good order and ensure that waste pipes and U traps/bends are kept clear.
9. The Tenant shall pay for any metered water provided to the premises after  
1st December 1996 (including the cost of charges for standard meter readings).
10. The Tenant shall pay for the fumigation or appropriate action for the removal of any pests entering the property after the commencement of the tenancy.
11. The Tenant agrees to park only the Tenant's car(s) in the space(s) provided and to ensure that all guests park on the street. The tenant further agrees to keep the garage or carport free from oil drippings and if necessary the Tenant agrees to supply and use a drip tray. The Tenant further agrees not to repair any motor vehicle on the premises nor to leave any motor vehicle in an immobile condition.
12. The Tenant agrees to keep the premises well ventilated at all practical times when the Tenant is personally in residence to prevent the build up of mould and/or mildew.
13. If an Order for the payment of money is made by the Tenancy Tribunal and that money is not paid upon demand, then the Tenant agrees to pay the Landlord any and all costs of collection involved in enforcing payment.

I OFFER TO RENT the premises on the terms set out overleaf, and subject to the general conditions above.

Signature of Tenant

Date.

Signature accepted on behalf of LCG Investments Ltd

Date..