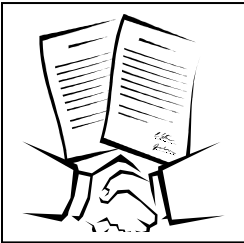


THE LEGAL ISSUES

As a tenant you have the right to:

- live in a habitable property, i.e. safe and well-maintained
- the quiet enjoyment of living in the property without undue interference from your landlord



- professional management from your landlord/agent

In return, tenants are expected to:

- look after the property
- pay the rent on time
- report all repairs to the landlord

Deposit

- Before you move in you will probably have to give your landlord a deposit or Bond, the value of which can vary in value from one week to several month's rent
- A deposit is returnable at the end of the tenancy. But, its return will depend on the condition of the property at the end of your tenancy. Damage to the property or furniture and leaving the property in a dirty condition are valid reasons for withholding your deposit
- Rent arrears and outstanding bills for services may also be valid reasons for withholding your deposit. Your contract should outline these conditions.

Inventory

- If you are renting a furnished property, ask the landlord for an inventory of what is provided, and its condition, at the beginning of your tenancy. This should be signed by yourself and your landlord in order to prevent any disputes at the end of the tenancy
- Dated photographs of your accommodation and its contents can be a useful addition to the inventory

Tenancy Agreement (see understanding your contract)