

An easy-to-read summary of your tenancy agreement

Your tenancy agreement



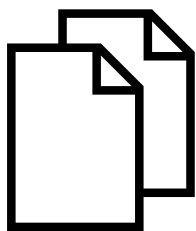
This agreement is between _____ and SHAL.



Your agreement is a legal document. You must keep it safe.



You become a tenant when you sign the agreement. SHAL becomes your landlord.



SHAL will give you a copy of the full agreement.

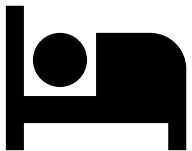
Your home



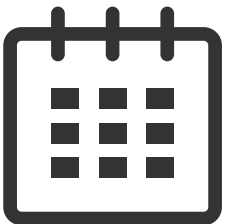
Your home is _____ .



You must keep your keys safe. SHAL does not keep copies.

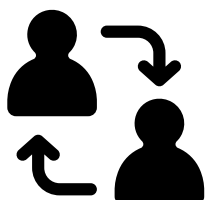


It has _____ bedroom(s) and _____ people can live in it.



You can move in on _____ .

Living in your home



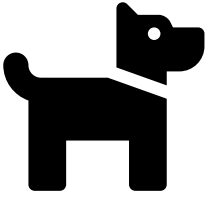
You need to tell SHAL if people move into or out of your home.



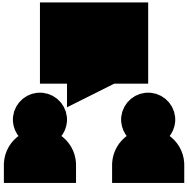
If you would like to live somewhere else, you must tell SHAL.



You must not move out without telling SHAL.



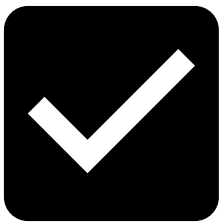
You must ask SHAL for permission if you would like to have a pet.



SHAL will meet you regularly in your new home to make sure everything is OK.

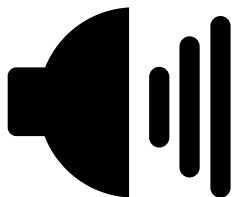


SHAL will not ask a judge to evict you from your home if you:



- Pay your rent
- Look after your home
- Are a good neighbour

Be a good neighbour



You must not be a nuisance or annoy your neighbours.



Other people who live in your home must not be a nuisance or annoy your neighbours.

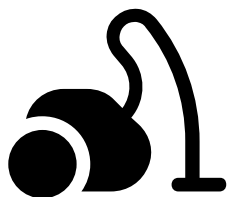


This includes making loud noises and doing anything illegal.

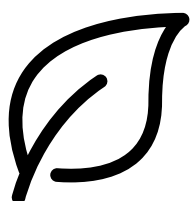


If someone else is not being a good neighbour, you must tell SHAL and we will see what we can do to help.

Looking after your home



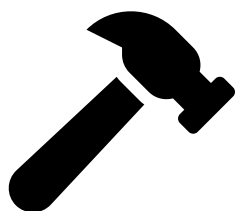
You must look after your home and keep it clean and tidy.



If you have a garden, you must keep it clean and tidy.



You must let SHAL know if something needs to be repaired.



You must repair or replace things you break or damage.



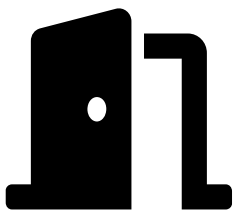
You must also repair or replace things broken or damaged by other people in your home.



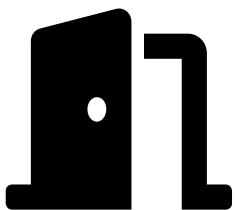
You must ask SHAL for permission if you would like to change something in your home or garden.



SHAL will visit you at least once a year to make sure your home is safe.

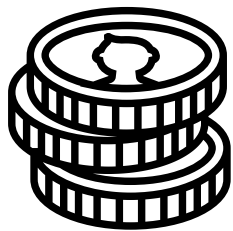


You must let SHAL in to do this.

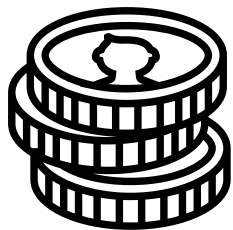


SHAL may ask someone else to visit you and you must let them in too.

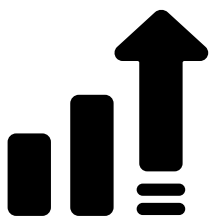
Paying the rent



You must pay **£** per week starting when you move in.



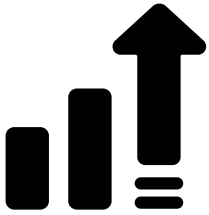
You must pay your rent before you move in.



SHAL will write to you if you need to pay more.

UC

If your rent is paid by Housing Benefit or Universal Credit you must tell them about your new home and what you need to pay.

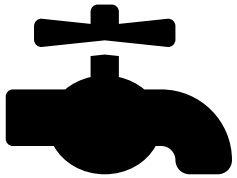


You must tell them when your rent changes.



You must ask SHAL if you do not know what to do.

Paying the bills



You must pay for council tax, electric, gas and water. This is not included in your rent.



You must pay for a TV licence.



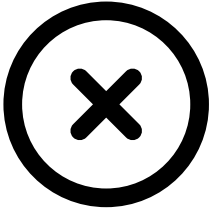
You must get contents insurance.



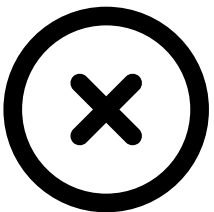
That means you can get help to replace things when they break or are damaged.



This includes things like TVs, furniture and windows.



This is not included in your rent.

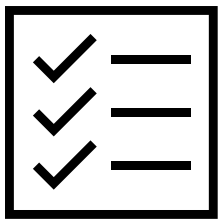


SHAL will not replace things when they break or are damaged.

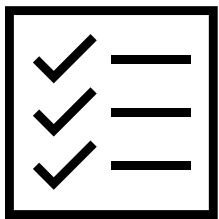
Questions



You must read and sign the agreement.



You must make sure you understand what you can and cannot do.

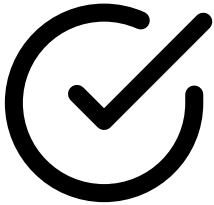


You must make sure you understand what SHAL can and cannot do.

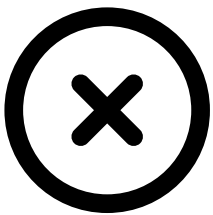


You must ask SHAL if you do not understand something.

Do you understand what being a tenant means?



You are ready to sign the agreement.



You must speak to us before you sign the sign the agreement and we can help you.