

the condition of the Property or adjoining property (the Landlord will normally give at least 24 hours notice but immediate access may be required in an emergency).

- (k) Yield up the Property at the end of the Tenancy in the same condition as at the beginning of the Tenancy, having made good and paid for repair of and/or replaced any items damaged or lost during the Tenancy (reasonable wear and tear excepted).
- (l) Pay for the cleaning of all curtains, which may have been soiled during the Tenancy (the reasonable use thereof nevertheless to be allowed for) and ensure all curtains are properly hung at the end of the Tenancy.
- (m) Leave the items in the property in the rooms or places in which they were situated at the beginning of the Tenancy.
- (n) Not use 'Blue Tack' or similar adhesive on the interior walls.
- (o) Permit viewings by future prospective Tenants from November 1st 2016 between the hours of 1pm and 8pm often at very short notice.
- (p) Protect the property from frost, damp or similar damage. If the property is going to be empty overnight or for more than 12 hours the Tenant will ensure that the water is drained down and the heating left on at a minimum of 8 degrees.
- (q) Not allow pets on the property.
- (r) Not obstruct the hallways or landings with bicycles or other bulky items preventing a safe means of escape.
- (s) Not use deposits in lieu of rent.
- (t) Provide a parental guarantee.
- (u) Be responsible for his/her possessions. The Landlord is not responsible for loss of possessions for any reason whatsoever.
- (v) Keep all drains clear of debris.
- (w) Be liable to pay an amount equal to rent until all keys are returned.
- (x) Pay £10 for each lost key and £35 when the Landlord is required to provide access to the property.
- (y) Leave a full complement of functional light bulbs at the end of the tenancy.
- (z) Allow the landlord unrestricted access to the property during the period of concessionary rent for the purpose of improvements and repairs only.
- (aa) Dry laundry in the tumble dryer only.
- (bb) Not behave in an anti-social manner or cause nuisance to their fellow house mates or neighbours.**
- (cc) Resolve broadband issues with the provider themselves.
- (dd) Not smoke in communal areas.