TENANT ACCREDITATION SCHEME
Code of Conduct

I, …….. agree to:

1. General Conduct

- Conduct the tenancy courteously and responsibly.
- Comply with all legal requirements of the tenancy agreement.

2. Commencement of Tenancy

- Ensure all references provided are authentic.
- Pay rent on time in accordance with the agreed manner of payment.
- Contact the gas, electricity and water supply companies to register supplies in my name, and the local Authority to register for Council Tax on the day that they commence occupancy of their accommodation.
- Ensure that I read and understand the Tenancy Agreement and Tenant Code of Conduct.
- Carry out an inspection of the property and inform the landlord in writing of any damage or defects at the commencement of the tenancy.

3. During the Tenancy

- Behave in a reasonable manner and not to cause a nuisance to, or be anti social with my neighbours.
- Not create excessive noise, which causes a nuisance to my neighbours, having regard to the time and location of sensitive areas within neighbouring premises.
- Not carry out any profession, trade or business from the property without the landlords written consent.
- Not sublet the property.

4. Looking after the property

- Confirm in writing to the landlord all necessary repairs, and to keep a copy; urgent repairs must be immediately reported verbally, in addition to being confirmed in writing.
- On receipt of suitable notice, provide my landlord or any person authorised on their behalf, with access to their accommodation, to carry out an inspection or repair
- With the exception of fair wear and tear, repair to a satisfactory standard with the prior agreement of the landlord, or otherwise compensate the landlord for any damage to their accommodation including fixtures, fittings and furniture
- Maintain the property in a clean and tidy condition especially the kitchen and bathroom
- Replace spent light bulbs.
- Keep external drainage gullies free from debris
- Replace broken windows (unless caused by vandalism and reported to the Police).

Medway Council
Serving You

- Obtain my landlord's prior written permission to decorate any rooms, put up shelves, or make any other alterations to the fabric of their accommodation.

5. Visual Appearance

- Show respect for the accommodation, not cause any willful damage and report any damages, defacement (including graffiti) and fly-posting promptly
- Keep gardens/yards free from refuse and in a tidy condition

6. Health & Safety

- Ensure all fixtures and fittings are used in a manner for which they were designed particularly gas and electrical appliances
- Confirm in writing to the landlord any hazards for which the landlord is responsible, and to keep a copy; serious hazards must be immediately reported verbally, in addition to being confirmed in writing.

7. Security Alarms

- **Where provided,** in co-operation with the landlord, ensure that keyholder details are registered with the police and local authority if a burglar alarm is provided

8. Security

- Keep the property secure using all the facilities provided

9. Refuse

- Store refuse in a proper hygienic way and put out for collection on the day and in the manner required by the waste collection service

10. At the End of the Tenancy

- Give the required notice as required by the tenancy agreement.
- Return all keys on termination of the tenancy.
- Settle all outstanding accounts on termination of the tenancy.
- Leave the dwelling in a reasonably clean condition on vacation of the property
- Leave the property in no worse condition having regard to fair wear and tear as at the commencement of the tenancy.

Name of the tenant: …….

Address: ……..

……

Landlord: ……..

……	……..	……..……	……..
Tenant's signature	Date	Landlord's signature	Date

Medway Council
Serving You