

HMO Regulations, House Rules, and the Law

Failure to meet any of these conditions will result in you being in breach of contract. Some of these regulations are set out by the Government and the Law and are not negotiable, as are any of the others. Breach of contract may result in prosecution to the landlord of fines in which the landlord will seek to recover all costs and fines from the tenant. Failure to meet any of these conditions set out may also result in penalty charges;

1. Communal landing, hallways and stairs must be kept clear at all times of any obstructions (please see Fire Safety Notice).
2. All furniture must comply with *Fire Safety Regs 1994*. Any furniture brought in by any tenants non compliant of this regulation is strictly prohibited.
3. Do not tamper with any fire safety equipment around the house or fire alarm systems.
4. It is the tenant's obligation to report any faults or defects in and around the house including any damages.
5. **Relating to Health and Safety, kitchen and common areas must be kept clean and clear at all times – failure to comply with this may result in further action.**
6. Smoking is strictly prohibited - any signs or evidence of a tenant smoking may be subject to further action for breach of the tenancy agreement.
7. Please make sure when disposing of any waste, bin liners are used at all times and placed in the outdoor bins provided by Plymouth City Council. You must also familiarise yourself with Plymouth City Council recycling regulations.
8. Parties are not allowed.
9. All tenants must ensure that all electrical equipment including lighting throughout the property is turned off when not in use.
10. Please note in the event of loss of keys, charges will apply for a replacement. Costs will vary depending on the entry system to your property/room/flat.
11. Any non-emergency call outs between the hours of 5:30pm - 9am will incur a charge.
12. If any of your personal details change i.e. address or contact number, please inform us immediately.
13. Electric or oil heaters are strictly prohibited within the property.
14. Please ensure that all fire doors and self closing doors are kept shut at all times.
15. All notices and certificates relating to the property must be kept in a prominent position at all times.
16. Do not stick anything to the walls using blue-tack, cellotape, white-tack or any other substance.

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