

Garage Tenancy & Agreement



Your garage tenancy is subject to the conditions shown below please read these conditions before signing for your tenancy. As these regulations are made for the benefit of all tenants, they are earnestly requested to see that they are conformed to in all respects.

1. Commencement of Tenancy

The tenancy shall be a weekly one, commencing at noon on the Monday following entry into possession by the tenant. In the event of Derwentside Homes allowing a rent free period for any purpose it considers reasonable, the tenancy shall commence at noon on the Monday following the rent free period.

2. Rent

The rent shall be paid fortnightly in advance. Any amount remaining unpaid at the end of the specified time above will be regarded as arrears. Derwentside Homes reserves the right to service Notice to Quit the garage. Derwentside Homes may vary the rent by giving the tenancy four weeks written notice of variation.

3. Termination of Tenancy

The tenancy shall be terminated by ONE WEEK'S NOTICE to be given, in writing, by either side before 12 noon on Monday but subject to Condition 13 below.

4. Acceptance of Conditions by Entering

The entry into possession shall be conclusive evidence of acceptance of all the conditions of tenancy herein stated.

5. Sub-letting

The tenant shall not be permitted to assign, sub-let or part with the possession of any party of the premises.

6. Use of Garage/Nuisance

Each garage shall be used only to accommodate a private car, van or motor cycle.

The garage shall not be used for any activity connected with a trade business or employment, or any activity which is or may become, in the opinion of Derwentside Homes, a nuisance or annoyance to Derwentside Homes, its tenants or the owners or authorised users of the adjoining premises or neighbourhood.

7. Cleanliness

The tenant shall keep the garage, forecourt or yard clean and tidy and any drains and water courses clean and open and in repair. The tenant is to give immediate notice of any stoppage, which he/she is unable to clear.

8. Repairs/Damages

The tenant shall be responsible for any breakages or abnormal repairs not due to ordinary wear and tear in or about any premises, fixtures or fittings being subject to this agreement. The tenant shall also be responsible for the cost of replacing any keys lost or damaged and for the replacement of any locks due to the loss of keys or otherwise.

9. Alterations, etc.

No structural alteration shall be made, nor any alteration or addition made to any fixture or fitting without previous written consent being given by Derwentside Homes.

10. Signboards, etc.

No signboard, advertisement, placard or other notification shall be erected or displayed without previous written consent being given by Derwentside Homes.

11. Safety

Tenants must take all reasonable precautions to avoid any risk of fire or explosion at the premises. The separate storage of petrol or inflammable or explosive liquor substances or materials on the premises is not permitted.

12. Landlord's Right to Enter and View

Derwentside Homes shall be at liberty, by their agents or workmen, to enter and inspect the premises and to execute repairs at all reasonable hours and without prior notice.

13. Penalties

Any tenant who, in the opinion of Derwentside Homes, shall neglect to observe these regulations or misuse or improperly occupy the premises shall be subject to one week's Notice to Quit issued in writing, wherein Derwentside Homes shall re-enter and resume possession of the whole of the premises. Derwentside Homes shall not be liable for any claim by such tenant for any damage arising thereon.

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I: _____

of: _____

Accept as tenant of Derwentside Homes the garage and premises:-

No. _____

Derwentside Homes Tenant

Private Tenant/ Owner Occupier

Vehicle Registration Number _____

Weekly Rent _____

Commencement of Tenancy _____

I HAVE READ AND AGREE TO ABIDE BY THE CONDITIONS OF GARAGE TENANCY AND UNDERSTAND THAT THE TENANCY IS DETERMINED BY ONE WEEK'S NOTICE TO QUIT

Tenant's Signature _____

Tenant's Date of Birth _____

Officer's Signature _____

Date _____