



Derwentside
Homes

Conditions and Agreement of Garage Tenancy

YOUR GARAGE TENANCY IS SUBJECT TO THE CONDITIONS SHOWN BELOW PLEASE READ THESE CONDITIONS BEFORE SIGNING YOUR TENANCY. AS THESE REGULATIONS ARE MADE FOR THE BENEFIT OF ALL TENANTS, IT IS IMPORTANT YOU CONFORM TO THEM.

Commencement of Tenancy

This is a weekly tenancy starting at noon on the Monday after you get possession of the garage. If we allow a rent free period for any purposes your tenancy will start at noon on the Monday after it.

Rent

Your rent is payable fortnightly.

Any amount remaining unpaid at the end of this is arrears. Derwentside Homes reserves the right to service Notice to Quit the garage.

Derwentside Homes may vary the rent but will give you four weeks notice if we do so.

Termination of Tenancy

The tenancy shall be terminated by ONE WEEK'S NOTICE to be given, in writing, by either side before noon on a Monday.

Acceptance of Conditions by Entering

You must accept all the terms of this tenancy to possess the garage.



Sub-Letting

You are not permitted to assign, sub-let or part with the possession of any party of the premises.

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.

Cleanliness

You must keep the garage, forecourt or yard clean and tidy and any drains and water courses clean and open and in repair. You must give immediate notice of any stoppage, which you are unable to clear.

Repairs/Damages

You are 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. You are 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.

Alterations, etc.

You can not make any structural alteration, nor make any alteration or addition to any fixture or fitting without previous written consent being given by Derwentside Homes.

Signboards, etc.

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

Safety

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

Landlord's Right to Enter and View

Derwentside Homes employees may enter and inspect the premises and carry out repairs at all reasonable hours and without prior notice.

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 is not liable for any claim by such tenant for any damage arising from this.



DHC02 V1 DEC10



Garage Tenancy Agreement

I (name)

of

Accept as a 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