



## Unfamiliar terms of the tenancy agreement

When you're looking to rent and most importantly when you get to that point of signing the tenancy agreement, you may have some problems understanding some specific terms of the Property Industry you are unfamiliar with.

Here you have a list with some of the terms you may come in contact with and what they mean, so you know what to expect and how to understand what's the tenancy about.

**Council Tax** – is a local authority tax that applies to United Kingdom. It is usually the tenant's responsibility to pay it.

**Arrears** – The amount of a rental period that is outstanding.

**Break Clause** – A clause included in a fixed term tenancy agreement. This clause can be included if the initial fixed term is for a year or more.

**Covenants** – Terms that you agree as part of your tenancy agreement. They may state the things you can't do while occupying the property and they set out the promises that a landlord or tenant both make during the course of the tenancy.

**Deposit** – Landlords may ask tenants to pay a tenancy deposit to cover damage or unpaid rent. This is usually 6 weeks of rent but the landlord can set this at any amount.

**Dilapidation** - Damage to a property or contents that is considered to be more than acceptable wear and tear.

**Fixtures and Fittings** - The contents of a rented property that may include window coverings, light fittings, carpets, kitchen units and white goods are called "fixtures and fittings". If you are renting a furnished property, it may also include furniture.

**Grounds for Possession** - The reasons for applying to the courts for repossession of a property.

**Guarantor** - is someone who agrees to sign a tenancy agreement and in effect guarantees that they will undertake the full obligations under the tenancy agreement on the tenant's behalf.

**Initial Term** - The first period of the tenancy.

**Periodic Tenancy** - a tenancy that continues for successive periods until the tenant gives the landlord notice that they want to end the tenancy. When an Assured Short-hold Tenancy ends, it will become a periodic tenancy unless the tenant signs a renewal agreement.

**Notice Period** - The period of time that a tenant or landlord must give to end the tenancy agreement.



**Renewal** - At the end of the fixed term of an Assured Short-hold Tenancy some tenants and landlords choose to renew the tenancy for another fixed term.

**Tenancy Agreement** - A tenancy agreement is usually agreed and signed before a property is let out. It is a contract between a landlord and a tenant(s) that sets out the terms and conditions of their rental agreement.

**Energy Performance Certificate (EPC)** - An EPC provides a rating of a property's energy efficiency, running costs and environmental impact rating (carbon emissions) based on the property's condition on a given date.

**Gas and Safety Regulations** - It is the landlord's legal responsibility to ensure that a gas safety check is carried out prior to letting a property and then every year after. The check must be carried out by an authorised CORGI registered engineer and a copy of the record must also be given to the tenant.