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L P G P R O P E R T Y M A N A G E M E N T

HOUSE RULES

In order that you can enjoy your stay with us can we please ask you to observe the following:

1. OPEN WINDOWS (Bathroom when showering & Bedroom when drying clothing)

To avoid mildew forming on the walls when drying clothes – the water has to go somewhere!

2. NO RUBBISH TO BE STORED INSIDE OR OUTSIDE THE PROPERTY

Take rubbish to local skip / Council office **02870347272**. Any rubbish that is found on your property and not disposed of in the bins provided **will incur a charge £40 for its removal**. It will be photographed and you will be given 24 - 48hrs to have it removed.

3. NO POSTERS ON THE WALLS PLEASE

Blue tack / nails / sellotape or fixings **are prohibited. (if walls are damaged there will be a charge for Repairing)**

4. HEATING OIL

When you run out of oil the boiler will need bled after a refill. If you require the boiler to be bled a **charge of £25/visit is payable on arrival**. During your tenancy it is **your responsibility** to ensure adequate heat is left on in your property to prevent burst pipes especially during cold spells. **Failure to do so will leave you liable for the cost of repairs.**

5. If PROPERTY IS UNOCCUPIED (over 48 hr) BETWEEN November and April

You must turn water off at the mains supply (stop cock normally located under the sink in the kitchen) to prevent frost damage. When you return it is your responsibility to contact a plumber to connect again, do not turn on the heating until this has been completed.

6. FIRE EXTINGUISHERS

Are your responsibility, any equipment tampered with or discharged during your tenancy will be **billed to the tenants and charged via Direct Debit during or after your tenancy.**

7. SMOKING

Is not permitted anywhere in the house.

8. HOUSE PARTIES

Parties are not allowed in this house.

9. CLEANING OF GRILL PAN /HOB/OVEN – No chip pans or deep fat fryers are allowed

Grill pan/Hob/Oven to be cleaned regularly – this prevents the risk of fire.
Chip pans and deep fat fryers are a serious fire hazard.

10. HOUSE KEYS

No tenant is permitted to give a copy of his or her keys to any other person's.

11. BURNING CANDLES

For safety reasons the use of candles are **prohibited** within the house. **(if a room has damage from candle smoke there will be a charge to repaint that room)**

12. VERMON (Rats & Mice)

It is your responsibility to control.

13. REPORTING HOUSE REPAIRS

To enable us to arrange repairs on the day, phone calls must be made before **12 noon.**

THANK-YOU FOR YOUR CO-OPERATION

LPG Office: 02870833641- **Office hours 9am – 5.30pm Monday – Thursday**
9am – 2pm Friday

Mobile: 07500115000 – Emergencies only