

Red and Nat's Happy Homes
116 Sunny Bank
Hull
HU3 1LF
Tel: 07789 854397
15th March 2010

Dear Tenant,

Welcome to your specially prepared bedroom in your house. We are very glad you have chosen a Red and Nats Happy Home. We hope you will be comfortable and that you will enjoy your stay. Below are some of the things you will need to be aware of to ensure you and your house mates get off to a good start.

The first few items are the things you need to get going and use your house.

- Door code
- Internet pass-phrase
- Fire escape route is the front and back door. These doors have thumb turn devices so you can open them without a key.
- You will have a front door key and an alarm code but please make sure you use it keep you house secure. We check the house regularly and we will issue a fee if we find the door unlocked even if you are in.
- Hall stairs and landing is the fire escape route out of the house. Any bicycles, boxes, suitcases or any other items left in these areas may impede your exit if there is a fire. These, if found, will be disposed of without warning to the waste recycling centre.
- Fire safety is important to us so please familiarise yourself with the extinguisher and or the fire blankets location.

Over the last few years a few things have caused disharmony between students and we have been asked to intervene. To prevent this please try to respect the rules below and respect each others need for a little peace and tidiness. These are comments taken from the contract that you have signed so its important to read the reminders below.

- In a shared house you are all responsible for the total rent. Please pay your bit of it on time and use the standing order method, or on line transfer. Your next payment is due on 1 September.
 - Account Name- R Oudijk Account number tbc
- Communal areas must be kept clean and tidy at all times. If I see that rubbish has been allowed to accumulate, I will remove all of it including pots pan plates, shampoo, cd's ! To the bin.)
- Any food stuffs should be kept in the kitchen in the top cupboards where possible, NOT in the bedroom. Food waste and rubbish attracts vermin. If at any point I have to call in Pest Control to eradicate a mouse infestation, this will be charged against your deposit. The house has no mice when you move in so if your lifestyle attracts them you will be charged.
- Please remember to put rubbish bags in the black bin outside. Do not allow rubbish to pile up. The black bin is collected on _____ mornings (please place bin on pavement outside house before 7.30am).
- Bedrooms must also be maintained to a reasonable standard. Any loss of/damage to fixtures, fittings and furniture, either accidental or malicious, must be paid for. If I have to pay for carpet cleaning, the cost of this will also be deducted from your deposit.
- I shall be carrying out regular inspections of the house so please ensure that it is kept clean and tidy. I will give you 48 hours notice of my intention to inspect.
- Please do not have the heating on 24 hours a day as this is very wasteful. If the house is going to be left empty for long periods of time, please turn the boiler switch to off or hot water only (tap symbol).
- Finally, please be respectful of your fellow house mates and neighbours' privacy. I would be grateful if you could keep noise to a minimum between 11.00pm and 7.30am.

In anticipation of your cooperation,

Mr Red Oudijk
Mrs. Natalie Oudijk