

### Periodic Standard Model Contract Summary

#### This does not form part of the contract

**This summary is intended to help you understand what the different sections of the model contract mean.**

**Rent and other charges (Section A - Page 1):** This states that you must pay your rent in full and on time. You need not pay a day's rent for each day the landlord does not give you a written statement of the contract. It also states how the landlord may change the rent amount and that you must pay the council tax and other bills like gas and electricity. How the landlord has to deal with any deposit you pay is also explained.

**Prohibited conduct (Section B - Page 2):** If you, or anyone else living in or visiting the premises, do any of the things set out here, you could lose your home. This includes domestic abuse, anti-social behaviour and the premises being used for criminal purposes.

**Control of the premises (Section C - Page 3):** This says that you cannot run a business from the premises. It also explains that the landlord must allow you to live in the premises without interference. The landlord must give you at least 24 hours' notice if he, or someone working for him, needs to enter the premises to carry out repairs, inspect a gas appliance, deal with pests or do something else required by law. The landlord is able to enter the property in an emergency without giving you any notice.

**Number of other occupants (Section D - Page 4):** This states that you can decide how many people can live in the premises. However, you must not allow the premises to become overcrowded.

**Care of the premises (Section E - Page 5):** This sets out your responsibilities, and those of the landlord, for taking care of the premises.

**Making changes to the premises or to services (Section F - Page 8):** You must get the landlord's permission before making a change to: the landlord's fixtures and fittings; putting up an aerial or satellite dish; or decorating the outside of the premises. While you may be able to change your electricity or gas supplier, you must not cancel the supply of water, electricity or gas, or install or remove a meter, without the landlord's consent.

## Annex 3

**Security and safety (Section G - Page 9):** This sets out how you must keep the premises secure and safe. You must not change locks or have additional keys cut. Also, you must tell the landlord if you are going to be away for 30 days or more. You must regularly check that fire alarms, smoke alarms and carbon monoxide detectors are working, and replace any batteries when necessary.

**Dealings (Section H - Page 9):** If the landlord agrees, you are allowed to take in a lodger. You must not sub-let the premises or transfer the contract without the landlord's consent.

**Provisions about joint contract-holders (Section I – Page 11):** This explains how a joint contract-holder can be added to, or removed from, the contract.

**Termination of the contract (Section J / K / L – Pages 12 to 22):** These sections explain how the contract can be ended. The tenant must give one month's notice. The landlord must give two months' notice and cannot evict the contract-holder without a court order. Terms 129 to 165 explain the grounds on which the landlord can apply for a court order.

**Variation (Section M – Page 22):** This sets out how some of the terms of the contract can be varied. The landlord must give you a written statement of any variation within two weeks, and you need not pay a day's rent for each day it is late.

**Other matters (Section N – Page 23):** This explains that the landlord can seek to evict you if you obtain the contract through deception. It sets out what information the landlord must give you and how you may be entitled to compensation if he does not provide it. It also states that any notices to be given under the contract must be in writing.

**Further guidance on the contract can be found at:**

[www.wales.gov.uk/rentinghomes](http://www.wales.gov.uk/rentinghomes)