

## **RESPONSIBILITIES AS A LANDLORD:**

- Repair heating and hot water installations, sinks, baths and other sanitary fittings, leaking roofs etc...
- Ensure safety of gas and electrical appliances. Gas appliances need an annual safety check, and – as a separate requirement – need to be serviced annually, electrical appliances also. These responsibilities cannot legally be passed on to the tenant.
- Ensure furniture and furnishings provided are fire safe.
- Ensure property is fit for habitation.
- Provide locks and keys in good working order.
- Provide us, the Agents with an Energy Performance Certificate (EPC) and a Gas Safety Certificate if applicable.
- A landlord is not responsible for any cost incurred fixing problems directly caused by the tenant.

We will of course aid you in any way we can to ensure the tenancy runs smoothly, whether it is with regards to general maintenance or communication issues with your tenant(s).

Bullock & Lees Bournemouth Ltd  
581 Christchurch Road  
Boscombe  
Bournemouth  
BH1 4BU

(01202) 302 345

[contact@bullockandleeshomes.com](mailto:contact@bullockandleeshomes.com)