

## Section 4



# Appendices

This section does not constitute part of your terms and conditions.

## Appendix 1

### Explanation of words used in this agreement

#### **Abandon**

When a tenant leaves their home without surrendering the tenancy, either by notifying us or ending the tenancy formally by serving a notice of termination on us.

#### **Anti-social behaviour**

Behaviour causing, or likely to cause, nuisance, annoyance, harassment, alarm or distress to anyone.

#### **Assign**

To transfer the tenancy during the tenant's lifetime.

#### **Breach**

To break or to fail to keep the conditions of the Tenancy Agreement, such as paying rent.

#### **Civil partner**

A person of the same-sex with whom you have registered your relationship as a civil partnership as from 5 December 2005.

#### **Direct access**

This means you have a front, side or back door that leads straight into your private garden.

#### **Domestic abuse**

Domestic abuse can be in the form of abuse including threatening behaviour, violence or abuse (physical, sexual, financial, psychological and emotional) between people who are, or were in an intimate relationship or close family relationship regardless of gender or sexuality (this includes forced marriages). Domestic abuse can be against anyone of any age and any background.

#### **Fraud**

When someone gives false or misleading information or takes action in order to get something which they would not otherwise be entitled to; for example, money, welfare benefits or a tenancy.

#### **Fixtures and fittings**

All appliances and furnishings in a property, including installations for supplying or using gas, electric and water.

#### **Garden**

The outside space which is let with your dwelling and is for the sole use of you and members of your household.

#### **Harassment**

To keep doing something to someone which they find annoying or upsetting. Harassment need not necessarily be abusive or violent.

#### **Insurance**

Liability cover provided by a company to protect goods and belongings in the event of damage.

#### **Joint tenant**

If more than one person has signed the Tenancy Agreement, then 'you' mean the joint tenants together and individually. Joint tenants have a shared interest in the property for the whole period of the tenancy. You are jointly and individually liable to pay the charges and for all the obligations under the tenancy.

#### **Locality**

The area in which you live including the estate you live on, the streets and all other areas around your home and the neighbourhood.

#### **Lodger**

Someone who pays to share your home with you but does not have an exclusive right to any part of it. A lodger would often pay rent that includes a payment for other things such as meals and/or cleaning.