

## HOUSING JARGON

Jargon	Meaning
Arrears	Money unpaid by a tenancy in whole or in part after the due date specified in the tenancy agreement
Assignment	A transfer of tenancy from a sole tenant to another person, which is a result of a request from the sole tenant to hand over their tenancy ("assign it").
AST (Assured Shorthold Tenancy)	Assured shorthold tenancies give the tenant the right to occupy the property for a fixed period of time, provided that they keep to the terms of their tenancy agreement. At the end of the fixed period of time, the landlord or the tenant has the right to terminate the tenancy. Assured Shorthold Tenancies can be renewed for another fixed period of time if both parties agree to it.
Break Clause	A clause in a tenancy agreement allowing either or both parties to follow a set procedure to break the agreement.
Contractual Term	A fixed period of time stated in a contract or agreement as being the time for which the contract will last.
Council Tax	The annual payment for public services due from all householders to their council. Student households can claim exemption from this tax. Advice and forms to claim exemptions are available from <a href="https://www.gov.uk/council-tax/discounts-for-full-time-students">https://www.gov.uk/council-tax/discounts-for-full-time-students</a>
DPS (Deposit Protection Scheme)	One of the deposit protections schemes.
Guarantor forms	It is common for landlords/agents to request a guarantor, this is normally a parent or guardian. In the event of unpaid rent, bills or costs your guarantor is legally liable and the landlord can take action to claim these costs from them if you, the tenant, does not pay.
Holding Deposit	The holding deposit shows good faith on the part of a prospective tenant enabling the Landlord to take further action in the confident knowledge that the applicant is serious and fully committed to the property. It is not returnable if you withdraw from renting the property and does not have to be protected by a TDP service.
Inventory	An Inventory is a list made prior to the letting, recording all fixtures, fittings and freestanding articles. This should incorporate the condition of the property.
Joint & Severally	A legal expression where two or more persons are held responsible under one tenancy. Each can be held responsible for the whole of the tenancy as well as their share.
Landlords Gas Safety Certificate	Commonly called the "Gas Certificate", issues by a CORGI registered contractor. This is required by law.

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Landlord	The owner of the property which is lent to a tenant.
Lease	A document which grants permission of a property for a fixed period of time and sets out the obligations of both parties, landlord and tenant, such as payment for rent, repairs and insurance. This may also be outlined in the tenancy agreement.
Lessor	Person responsible for granting a lease – normally the landlord.
Prescribed information	Information the Landlord must legally present you with regarding the tenancy deposit scheme.
Resident Landlord	Where the landlord occupies part of the dwelling as his/her main or principle home and lets the rest of it.
TDP (Tenancy Deposit Protection)	Is the generic term for tenancy deposit schemes.
TDS (Tenancy Deposit Scheme)	Is one of the deposit schemes.
Tenancy	This is the temporary possession of a property by an individual or individuals, the details are described in the tenancy agreement or lease.
Tenancy Agreement	A legal document outlining the terms and conditions of the tenancy. This is used to protect both the rights of the tenant and the landlord.
Tenant	Person occupying a property, normally subject to the terms of a lease or tenancy agreement agreed with the landlord.
Term of Contract	Clause in a contract describing any stipulated rights or responsibilities.
Termination	The ending of a tenancy.