

**BERMUDA HOUSING TRUST**  
**RESIDENTIAL TENANTS' CODE OF CONDUCT**

The rules and regulations contained within this Code of Conduct, together with the provisions contained within the Lease Agreement, constitute the standard of behavior and performance expected of all residential tenants of the Bermuda Housing Trust (BHT).

It is a privilege, not a right, to be a residential tenant of the BHT, and as such, those tenants who violate or refuse to adhere to the standard of behavior and performance expected, could have their privilege revoked.

All residential tenants of the BHT are expected:

**Rent & Utilities**

- (a) To pay the Rent at the times and in the manner set out in the Lease Agreement without any deductions whatsoever and shall not allow their account to fall into arrears.
- (b) To pay the costs of all utilities including electricity, telephone and gas and immediately upon taking possession of the Premises, the Tenant shall have the utilities accounts changed into the Tenant's name and shall maintain it as such for the duration of the tenancy.

**Behaviour**

- (a) Not to cause or permit on the Premises the use of illegal drugs or any activity, act or thing which is or may be illegal, immoral or which is or may become a nuisance, annoyance or inconvenience to the Landlord or the occupiers of any adjoining premises.
- (b) Not to play musical instruments, radios, CD players, televisions or other apparatus loud at any time to the annoyance of others, whether or not the instrument, radio, CD player, television, etc. is being played from within or about the Premises.

- (c) Not to loiter or allow loitering by anyone else, within, on or about the Premises. Neither shall the tenant loiter or allow guests or visitors to their Premises to loiter or cause a disturbance on or about the neighboring Premises.
- (d) Not to cause, allow or permit the Premises to be occupied by more than the number of persons specified in both the Rental Application and in the Schedule without the prior written consent of the Landlord. Only those individuals that are pre-approved by the Landlord may live at the Premises.
- (e) Not to keep or permit to be kept in or about the Premises any pets or animals without the express permission of the Landlord.
- (f) To use the Premises for private residential purposes only. Specifically, no business activities shall be conducted within, on or about the Premises at any time.
- (g) Not to use the Premises for the purpose of baby-sitting or assuming the care and control of any children, whether of the Tenant's family or not.
- (h) To permit the Landlord or agents of the Landlord to enter the Premises to view and examine its state and condition on giving the Tenant 24 hours prior notice.
- (i) To report to the Landlord within 24 hours, all accidents, fires, etc., no matter what the cause, whether or not any loss or damage to the Premises or the Landlord's contents (Chattels) has occurred. The tenant may be held liable for the cost of repairs or replacements due to loss or damage.
- (j) Not to bring or permit to be brought on the Premises any explosives, gasoline or similar highly unstable or flammable substances or poisonous or hazardous chemicals. Not to store, dump or dispose of same within the grounds of the property.

- (k) Not to assign, sublet or part with possession of the whole or any part of the premises or the fixtures or fittings or any of the contents (if any) during the term without the prior written consent of the Landlord.
- (l) To notify the Landlord if the Premises will be unoccupied for a period of ten (10) consecutive days or more, specifically as it relates to emergency purposes or criminal activity.
- (m) To keep the Landlord informed of the Tenant's current telephone numbers at the Tenant's place of employment and at the Premises.
- (n) On termination of the Lease Agreement to yield up possession of the Premises and the Chattels (if any) clean and in good order and condition.
- (o) If the Tenant shall become the owner of any real property or condominium unit in Bermuda, whether by purchase, gift, inheritance or otherwise, the Tenant shall immediately notify the Landlord and the Landlord may at any time thereafter give one (1) month's notice in writing to the Tenant to terminate this Agreement.
- (p) At all times during the tenancy, the rental unit remains the property of the BHT. BHT Lease Agreements cannot be inherited by or conveyed to family members or anyone else.
- (q) Because rents for these units are below market rates, the Landlord assumes no responsibility for replacing existing appliances (washers, stoves or refrigerators). When the existing appliances need repair or replacement it will be the Tenant's responsibility.
- (r) Not to cause or permit smoking inside the premises or on landings by the Tenant or any guests to the Premises. Smoking is permitted in designated areas only .

## Interior Maintenance

- (a) At all times to keep the interior of the Premises, including doors, windows, screens, fixtures and fittings in good order and condition (reasonable wear and tear excepted) throughout the Term.
- (b) Not to change the color of the interior walls or woodwork without the prior written permission of the Bermuda Housing Trust.
- (c) At all times to keep the Chattels, walls, floors and cabinets clean and in good repair, order and condition (normal wear and tear excepted),
- (d) To report to the designated agent any day-to-day repairs that need to be carried out to the inside of the Premises, including replacement, as necessary, of tap washers, fuses, window panes, fastenings, window blinds, locks, bolts, screens, sash cords, window balances, toilet seats, outlet covers, light bulbs and door keys.
- (e) To keep free all drains, grease traps and gutters.
- (f) Not to cause, allow or permit any electrical outlet to be overloaded.
- (g) Not to deposit any substances in the toilets, basins, sinks or bath tubs which may block the same and to report any blockages which may occur.
- (h) Not to place any additional lock or bolt upon the exterior doors of the Premises without the prior written consent of the Landlord, and, upon request, to deliver a key for the Premises to the Landlord.
- (i) Not to make any improvements and/or structural alterations of any kind to the Premises or to install any air conditioning unit, change or add any plugs or wiring, or put up any external walls or fences or break or change any interior or exterior surface without the prior written consent of the Landlord.

- (j) Not to store, dump or dispose of explosives or flammable materials and or hazardous chemicals within or about the Premises.
- (k) Not to hammer nails or put screws into the walls or to erect shelving on the walls.
- (l) Not to store or pack items in and around the hot water heaters.
- (m) To keep all trash in proper trash receptacles and to take out trash for collection on the days prescribed for the area.

### **Exterior Maintenance**

- (a) Not to paint or affix any sign, advertisement or notice except for the correct postal address to any part of the Premises without the prior written consent of the Landlord.
- (b) To exercise due care in the closing of shutters and blinds on the Premises.
- (c) Not to cause allow or permit any electrical outlet to be overloaded.
- (d) Not to deposit any substances in the drains and external pipes which may block same.
- (e) Not to obstruct damage or deface the sidewalks, common hallways, passages or staircases (if any) used in common by the occupiers of the adjoining premises and not to use the said sidewalks, hallways, entry passages and stairways for any purpose other than for entering or leaving the Premises.
- (f) Not to change the color of the exterior walls or woodwork without the prior written consent of the Landlord.

- (g) Not to make any improvements and/or structural alterations of any kind to the Premises or to install any air conditioning unit, change or add any plugs or wiring, or put up any external walls or fences or break or change any interior or exterior surface without the prior written consent of the Landlord.
- (h) Not to park abandoned or unlicensed automobiles or motorcycles, boats or trailers in or about the Premises nor in or on service roads, greens or gardens except as permitted by the Landlord, as evidenced in writing. Licensed automobiles should only be parked in designated parking bays.
- (i) To keep the Premises free of trash. If a BHT representative or agent is required to remove any trash/debris as a result of non-compliance with this agreement, all costs will be billed to the tenant.
- (j) Not to erect storage sheds of any type, whether temporary or permanent, without the prior written permission of the Landlord.
- (k) Not to erect a carport of any type, whether temporary or permanent, without the prior written permission of the Landlord.
- (l) Not to erect a tent and leave it up overnight without the prior written permission of the Landlord.
- (m) To coordinate the erection of antennas for cable or wireless internet with the Landlord. Radio antennas and satellite dishes are not allowed.