



FAIR USAGE POLICY

Our Fair Usage Policy is implemented on trust that you shall use this service in a proper and lawful manner.

From time to time, tenants will ask to see our Fair Usage Policy even though our usage is unlimited. Therefore, this policy is implemented to ensure that our tenants use the utilities both legally and within reasonable and sensible limits. We believe this policy will encourage our tenants to be considerate in their use of these services by ensuring there is not unnecessary wastage of energy. Energy being your gas and electric.

If a property goes over the allowance detailed below, if we ascertain that excess usage is due to unreasonable and illegal usage, we as your Landlord may be entitled to charge you. The allowances detailed below are the highest and most generous compared to any other bills inclusive provider because our policy is unlimited usage. Where this agreement is for less than 12 months, these figures will apply on a pro -rata basis.

We ensure when we take properties on that they are adequately insulated in order to be as energy efficient as possible.

Number of Tenants	Annual Allowance for Energy per Property
3	£2400.00
4	£2700.00
5	£3000.00
6	£3300.00
7	£3600.00

This Fair Usage Policy refers also to illegal and immoral use of the internet, including but not limited to:

- Sending, receiving, publishing, posting, distributing, uploading, downloading, recording, reviewing or streaming any material which is offensive, abusive, indecent, obscene, unlawful, harassing or a breach of the copyright, trademark, intellectual property, confidence, privacy or any other rights of any person.
- Activities that invade another's privacy, cause annoyance, inconvenience, or needless anxiety to any person.
- Activities that are in breach of any other third party's rights, including downloading, installation or distribution of pirated software or other inappropriately licensed software, deletion of any author attributions, legal notices or proprietary designations or labels in any file that is uploaded, falsification of the origin or source of any software or other material.