

LEASE CONTRACTS : THE BASIC RIGHTS AND OBLIGATIONS

1 INTRODUCTION

Signing a lease impose the tenant to comply with a number of maintenance and repair obligations.

These requirements are listed in detail in the Decree N° 87-712 of August 26th 1987 (Download).

In general, they fall under the following definition : "*Rental repairs are those of routine maintenance and minor repairs, including the replacement of equivalent elements to said repairs resulting from a normal use of the premises and of the privately used equipments.*"

Beyond the legal obligations, it is of course required to leave the accommodation in a perfectly clean state upon departure. It is advisable to perform a number of tasks, often forgotten, to facilitate the departure's inventory of fixtures and secure a full return of the safety deposit.



2 THE TENANT'S OBLIGATIONS

Here are the obligations of maintenance and repair to the tenant.

I will list two types of property for rent : apartments in a condominium and single-family houses.

2.1 OBLIGATIONS FOR AN APARTMENT

For all rooms :

- Keeping the walls, roof and ceiling clean, proceed to touch-ups if necessary
- Filling the small holes in the walls
- Replacement of the electrical sockets
- Maintenance and replacement of the doorknobs
- Maintenance of the locks (lubrication) and replacement of the small parts altered
- Replacement of the damaged electrical plugs and switches
- Maintenance and repair of the heaters

The kitchen :

- Replacement of the rubber gaskets around the sink
- Minor repairs on the tiles (floors in particular)

Living rooms :

- Replacement of the windows and putty (if necessary)
- Replacement of the electric heaters if they are damaged
- Installation and replacement of the TV and phone jacks
- Maintenance of the ventilation
- Replacement of the shutters' cranks

Electrical and gas equipment :

- Maintenance and minor repairs on electrical equipment

- Replacement of the circuit breaker on the electrical panel (if necessary)
- Replacement of the fuses
- Taking close care of the hot water's balloon maintenance
- Maintenance of the gas boiler
- Replacement of the gas hose if expiry date has expired

The bathrooms and toilets :

- Replacement of the rubber gaskets
- Replacement of the tap seals
- Replacement of the hoses and showerheads
- Replacement of the drains
- Minor repairs on tiles
- Repair of the mechanism of the toilet's flush

Ancillary equipments :

- Cleaning the balcony
- Trimming of the private lawn and hedges
- Maintenance of doors and locks of cellars and boxes

2.2 OBLIGATIONS FOR A SINGLE – FAMILY HOUSE

The exterior of the house :

- Draining the gutters
- Cleaning the chimney

The garden :

- Maintenance of the terrace
- Trimming the lawn
- Pruning the trees and trim the shrubs and hedges
- repair of the fences and gates (if applicable)



3 THE LANDLORD'S OBLIGATIONS

Here are the obligations of maintenance and repair to the landlord.

3.1 OBLIGATIONS FOR AN APARTMENT

Living rooms :

- Replacement of the damaged front door and windows
- Maintenance and repair of window shutters
- Replacement of the damaged radiators

The kitchen, bathroom and toilet :

- Repair and maintenance of the damaged water pipes and water evacuations

Electrical equipment :

- Replacement of the damaged electrical panel
- Replacement of the damaged hot water balloon
- Replacement of the damaged gas boiler and gas supply system

3.2 OBLIGATIONS FOR A SINGLE-FAMILY HOUSE (IN ADDITION TO THE ABOVE LISTED OBLIGATIONS FOR AN APARTMENT)

The exterior of the house :

- Maintenance and repair of the roof

External parts and dependencies :

- Replacing the mailboxes
- Pruning the trees



4 ADDITIONAL ADVISES

Below is a short list of tasks to be done prior to the completion of the departure's inventory of fixtures.

This will put all the chances on your side to recover your safety deposit integrally :

- ✓ Shampooing the carpet
- ✓ Descaling the water supplies (taps, shower ...) and the toilet
- ✓ Do not leave any bare electrical socket and wires
- ✓ Clean not only the walls, but also within the furnitures (including kitchen)
- ✓ Clean the inside of the oven, the fridge, and defrost the freezer
- ✓ Clean the vents
- ✓ Remove the dust that has been trapped in the radiator (especially electrical)
- ✓ Recap all holes
- ✓ Pick up loose wallpaper
- ✓ Clean the electrical plugs
- ✓ Empty and clean the dependencies, as garage or cellar
- ✓ Wash the tiles
- ✓ Wash the balcony

And not to be forgotten :

- ✓ Return all keys, badges and remote controllers
- ✓ Fully empty the property, including the basement
- ✓ Terminate the power supply contract, the one for the gas and water supply
- ✓ Have your Post Office forward your mail you your new place

