

- get compensation as a result of improvements
- exchange properties with another tenant
- buy the property (although the twelve month introductory period will count towards any discount once the tenancy becomes secure)

Once you have completed the probationary period to our satisfaction, we will make you a secure tenant and you will automatically get these rights.

Our responsibilities

We have the same responsibilities towards introductory tenants as we do towards secure tenants, for example:

- we must keep your home in reasonable repair
- we must consult you on housing management issues that affect you

For more details see your tenancy agreement or ask at any of our offices.

What will happen if I break the conditions of my introductory tenancy agreement?

If you break any of the conditions of your tenancy agreement we can take action to end your tenancy.

We will monitor your tenancy during the introductory period. We will visit you shortly after you move in to make sure you are settling into your home and you are not having any problems. If you need any help or advice we will do our best to help you. We will also check that you are keeping to the rules in your tenancy agreement.

If we receive a complaint about you or we believe you are breaking your tenancy conditions we will warn you in writing that your behaviour is unacceptable. If you don't stop your unacceptable behaviour we will serve you with a notice of proceedings. This is a legal document and is the first step towards us evicting you from the property. If the situation is very serious we will serve you with a notice of proceedings without sending you any warning letters.

Behaviour that would result in us evicting you would include:

- Rent arrears
- Serious damage to the property