

# Lease Agreements

Technically, a lease is a long tenancy (eg 99 years) and forms the formal legal contract between you and RSMHA. It sets out your rights and obligations as the owner of the property (the leaseholder / lessee / shared owner) and of RSMHA (the landlord / lessor / freeholder).

The lease gives you a leasehold interest in your home. RSMHA owns the freehold of the building and the land that the property is built on.

In almost every circumstance the content and terms of your lease will determine the basis on which services are provided, decisions taken and money recovered by RSMHA. It is therefore to your lease agreement that you should usually first refer to determine the position or requirement on a particular issue.

**Your lease is an important legal document so keep it in a safe place.**

(RSMHA will usually charge a fee for providing a copy of your agreement from our records)

Your lease sets out the following;

- A description of the property, with plans, defining the boundaries and areas you are responsible for and those RSMHA is responsible for
- Details of the service charges or rent (shared owners) you must pay RSMHA when the lease starts
- How and when the service charges or rent (shared owners) are reviewed and calculated
- The items that may be included within your service charges
- A legal explanation of the legal rights and responsibilities for you and RSMHA

RSMHA manages three leasehold retirement schemes (Edgar Court, Gunters Mead and Elizabeth Hart Court), each has it's own specific lease agreement.

RSMHA also manages some shared ownership schemes, each again with it's own specific lease agreement.

## Further advice:

Any queries or day to day issues regarding leasehold & shared ownership matters should in the first instance be reported to RSMHA's Leasehold Officer.

**RSMHA tel. 01372 461440      email [enquiries@rsmha.org.uk](mailto:enquiries@rsmha.org.uk)**

Independent advice about your rights and responsibilities is available from the following:

**LEASE  
ARHM**

**020 7374 5380  
020 7463 0660**

**[www.lease-advice.org](http://www.lease-advice.org)  
[www.arhm.org](http://www.arhm.org)**