

A home near the seaside or in a pretty country district may be well let to a family for two or three months in spring, summer, or autumn, and become thus a cheap house to the tenant who occupies for the rest of the year. A chief point to remember by those who let furnished houses is that the trouble of arranging to go out that another family may come in, and the risks attendant thereon, are the same whether the letting is for a week, a month, or longer. The whole place must be cleaned and put in order, wearing apparel and personal effects have to be put away or disposed of, an inventory should be made, and special arrangements about servants undertaken. Consequently a house let furnished for a single week at £20, might well be let at £30 for a month, or £50 for four or five months. The usual rules which hold for the tenancy of a furnished house are that the person who takes it pays and generally brings his indoor servants, also provides the plate and linen and cutlery, but everything else in the house is at his service: he pays on going out for breakages or damage due to carelessness or neglect, but not for wear and tear; outside servants remain at their work, paid by the person who lets the house, though an exception is generally made in the case of coachman and groom. These points should all be remembered when the letting is arranged, and should be stated in writing.

§ 2.—ESSENTIAL REQUIREMENTS.

Water Supply.—There is one essential of life, which to all is as requisite as a roof overhead—a sufficient supply of good water. This is now so well understood by all public authorities and the public generally that it is in danger of being taken for granted. Water companies and public bodies are by law, if not by fear of outcry, kept up to the mark to such an extent, that given a supply by main from waterworks under the control of any average board or council, there is generally