

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water. Section 9A of the Landlord and Tenant Act 1985 requires the Landlord to ensure the Property is fit for human habitation at the start of the tenancy and during the tenancy.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if it is sent by post in a registered letter (if the letter is not returned undelivered) addressed to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Unfair Contract Terms Guidance published by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term the Tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The Tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The Landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the Landlord's notice does not need to expire on the first or last day of a period of a tenancy. N.B. Notice periods may be extended during the coronavirus pandemic under special transitional rules.

More Information

For more information on using this tenancy agreement please refer to our website:
www.letlink.co.uk



THIS AGREEMENT IS MADE BETWEEN THE LANDLORD AND THE TENANT. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date 08/09/2022

Landlord(s) **Ms Parvinder Kaur Bhatia**

Landlord's Address **71 Hurstbourne Gardens, Barking, IG11 9UU**

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s) **Mr Raja Rathnam Jangam & Ms Shri Ya Romana Reeves, Ms Shamantha Killa & Ms Ceepathi Anoop Kumar, Mr Ranjith Dantala & Mr Nikethan Goud Killa**

Tenant(s) Email
(see clause 12.4)

Mr Raja Rathnam Jangam raja.rathnam915@gmail.com
Ms Shri Ya Romana Reeves shriyareeves09@gmail.com
Mr Ranjith Dantala danthalaranjith@gmail.com, Mr Nikethan Goud Killa nikkugoud@gmail.com
Ms Shamantha Killa shamantha.kamani1989@gmail.com
Ceepathi Anoop Kumar anoopceepathi5111@gmail.com

Maximum Number of Permitted Occupiers 6

Property The dwelling known as **71, Hurstbourne Gardens, Barking, London, IG11 9UU**

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of **1 Year** commencing on **13th September 2022** and thereafter shall continue as a [monthly] contractual periodic tenancy on the same terms and conditions until terminated by either party. See note 8.

Rent **£2,600.00 (two thousand, six hundred pounds) Monthly**, subject to any rent increase as per Clause 3.6
Payable by standing order (other payment methods may be mutually agreed in writing)

Payment In advance in cleared funds by equal **Monthly** payments on the **10th of each month**

Deposit A deposit of **£3,000.00** is payable on signing this Agreement. It is protected by the following scheme
The Dispute Service - Custodial www.tds.gb.com

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

2.2 Inventory. Where the Landlord has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges



(c.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest will be payable on any late rent payments where payments are more than 14 days overdue. Such interest will be payable at an annual percentage rate of 3% above the Bank of England Base Rate calculated on a daily basis starting on the 15th day after the rent due date

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone and other communication charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) To pay the Landlord's reasonable costs incurred as a result of any breach of the terms of the tenancy by the Tenant

(3.4) To pay the reasonable costs of the Landlord where the Tenant requests early termination of the tenancy, and the Landlord has accepted the request, or where the Tenant fails to give the legally required notice to end a periodic tenancy

(3.5) To pay the reasonable costs of the Landlord where the Tenant requests a variation to the tenancy

(3.6) The Landlord may increase the Rent at the end of the fixed term and annually thereafter by serving notice on the Tenant in accordance with this clause. The Landlord is required to give the Tenant at least one calendar month's notice in writing of any rent increase, stating the new rental amount and the date when the increase takes effect. Any rent increase may not take effect during the fixed term or less than twelve months following the date of any previous rent increase

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity in the locality

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing requirements, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(4.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs and Damage to the Property

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees to pay for any damage caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.2) Not to remove or permit to be removed any furniture or other contents from the Property and to pay the reasonable costs incurred by the Landlord in replacing or repairing, or at the option of the Landlord, replace immediately, any furniture or other contents, lost, damaged or destroyed by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.3) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(5.7) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld

plb K Nibh A St Shwael Path

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation or frost

(5.11) In order to comply with the Gas Safety Regulations, it is necessary:

- (a) that the ventilators provided for this purpose in the Property should not be blocked
- (b) that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin and other pests including ants and cockroaches

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) To ensure that any claims for Housing Benefit, Universal Credit or equivalent housing support made by the Tenant are legally claimed or received without overpayment

(6.3) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take possession of the Property and re-let it

(6.4) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and to notify the Landlord in writing where the Property is left vacant for more than 28 consecutive days, and to allow him access to the Property in order to secure it where necessary

(6.5) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.6) To allow contractors access to the Property, upon the Landlord giving reasonable written notice, and to allow electrical, gas and similar appliances, pipework and flues to be inspected and maintained. The Tenant further agrees to ensure that any access arrangements made in connection with such inspections or appointments are honoured so that contractors are able to carry out the work on the agreed day

(6.7) To promptly respond to any information requests by the Landlord with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status.

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in replacing keys or securing the Property against re-entry where keys are lost or not returned

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours including at weekends to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) To give the Landlord vacant possession of the Property upon expiry of a valid notice seeking possession served by the Landlord. Where the Tenant does not give vacant possession, and the Landlord is subsequently granted an order for possession, the Court may order the Tenant to pay the Landlord's reasonable costs of obtaining and enforcing the possession order

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord. This does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- (b) the Tenant does not comply with the obligations set out in this Agreement; or
- (c) the Landlord was induced to grant the tenancy by a false statement; or
- (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 and to comply with the obligations under section 9A of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below)

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. Where this clause applies, any such notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent. *[The Tenant(s) Email may be left blank where the Tenant does not agree to this clause]*

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with certain third parties for the purposes of the management of the tenancy and for the purposes of enforcing any of the obligations of this tenancy agreement. Such third parties include the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies. The Tenant's personal data will be disposed of within a reasonable time after the determination of the tenancy. The Landlord will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

13. **Special Conditions.** The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: *(attach a separate sheet if necessary)*

SIGNED by the LANDLORD(S) :-

Ms Parvinder Kaur Bhatia

DocuSigned by:
Parvinder Kaur Bhatia
12-Sep-2022
6A93C34665B849C...

SIGNED by the TENANT(S) :-

Mr Raja Rathnam Jangam

DocuSigned by:
Raja
11-Sep-2022
AB96298621884A2...

Ms Shri Ya Romana Reeves

DocuSigned by:
Shriya
11-Sep-2022
EEC9FFC1D812409...

Ms Shamantha Killa

DocuSigned by:
Shamantha
11-Sep-2022
6A27CFD7F0D74E8...

Ms Ceepathi Anoop Kumar

DocuSigned by:
Cee pathi
11-Sep-2022
41D5B582E6294EE...

Mr Ranjith Dantala

DocuSigned by:
Ranjith
11-Sep-2022
299ABB142FC3438...

Mr Nikethan Goud Killa

DocuSigned by:
Nikethan
11-Sep-2022
EAD66EBF80404EC...

N.B. The tenancy agreement should be signed by all tenants

In the presence of :-

Name Alina Biliuta

Address 742 High Road Leytonstone

E11 3AW

Occupation Branch Manager

Witness Signature

DocuSigned by:
Alina Biliuta
11-Sep-2022
71780E5DCC8C4B4...

In the presence of :-

Name Alina Biliuta

Address 742 High Road Leytonstone

E11 3AW

Occupation Branch Manager

Witness Signature

DocuSigned by:
Alina Biliuta
11-Sep-2022
71780E5DCC8C4B4...

SMOKE & CARBON

Landlord/s will ensure there are working smoke and carbon monoxide alarms fitted where necessary in the property within the guidelines of UK LAW and make sure they are checked for working order on a regular basis within the guidelines of UK LAW.

LANDLORD/TENANT ON-SITE VISUAL DEMONSTRATION SMOKE/CARBON ALARM TESTING

Landlord/s & Tenant/s confirm they have carried out an onsite visual demonstration test of the smoke and carbon monoxide alarm/s and or any other safety alarms necessary for testing to confirm the working order of all safety alarms (where applicable) at the property before the start date of this contract.

GAS SAFE & EPC CERTS

Landlord/s will ensure there is an in-date gas safety certificate and an in-date EPC certificate at the property at all times within the guide lines of UK LAW and will make sure the gas safety certificate and EPC certificates are renewed on time within the guidelines of UK LAW.

LANDLORD LICENCES

Landlord/s will ensure there will be an in-date Landlord/Selective/HMO licence, and or any other licences that are applicable at this property at all times within the guidelines of UK LAW.

ELECTRICAL SAFETY AND OR EICR CERTIFICATE

Landlord/s will ensure there is an in-date Electrical Safety and or EICR certificate at the property at all times within the guidelines of UK LAW, and will make sure the Electrical Safety and or EICR certificate is renewed on time within the guidelines of UK LAW.

COUNCIL TAX

Landlord/s confirm they will notify the relevant Council Tax department of the new tenant/s.

LEGIONNAIRES DISEASE

Landlord/s confirm they are fully aware of their responsibilities on safe guarding the tenant/s to legionnaires disease. Landlord/s also confirm all necessary legionnaires disease health and safety checks have been carried out where applicable within the guidelines of UK Law.

VACANT POSSESSION

This contact is subject to the Landlord/s acquiring vacant possession of the property.

MORTGAGE BTL

Landlord/s confirms the mortgage company for the property are fully aware the property is being rented as a buy to let property

LETTING ONLY SERVICE – BIRCHILLS ESTATE AGENTS ARE NOT THE MANAGING AGENTS

This is a letting only service to the Landlord/s – Birchills Estate Agents are not the managing agents – Birchills Estate Agents holds no responsibility or liability for the property or the welfare of any of the occupant/s or Tenant/s living or residing at the property before/after of during the tenancy – Commissions and Fees are payable to Birchills Estate Agents from the Landlord/s set out in our terms of business – Tenant/s and Landlord/s understand that any management and or welfare issues that may occur before/during and or after the tenancy need to be addressed direct between the Tenant/s and the Landlord/s.

SECURITY DEPOSIT SECURED BY LANDLORD

Landlord/s confirm they will independently insure/secure Tenant/s security deposit with the TDS/DPS/My Deposits, and or relevant deposit scheme within UK LAW guidelines

Tenant/s confirm receipt of the most up to date and in date copies of all points listed below before the commencement of this tenancy.

1: In Date EPC Certificate.

2: In Date Gas Safety Certificate – (If applicable).

3: In Date EICR, and or Electrical Certificate – (where applicable).

4: Information of where the Security Deposit is held and how to claim back the Security Deposit. Tenant/s also confirm receipt of all or any prescribed information, and or any T&Cs, all Security Deposit Certificates, and have read and understood all documentation in regard to the Security Deposit Scheme where the Security Deposit is registered before the start of the Tenancy.

5: The latest and most up to date version of - How To Rent Booklet – Check list for renting in England.

6: The latest and most up to date version of- How To Rent Booklet – Check list for renting in England - Easy read version.

INTEREST CHARGED TO TENANT FOR LATE PAYMENT OF RENT

Interest will be charged to the tenant/s for late payment of rent – this will be charged at 3% above the Bank or England base rate.

GDPR CLAUSE

Tenant/s agree to the Agent sharing all or any of their personal details/data they obtain from the tenant/s with the Landlord/Owner or any third party as the Agent feels necessary to do with the rental of this property. The tenant/s also agree for the Agent/Landlord/s to share their full contact details with their contractors/Insurers in regard to carrying out any maintenance issues that may occur at the property. The tenant/s also agree that they will liaise directly with the Agent/Landlord/s contractors/Insurers to arrange access to the property having been given 24 hours notice for access to the property. Tenant/s also agree that the Agent/Landlord/Contractors/Insurers may contact the tenant/s through any communication platform they choose to use to contact the tenant/s.

LANDLORD POST

Tenant/s agree to put aside all post that is not addressed to the tenant/s. Tenant/s agree that the Landlord/s may collect all post that is not addressed to tenant/s upon giving the tenant/s 24-hour notice. Tenant/s also agree upon request to post all post not addressed to the tenant/s directly to the Landlord/s, and or Agents address where applicable by registered/recorded delivery post.

TENANT NOTICE – 2 MONTHS

Tenant/s may terminate this agreement by giving to the other party at any time a minimum of two months notice in writing to expire no earlier than the full fixed term of this contract, and must come to an end on the day before the next rental payment date is due.

CONTRACTOR/TRADESMAN ACCESS

Tenant/s agree for the Landlord/Agents contractors to access the property upon being served 24 hours notice – Tenant/s also agree for a contractor or tradesman to use own keys if tenant/s are not available to grant access to the property.

LEGAL & LANDLORD COSTS/LOSES PAID BY TENANT/S

Tenant/s understand in the event of any potential tenant eviction that may take place at the property due to tenant breaches and or tenant negligence – all costs and or losses incurred to the Landlord/s will be paid by the tenant/s

FIXED TERMS (WITHOUT BREAK CLAUSE INFO)

This is a fixed term tenancy agreement for the period specified. There is no provisions for the Tenant(s) or the Landlord(s) to terminate this agreement before the expiration of the fixed period. In the event that both parties agree to vary this clause, rent will be due up until the end of this agreement or when the Landlord(s) or new Tenant(s) takes possession of the premises. In addition, if the request to vary this clause was at the request of the Tenant(s), the Tenant(s) will reimburse the Landlord(s) or Agent(s) the commission/s (10% + vat of the rent) from the date of early termination until the date that this contract was originally due to expire.

FINAL PAYMENT-

This contract is subject to the tenant/s paying a final transfer of £5,000.00 showing in clear funds to Birchills.

DRYING OF WET CLOTHES OR LAUNDRY

Tenant/s must not dry their wet clothes, and or laundry on the radiators or any other internal structures of the property, Bannister's, doors, window frames etc etc.

TENANT IDS - RESI

This contract is subject to the Tenant/s providing satisfactory Photo ID, Right to Rent, Proof of Address, Visa,s if and where applicable.

VISA CLAUSE -

Tenant/s confirm they will not breach their Visa conditions and also confirm they have the Right to Rent in the UK if and where applicable.

NO SMOKING

Landlord/s confirm Smoking is prohibited at the property, either by the tenant/s and or by any third parties, family or friends that may visit the property as a guest.

NO PETS

All pets are prohibited at the property.

During an ongoing Tenancy, and or once notice to leave the property has been served either by the Tenant/s or the Landlord/s. The Tenant/s agree upon being served 24 hours notice to allow access to all areas of the property to allow any new prospective tenant/s and or buyer/s to view the property fully. The Tenant/s also agree to show the new prospective tenant/s and or buyer/s around the property fully without an Agent, and or Landlord being Present at the Property whilst the viewing/s are taking place. The Tenant/s also agree not to make any negative comments regarding the property to the new perspective tenant/s and or buyer/s whilst showing them around. The Tenant/s also agree to allow the Estate Agent, Landlord or Landlord/Agent third party to use their own keys to grant themselves access to the property if the Tenant/s are not available to grant access themselves upon being served 24 hours notice to enter the property to carry out the intended viewing/s.

LEGAL MONEY CLAUSE

Tenant/s confirm any money paid to Birchills or the Landlord/s is Legal money and has come from a legitimate source and is not Laundered Money, and or from any other illegal source.

CONTENTS INSURANCE

Tenant/s are urged to purchase a contents insurance policy that also covers the house internally for any criminal damage that may happen due to burglary or any other unfortunate event that may take place during the tenancy term or periodic term. If, however the tenant/s decide not to purchase a contents insurance policy, any damages that may occur internally to the property or its contents including all fixtures and fittings or any furnishings supplied to the tenant/s, will be at the liability of the tenant/s, and all costs will be incurred by the tenant/s.

MAINTENANCE CLAUSE

Any maintenance issues that may occur at the property – the tenant/s do not have permission to address maintenance issue/s themselves without the permission to do so from the Landlord/s – if however the tenant/s do get permission from the Landlord/s or take it upon themselves to proceed in attempting to address a maintenance issue without the permission of the Landlord/s – the tenant/s do so solely at their own risk – any further damage caused by the tenant/s attempting to address any maintenance issues themselves will be payable by the tenant/s - all maintenance issues should be reported to the Landlord/s, and or Agent where applicable.

WC TOILET CLAUSE

Toilets are to be used for human faeces/urine and plain toilet tissue only. Nappies, sanitary products, quilted toilet tissue, wet wipes or any other materials are not permitted – if it is found that any blockages have been caused by waste other than human faeces/urine or plain toilet tissue would be chargeable to the tenant/s

WASTE PIPEWORK CLAUSE

Tenant/s are responsible for all costs for unblocking or clearing stoppages or subsequent damage caused to any sink, or basin, or toilet, or waste pipe which serve such fixtures if they become blocked with the tenant/s waste, or as a result of the actions or inactions of the tenant/s (or the tenant/s invited visitors or guests) in breach of obligations under this agreement.

INSPECTIONS

Tenant/s agree for Landlord/Agent to inspect the property upon being served 24 hours' notice to the tenant/s in order to inspect all areas of the property.

SERVICE/COUNCIL/UTILITIES/INSURANCE INSPECTIONS – VISITS

Tenant/s agree to arrange and allow access for any inspections that are required at the property themselves when asked to do so by the Landlord/s or Agent.

METER READINGS

Tenant/s confirm they will issue all utility meter readings at the property to the Landlord/Agent on move in day and vacate day – Tenants also confirm they will change all utility bills including the council tax bill into all tenant/s named on the contract.

LOST KEYS/FOBS ETC

Tenant/s are responsible for the cost, and replacement of any keys, fobs, or any other property access items lost or damaged by the tenant/s that have been issued.

NAMED PERSONS ONLY TO RESIDE

Only the named person/s on this contract are permitted to live at the property unless agreed otherwise by the Landlord/s.

FAMILY ONLY CLAUSE

Tenant/s confirm they are one family only – (ONE HOUSEHOLD ONLY) all related and they will not allow anyone else to reside at the property who is not a part of their blood related family – The Tenant/s also confirm not to exceed the amount of family members allowed as per UK LAW guidelines on Landlord licencing for the property – Tenant/s will not allow any other members of family to reside at the property that have not been agreed by the Landlord/s or stated on the contract – a couple in a relationship is also classed as one household or one family who would not be blood related.

UNFURNISHED

This Property is Unfurnished

EXTRA CLAUSES

1. The garage is to be excluded under the definition of Property (71 Hurstbourne Gardens Barking Essex IG11 9UU) and does not form part of the tenancy agreement
2. The Tenants shall give the Landlord access to the garage adjoining the Property via the Property as and when necessary
3. The Tenants shall give the Landlord access to the Property as required by the Landlord for the purposes of clearing, inspecting or carrying out any works to the Property and the Landlord will give 24 hour notice to the Tenants
4. The Tenant shall allow the Landlord access to the Property in order to carry out regular inspections on a monthly basis
5. The Landlord will not replace or repair any contents, white goods, furniture or belongings that remain in the Property as the Landlord is leaving these for the Tenants as a good will.
6. The Tenants will have the responsibility to ensure that the garden and surrounding parts of the property are maintained

Inventory of items remaining in the property:

- Washing Machine
- Dishwasher
- Fridge/Freezer
- x2 Single beds and mattress
- x3 free standing cupboards
- x1 Study Table
- Microwave
- Lawn Mover and garden tools
- Dressing table grey
- Curtains
- Rug