**Assured Shorthold**

**Tenancy Agreement**

**within the meaning of the Housing Act 1988**

**as amended by the Housing Act 1996**

This Agreement contains the terms and obligations of the Tenancy. It sets out the promises made between the Tenant(s) and the Landlord(s). These promises will be legally binding once this Agreement has been both signed and dated and initial funds as detailed within the body of this Agreement have been paid. The agreement should be read carefully. Whilst every attempt has been made to compose this Agreement using plain language, it inevitably contains some legal terms and references.

**The Tenant(s) understand that the Landlord(s) will be entitled to recover possession when the Tenancy ends.**

The Inventory and Schedule of Condition should be checked carefully and agreed with the Landlord(s) or the Agent.

**Please note that if the Inventory and Schedule of Condition is not agreed or challenged by the Tenant(s) in writing within seven days of commencement of the Tenancy, or receipt of the Inventory and Schedule of Condition (whichever is later), it will be deemed that the Tenant(s) have accepted the Inventory and Schedule of Condition as fair and accurate and that the Landlord(s) or the Agent may rely on them at the end of the Tenancy as being correct and accurate.**

**This Agreement is between the Landlord(s):**

**LTG VISION**

**5 Duke Street, Southport, England, PR8 1SE**

**mr@ltgvision.org**

**And the Tenant(s): Adeyinka Oyekan**

D.O.B: 24/03/1978

Current address: 29 Bollington Road, Manchester, M40 7HF

Email: yinkushina@yahoo.com

Phone number: 07867 282847

Student ID: 50063835

VISA number: 017249431

**And is made in relation to the Property at:**

Full address: 22 B, Deiniol Road, Bangor, LL57 2UR

with a license to use communal areas **Landlord(s) contact details**

In accordance with Sections 47 and 48 of the Landlord and Tenant Act 1987 the Landlord’s name and address in England and Wales at which notices (including Notices of Proceedings) may be served on the Landlord(s) are:

**LTG VISION**

**5 Duke Street, Southport, England, PR8 1SE**

**mr@ltgvision.org**

**Agent**

Contact name (if different to that above): Dawid Sawczuk

Telephone number: 07413278544

Telephone number: 07512546233 (Lidia)

Email: ds.propertylet@gmail.com

Address (if different to that above):

1 Goleufryn

Bangor LL57 2LY

**Number of Permitted Occupiers**

The maximum number of people permitted to occupy the Property within the terms of the Agreement is: family of 5

**Term**

A fixed term of 12 months commencing on and including 1st November 2022 to and including 31st October 2023

**Rent**

The total Rent payable per month is £1650.00 and is payable in advance in the following instalments:

01/11/2022 - £1650

01/12/2022 - £1650

01/01/2023 - £1650

01/02/2023 - £1650

01/03/2023 - £1650

01/04/2023 - £1650

01/05/2023 - £1650

01/06/2023 - £1650

01/07/2023 - £1650

01/08/2023 - £1650

01/09/2023 - £1650

01/10/2023 - £1650

by BACS transfer to the following bank account:

Account Name: Dawid Sawczuk

Sort Code: 20 - 25 - 30

Account No: 10320811

**Deposit**

A Deposit of £1650.00 is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorized tenancy deposit scheme (DPS) the details of which will be made available to the Tenant by the Landlord(s) within 30 days of receiving the Deposit.

**Utilities and other relevant suppliers**

Water charges: included in the Rent

Council Tax (or similar charge which replaces it): to be paid by the Tenant if not exempt.

Gas: included in the rent

Electricity: included in the rent

Television licence: to be paid by the Tenant

Telephone: details available on the request

Broadband: included in the Rent

**The Property is let together with use of the:**

Contents as specified in the Inventory and Schedule of Condition to be provided on or before 1st Nov 2022

Garden/Yard: to the rear of the property..

Parking: to the rear of the property.

**Definitions**

**“Agent”** means the company or person who has been engaged to manage the Property on behalf of the Landlord(s), or anyone who subsequently takes over the rights and obligations of the Agent.

**“Contents”** means anything provided as stated in the Inventory including but not limited to white goods, furniture, cutlery, utensils, implements, tools, equipment or the Fixtures and Fittings.

**“Emergency”** means where there is a risk to life or damage to the fabric of the Property or the Contents.

**“Fixtures and Fittings”** includes references to any fixtures, fittings, furnishings, effects, floor, ceiling or wall coverings.

**“Inventory”** is the document drawn up by the Landlord(s), the Agent, or an inventory clerk, which will be given the Tenant(s) on or before the day tenants move in. It describes the Contents of the Property as provided. It may include a Schedule of Condition, written report, photos or videos to record the Contents and condition of the Property or Contents. It may include meter readings.

**“Joint and Severally Liable**” means where there are two or more Tenants, the Tenant(s) will each be responsible for complying with the obligations in this Agreement both individually and together. The Landlord(s) may seek to enforce these obligations or claim damages against any one or more of the Tenants. For example, if three Tenants are named on this Agreement and one Tenant does not pay their proportion of the Rent, the Landlord(s) can recover the amount owed from any one Tenant or any group of Tenant(s). If the Tenancy is periodic and one Tenant gives notice to quit, the notice will end the Tenancy for all Tenants.

**“Landlord(s)”** includes anyone entitled to possession of the Property under this Agreement. **“Policy”** means any insurance policy held for the Property or Contents.

**“Property”** includes any part or parts of the building boundaries, fences, garden and outbuildings belonging to the Landlord(s) unless they have been specifically excluded from the Tenancy. Where the Property is part of a larger building, Property includes the common access ways and shared facilities.

**“Rental Period”** means the time between Rent due dates. For example if the Tenancy is weekly and Rent is due on a Wednesday, the Rental Period will be from Wednesday to Tuesday. If the Tenancy is monthly and Rent is due on the 10th of each month, the Rental Period will be from the 10th to the 9th of the following month.

**“Schedule of Condition**” is a summary of the condition of the Property or Contents and usually includes a description of any faults, damage or missing items.

**“Tenancy”** means the time between the commencement and the termination of this Agreement including any extensions that may have been granted.

**“Utilities and other relevant suppliers”** include but is not limited to; water charges, Council Tax (or similar charge which replaces it), gas, electricity, television licence, telephone, broadband, cable television and satellite television.

**“Working Day”** does not include Saturdays, Sundays and Bank Holidays.

**“Tenant(s)”** means references to the singular include the plural and references to the plural include the singular.

**Terms and Conditions**

In accordance with Ground 2 in Schedule 2 of the Housing Act 1988 the Landlord(s) hereby give notice that the Property is subject to a mortgage which was granted before the beginning of the Tenancy.

The Property is let together with the Contents to the Tenant(s) for the Tenancy on the letting terms set out in this Agreement as supplemented by any special letting terms.

**1.0 Tenant’s Obligations**

The Tenant(s) hereby agree with the Landlord(s) as follows:

1.1 Any obligation upon the Tenant(s) under this Agreement to do or not to do anything shall also require Tenant(s) not to permit or allow the household or any visitor to do or not to do the same thing.

1.2 Where there is more than one Tenant, the Tenants will all be Joint and Severally Liable for the obligations contained within this Agreement. In the event of non-payment of Rent and or other breaches of this Agreement any individual Tenant or group of Tenants may be held liable. This means that legal action may be brought against any one or any group of Tenants. If this Agreement has become periodic notice to leave by any individual Tenant will also end the Tenancy for all Tenants.

**Rent and Charges**

1.3 To pay the Rent at the times and in the manner specified in this Agreement whether or not it has been formally demanded.

1.4 Any payment for less than the Rental Period is to be apportioned on a daily basis and will include the last day of the Tenancy.

1.5 To pay the charges for Council Tax (or similar charge which replaces it) and Utilities and other relevant suppliers the Tenant(s) is responsible for as specified in this Agreement.

1.6 To pay all reasonable costs and expenses incurred by the Landlord(s):

1.6.1 in the recovery of any Rent and any other money which is in arrears;

1.6.2 in the enforcement of any of the provisions of this Agreement;

1.6.3 in the service of any notice relating to the breach of any of the Tenant(s) obligations under this Agreement whether or not the same shall result in court proceedings;

1.6.4 the cost of any bank or other charges if any cheque written by the Tenant(s) is dishonoured or if any standing order or any other payment method is withdrawn by the Tenant(s) bankers;

1.6.5 the cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (fair wear and tear excepted);

1.6.6 any other monies owed by the Tenant(s); and

1.6.7 the Policy excess incurred as a result of a claim on our insurance, attributable to the Tenant(s) act or failure to act.

1.7 The Tenant(s) must not exercise any right or claim to withhold Rent in respect of legal or equitable set-off.

**Use of the Property**

1.8 The Tenant(s) must occupy the Property as their only or principal home and behave in a tenant like manner.

1.9 Take reasonable care of the Property and common parts (if any).

1.10 Not assign, take a lodger, sublet or part with or give up to another person possession of the Property or any part of it without our written permission (which will not be unreasonably withheld).

1.11 Not carry on in the Property any trade, profession, business or receive paying guests or register any business at the Property or use the Property for any purpose other than your private residence without our written permission (which will not be unreasonably withheld).

1.12 Not use the Parking (if Parking is specified in this Agreement) for any purpose other than for the storage of a private motor car or motor bike without our written permission (which will not be unreasonably withheld).

1.13 Not exhibit any poster or notice board or notice so as to be visible from the exterior of the Property without our written permission (which will not be unreasonably withheld).

1.14 The Tenant(s) and their visitors must not harass or act in an antisocial manner to, or, pursue a course of antisocial conduct against any person in the neighbourhood. Such people include residents, visitors, the Landlord(s), the Agent and contractors.

“Antisocial” means behaving in a way which causes or likely to cause alarm, distress, nuisance or annoyance to any person or causing damage to anyone’s property; or which amount to harassment of any person. Harassment of a person includes causing the person alarm or distress. Antisocial behaviour includes speech. In particular, the Tenant(s) and their visitors must not:

1.14.1 make excessive noise. This includes, but is not limited to, the use of televisions, CD players, digital media players, radios and musical instruments, DIY and power tools;

1.14.2 fail to control pets properly or allow them to foul or cause damage to other people’s property;

1.14.3 allow visitors to the Property to be noisy or disruptive;

1.14.4 use the Property or allow it to be used, for illegal or immoral purposes;

1.14.5 vandalise or damage the Property or any part of the common parts (if any) or neighbourhood;

1.14.6 leave rubbish and recycling either in unauthorised places or at inappropriate times;

1.14.7 allow any other person (including children) to cause nuisance or annoyance to other people by failing to exercise reasonable control over them and take steps to prevent this;

1.14.8 harass, threaten or assault any other tenant, member of his/her household, visitors, neighbours, or Agent, or any other person or persons in the Property, or neighbourhood, for whatever reason. This includes behaviour due to that person’s race colour or ethnic origin, nationality, gender, sexuality, disability, age, religion or other belief, or other status;

1.14.9 use or carry offensive weapons;

1.14.10 use, sell, cultivate or supply unlawful drugs or sell alcohol; and

1.14.11 store or bring onto the Property any type of firearm or firearm ammunition including any replica or decommissioned firearms. The particular prohibitions on behaviour listed above do not in any way restrict your general responsibilities.

1.15 Not change the supplier of the Utilities and other relevant suppliers or install or cause or authorise installations relating to the supply of water, electricity, gas or other services to the Property without written permission from the Landlord(s) (which will not be unreasonably withheld).

1.16 Not bring into the Property any furniture or electrical equipment or other items which might be a hazard or cause damage or injury to the Property or to other occupants in the Property.

1.17 Not introduce into the Property any dangerous or flammable goods, materials, or substances, apart from those required for general household use. Not to store any heating fuel, paraffin or bottled gas or other gaseous fuel without written permission from the Landlord(s) (which will not be unreasonably withheld).

1.18 Not smoke or to permit a visitor to smoke tobacco or any other substance in the Property.

1.19 Not keep any animals, reptiles, insects, rodents or birds at the Property without written permission from the Landlord(s) (which will not be unreasonably withheld). For the avoidance of doubt, this clause does not apply in connection with registered guide and assistance dogs. Any pet (where permitted) will be kept under supervision and control to ensure that it does not cause deterioration in the Property, deterioration in the condition of common areas or nuisance either to neighbours or persons in the locality of the Property. If Tenant(s) fail to exert reasonable supervision and control, the Landlord(s) shall be entitled to withdraw our consent and require immediate removal of the pet. You will be liable for reasonable costs and expenses incurred by us in replacing and or reinstating the Property and its Contents owing to any damage or soiling to the Property and Contents caused by the pet including but not limited to de-infestation where required.

1.20 Take all reasonable steps not to block or cause a blockage to the drains and pipes, gutters and channels in or about the Property.

1.21 Take all reasonable precautions to prevent condensation and or mould growth by keeping the Property adequately ventilated and heated.

1.22 Take all reasonable precautions to prevent damage occurring to any pipes or other installations in the Property that may be caused by frost provided the pipes and other installations were adequately insulated at the start of the Tenancy.

1.23 Not put any damaging oil, grease or other harmful or corrosive substance into the washing or sanitary appliances or drains.

1.24 To arrange suitable contents insurance which you require for your own belongings. The Landlord(s) will have no liability to insure any items belonging to you.

1.25 Not park in any space not designated to you.

1.26 Not interfere with the smoke detectors, carbon monoxide detectors, heat detectors or the fire alarm system.

1.27 In the case of a flatted property, or any other property having common parts, the Tenant(s) agree, in conjunction with the other proprietors/occupiers, to sweep and clean the common stairway and to co-operate with the other proprietors/occupiers in keeping the garden, back green or other communal areas clean and tidy.

1.28 Not obstruct the fire escape or common parts (if any). Any obstructions may be removed by the Landlord(s) or the Agent.

1.29 Not allow children to play in the fire escapes or common parts (if any).

1.30 Replace or repair or pay reasonable costs of repairing or replacing or reinstating the Property or its Contents which are destroyed, damaged, soiled, removed, or lost during the Tenancy (fair wear and tear excepted).

**Leaving the Property Empty**

1.31 Advise the Landlord(s) by giving reasonable written notice if you intend to be absent from the Property for more than 14 days and to provide the actual dates that the Property will be unoccupied.

1.32 Ensure at all times when the Property is unoccupied that all external doors/windows are properly locked or are otherwise properly secured and take appropriate action with regard to supplies of water, gas and electricity to prevent flooding, frost or fire.

1.33 Flush through any water systems following any period where the Property is left unoccupied by running all taps and showers to remove any stagnant water.

**Condition of the Property**

1.34 Keep the interior of the Property including the Fixtures and Fittings and the Contents in the same condition, cleanliness, repair and decoration as at the commencement of the Tenancy (fair wear and tear excepted) and to carry out those jobs that you would reasonably be expected to carry out including but not limited to the cleaning of any sanitary appliances, shower wastes and windows as often as necessary.

1.35 Not remove any of the Contents from the Property without written permission from the Landlord(s) (which will not be unreasonably withheld).

1.36 Not make any alteration or addition to the Property or the electric, gas or plumbing system or decorate or change the style or colour of the decoration whether it be internal or external, or to erect and or install any aerial, satellite dish or cable television without our written permission (which will not be unreasonably withheld). Any request for adaptations, auxiliary aids or services in terms of the Equality Act 2010 must be made in writing to the Landlord(s). Consent to such alterations requested under this legislation will not be unreasonably withheld.

1.37 Not damage the Property or the electric, gas, or plumbing system.

1.38 Regularly test any smoke, carbon monoxide or other alarms at the Property and to replace batteries where necessary and to report any fault to immediately.

1.39 Notify the Landlord(s) as soon as reasonably possible having regard to the urgency of the matter of any defect in the Property which comes to your attention.

1.40 Replace any light bulbs, fluorescent tubes, or batteries, promptly and when necessary.

1.41 Keep the exterior free from rubbish and recycling and place all rubbish and recycling receptacles in the allocated space for collection on the day for collection. Rubbish and recycling receptacles should be returned to their normal storage places as soon as possible after rubbish and recycling has been collected.

1.42 Take proper care of the shared facilities (if any) and clean as appropriate after use.

1.43 Keep the gardens, driveways, pathways, lawns, hedges, flower beds, shrubs, rockeries and ponds (if any) in good and safe condition and as neat, tidy free from rubbish and properly tended as they were at the start of the Tenancy subject to seasonal requirements. Not to alter the general layout of the garden or cut down, lop, remove or otherwise damage any trees, shrubs or plants (with the exception of normal pruning). To cut the grass as necessary and properly tend the lawns and any borders in order to keep the same in a neat and tidy condition, subject to seasonal conditions.

**Letters and Notices**

1.44 Forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord(s) promptly upon receipt of any notice, order, proposal or legal proceedings.

1.45 Forward all correspondence addressed to the Landlord(s) at the Property to the Landlord(s) within a reasonable time. Access for Repairs, Inspections and Valuations.

1.46 Permit the Landlord(s), the Agent and their contractors reasonable access to the Property for any authorised purpose where you have been given 24 hours’ notice, or access is required urgently for the purpose of carrying out work on the Property or inspecting the Property in order to determine what work the Landlord(s) are entitled or have an obligation to carry out. The following are authorised purposes: carrying out any work on the Property which the Agent(s) have an entitlement or obligation to carry out; inspecting the Property (i) in order to determine what work type to carry out (ii) in pursuance of any entitlement or obligation which we have to carry out; valuing the let Property (or any part of it); and viewing the Property with prospective occupiers or purchasers. Reference to the Landlord(s)having an entitlement or obligation to do something are to the Landlord(s) having an entitlement or obligation to do something by virtue of an enactment or the terms of any agreement.

1.47 Allow reasonable use of the facilities within the Property in connection with anything done or to be done under Clause 1.46 of this Agreement.

1.48 Permit the Landlord(s) and the Agent immediate access to the Property in the event of an Emergency, including but not limited to an imminent risk to your health and safety or members of your household or other persons in the vicinity.

**Notice to Repair**

1.49 If given written notice to remedy a defect for which the Tenant(s) are responsible the Tenant(s) agree to carry out the repair within one month of the date of the given notice.

**Key and Alarm Codes**

1.50 Permit the Landlord(s) and their Agent to hold a set of keys to the Property for the purpose of entering the Property in an Emergency.

1.51 Not change the alarms codes, door locks and or have any duplicate keys cut without written permission from the Landlord(s) (which will not be unreasonably withheld). Should the Tenant(s) lose their keys the Tenant(s) will be liable to meet reasonable costs for replacement and or having new locks fitted and new keys cut.

**At the End of the Tenancy**

1.52 At the termination of the Tenancy the Tenant(s) agree to:

1.52.1 give up the Property with vacant possession;

1.52.2 give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (fair wear and tear excepted) and pay for the reinstatement, repair or replacement of the Property and Contents damaged, soiled, stained, marked or lost during the Tenancy which were your responsibility in this Agreement;

1.52.3 remove all rubbish and recycling from the Property and properly dispose of it in receptacles outside the Property provided by the local council for the purpose of waste collection, or arrange with the local council for a special collection to uplift excessive or heavy rubbish for disposal;

1.52.4 allow the Landlord(s) and the Agent to enter the Property with a surveyor for the purposes of carrying out an inspection;

1.52.5 leave the Contents in the respective positions that they occupied at the commencement of the Tenancy;

1.52.6 return all sets of keys to the Landlord(s) and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned the Landlord(s);

1.52.7 remove all personal belongings including food stuff; and

1.52.8 provide the Landlord(s) or the Agent with a forwarding address at the end of the Tenancy for ease of administration and communication between both parties including the ease of return of the Deposit.

1.53 Any goods or personal effects belonging to the Tenant(s) or members of your household which have been left at the Property after the expiry or termination of the Tenancy shall be deemed to have been abandoned and will be removed or stored. The Landlord(s) may dispose of such goods or personal effects as they think appropriate and the Tenant(s) will be liable for the reasonable costs of removal, storage and disposal provided the Landlord(s) or the Agent have given written notice to the Tenant(s), or where the Tenant(s) cannot be found after reasonable steps have been taken to trace them, and at least 14 days have passed (except perishable or hazardous items which we may dispose of immediately). The Landlord(s) may deduct the reasonable cost of removal, storage and disposal from the Deposit.

1.54 Allow the Landlord(s) to erect a ‘to let’ or ‘for sale’ sign at the Property at any time during the Tenancy.

**Occupier’s Liability**

1.55 Tenant(s) are responsible for verifying the suitability of the Property for Tenant(s) and members of the household including but not limited to any gardens, fences, ponds or outbuildings, especially in relation to the safety of pets and young children.

1.56 Tenant(s) are responsible (under the Occupier’s Liability Act 1984) for the safety of all guests and other visitors who attend the Property and protect them (especially children) from any hazards at the Property, for example but not limited to ponds, swimming pools, fences and electric gates.

**2.0 Landlord’s Obligations**

The Landlord(s) hereby agree as follows:

2.1 Allow Tenant(s) to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord(s) (not withstanding Clause 1.46, 1.47 and 1.48 of this Agreement).

2.2 Pay all assessments and outgoings in respect of the Property which are our responsibility.

2.3 Ensure that any gas supply and appliances supplied by the Landlord(s) comply with the Gas Safety (Installation and Use) Regulations 1998 (as amended).

2.4 Ensure that any furniture and equipment supplied by the Landlord(s) comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

2.5 Keep in repair the structure and exterior of the dwelling (including drains, gutters and external pipes) and keep in repair and proper working order the installations for the supply of any water, electricity, gas, sanitation and for space heating and water heating in accordance with Section 11 of the Landlord and Tenant Act 1985 (as amended).

2.6 Keep in repair all mechanical and electrical appliances which form part of the Contents (unless specifically excluded), unless the fault and or failure is due to the Tenant(s) act or failure to act.

2.7 Pay the charges for Utilities and other relevant suppliers that Landlord(s) are responsible for as specified in this Agreement and or ground rent, if applicable.

2.8 Arrange for payment of premiums for any insurance of the Property and Contents belonging to the Landlord(s), such as those items included in the Inventory. The Landlord(s) have no liability to insure any items belonging to you.

2.9 Arrange for the Property and Contents (but not the Tenant(s) possessions) to be insured and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon

as is reasonably practicable, and to refund any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the Policy monies because of anything the Tenant(s) has done or failed to do in breach of this Agreement.

**3.0 Rent Increases**

3.1 The Landlord(s) shall have the option on the anniversary of this agreement to increase the Rent by a reasonable percentage provided at least one month’s notice of the intention to exercise this option has been provided.

**4.0 Interest on Rent Arrears and Other Monies**

4.1 You agree to pay interest at the rate of 3% above the Bank of England base rate upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

**5.0 Termination**

5.1 If we allow you to remain in the Property after the fixed term has expired then the Tenancy will continue as a contractual periodic tenancy in accordance with the Housing Act 1988 (as amended). To end the periodic tenancy you shall give us at least one months’ notice in writing. The notice must expire on the last day of a Rental Period.

5.2 We have the right to recover possession of the Property by lawful means if: 5.2.1 the fixed term has come to an end;

5.2.2 we have given you at least two months’ notice of our intention to recover possession of the Property; and

5.2.3 at least six months have passed since the commencement of the Term of the original agreement.

5.3 We reserve the right to re-enter the Property (subject always to any statutory restrictions on our power to do so) and immediately thereon the tenancy shall terminate without prejudice to our other rights and remedies if:

5.3.1 the Rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;

5.3.2 you have breached this Agreement;

5.3.3 you become bankrupt;

5.3.4 an Interim Receiver of the Property is appointed;

5.3.5 you (without making prior arrangements in writing with us) leave the Property vacant or unoccupied for more than 28 days; or

5.3.6 any of the Grounds 2, 8, 10-15 and 17 set out in Schedule 2 of the Housing Act 1988 apply. This clause does not affect your rights under the Protection from Eviction Act 1977.

5.4 We reserve the right to re-enter the Property by lawful means if you do not have the Right to Rent in the United Kingdom as determined by Section 22 of the Immigration Act 2014.

**6.0 Effect of Termination**

6.1 Termination of this Agreement ends the Tenancy but does not release you from any outstanding obligations.

6.2 At the end of the Tenancy you shall return the Property together with the Contents to us in the condition required by this Agreement.

**7.0 Inventory**

7.1 Upon taking the Tenancy you will be invited to attend a check-in process where you will be given access to the Property and an opportunity to take meter readings. You will be provided with the Inventory and Schedule of Condition relating to the Property on or shortly after the commencement of the Tenancy. The Inventory is an agreed record of the Contents and condition of the Property and Contents at commencement of the Tenancy and shall be used to assess any loss, damage or dilapidation as recorded at the end of the Tenancy.

7.2 You have a period of 7 days from the start of the Tenancy, or receipt of the Inventory and Schedule of Condition (whichever is later), to ensure that the Inventory and Schedule of Condition is correct and to tell us or our Agent of any discrepancies in writing, after which the Inventory and Schedule of Condition will be amended as appropriate. If you take no action and after the 7 day period has expired, you shall be deemed to be fully satisfied with the terms.

7.3 At the end of the Tenancy you will be invited to attend a check-out process which will be arranged by us. The check-out process will comprise a full inspection of the Property and its Contents and an opportunity to take meter readings. Any items missing, damaged or otherwise in a different state to their condition at the check-in will be recorded. You are strongly encouraged to be present at this process as best practice. This will give you the opportunity to dispute or explain any deficiencies or defects discovered at the check-out or to take any immediate remedial action by negotiation with us or our Agent.

**8.0 Deposit**

8.1 You must pay a Deposit of £1650.00 to the Landlord(s) to be protected as security towards the discharge or part discharge of any liability referred to in Clause 8.4 of this Agreement and subject to this on trust for you absolutely. The Deposit is held under the government approved tenancy deposit scheme:

**Deposit Protection Service (DPS).**

8.2 If the Deposit is held in a custodial-based government approved tenancy deposit scheme, any interest on the Deposit will be paid to you subject to the terms and conditions of the scheme. If the Deposit is held by the Landlord(s) or the Agent will not receive interest on the Deposit.

8.3 The Deposit shall be returned to you (less any deductions properly made) within 10 working days of the end of the Tenancy upon vacant possession of the Property and return of the keys if you have kept to all the obligations within this Agreement.

8.4 Monies shall be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord(s) (including but not limited to the costs and fees of solicitors and other professional advisors) in respect of:

8.4.1 the recovery from the Tenant(s) of any Rent or any other money which is in arrears; 8.4.2 the enforcement of any of the provisions of this Agreement;

8.4.3 compensation in respect of Tenant use and occupation in the event that the Tenant(s) fail to vacate the Property on the due date;

8.4.4 the service of any notice relating to the breach by the Tenant(s) of any of the Tenant obligations under this Agreement whether or not the same shall result in court proceedings;

8.4.5 the cost of any bank or other charges incurred by the Landlord(s) if any cheque written by the Tenant(s) is dishonoured or if any standing order payment is withdrawn by bankers;

8.4.6 the cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (fair wear and tear excepted);

8.4.7 the cost of replacing any items listed in the Inventory which are missing from the Property at the end of the Tenancy;

8.4.8 the cost of removal, storage and disposal by the Landlord(s) of any goods or personal effects belonging to the Tenant(s) or members of your household which have been left at the Property after the expiry or termination of the Tenancy in accordance with Clause 1.53 of this Agreement;

8.4.9 any other monies owed by the Tenant(s) to the Landlord(s);

8.4.10 the Landlord(s) reasonable costs in reinstating the Property owing to your breach of any conditions of this Agreement; and

8.4.11 the Policy excess incurred as a result of a claim on the Landlord(s) insurance, attributable to your act or failure to act.

8.5 If the Deposit shall be insufficient you shall pay the Landlord(s) such additional sums as shall be required to cover all costs, charges and expenses properly due.

**9.0 Notices**

9.1 It is agreed that any notices given under or in relation to this Agreement which are to be given in writing may be served on the Landlord either by being left at the address in Clause 9.2 of this Agreement or by being sent to that address by first class post. Notices left at the address are deemed received the next working day. Notices sent by first class post are deemed received two working days after posting.

9.2 The Landlord’s address for service is: 5 Duke Street, Southport, England, PR8 1SE

9.3 It is agreed that any notices given under or in relation to this Agreement which are to be given in writing may be served on you either by being left at the Property or by being sent to the Property by first class post. Notices left at the Property are deemed received the next working day. Notices sent by first class post are deemed received two working days after posting.

9.4 You agree that the service of notices, Rent Increase Notices, the How to Rent Guide, Gas Safety Record, Energy Performance Certificate and Prescribed Information in relation to the government approved tenancy deposit scheme may be served on you by email. Notices sent by email are deemed to be served the same day after being sent.

**10.0 Consents**

10.1 We confirm that all necessary consents have been obtained to enable us to enter into this Agreement (whether from superior landlord, lenders, mortgagees, insurers, or others).

**11.0 Data Protection**

11.1 We require to process and retain certain personal information that you have provided to us. From time to time we may pass any or all of that personal information on to third parties who may carry out specific work on our behalf for processing. Full details of the personal information we hold, why we hold that information, how long it is held for and with whom that information is shared can be provided within a reasonable timeframe upon request.

11.2 In the event that we require your consent to process and retain any of your personal information we shall seek your written permission to do so separately.

11.3 In terms of the EU General Data Protection Regulation 2016/6769 (hereinafter “GDPR”) you are entitled to request and inspect personal information of yours that we hold. Should you wish to inspect any of your personal information that we hold, you have the right to request sight of this data, provided it is done in writing and detail the specific information that you are seeking. We will provide you with a copy of any personal information held (which constitutes “Personal Data” in terms of GDPR) within one month of receipt of your written request.

**12.0 Special Letting Terms**

12.1 The following have provided signed letters of guarantee in respect of this contract and amounts owing:

£1650 deposit has been secured to cover any outstanding rent.

The gov.uk check will be carried out to check the right to rent in UK.

12.2 Fair usage of utilities provided by the Landlord(s). The rent includes an amount of £200 per month for Utilities included (gas, water, electric, broadband). Utilities used in excess of this maximum will be the responsibility of the Tenant(s) who undertakes to settle any invoices raised by the Landlord(s) in respect of these charges.

12.3 The Tenant(s) are jointly responsible for the shared facilities in the communal areas at the Property. This means that if they are damaged and the person responsible cannot be identified. The Tenant(s) will have to pay an equal share for the costs of repairs and making good this damage.

12.4 The Tenant(s) agrees to accept and abide by the following management charges:

Replacement keys: £10.00 per key

Change of locks: £250.00 or as quoted if in excess of this

Late rent payment: £30.00

12.5 It is the Tenant(s) responsibility to pay and arrange for the removal of all vermin, pests and insects, if infestation begins during the Term, woodworm and wood boring insects excepted, unless such infestation occurs as a failure of the Landlord(s) to fulfil their repairing obligations.

**Signed as an Agreement dated:**

**Between the Landlord(s):**

**Michael Roach LTG VISION**

Landlord Signature:

**And the Tenant(s):**

Date 27.10.2022