



Agreement: The date of execution set out in the audit trail to this document.

Landlord: Leo 1 of 311 Rivermead Cottages Mill Lane, Shiplake, HENLEY ON THAMES, RG9 3LZ, and Leo 2 of 3112 Rivermead Cottages Mill Lane, Shiplake, HENLEY ON THAMES, RG9 3LZ

Agent: Your Agency Name of 17 Watersmead Drive, Littlehampton, BN176GH

Tenant: Frank of 3 Rivermead Cottages Mill Lane, Shiplake, HENLEY ON THAMES, RG9 3LZ, Theresa Davis of 123 happy street , Brighton, BN12 3BN, Stella Lange of 32 Heath Drive, LONDON, London, ENGLAND, NW3 7SB, R MLarsen of BOX 502831, DUBAI, BOX 502831, and Bob Lange of 32 Heath Drive, LONDON, London, ENGLAND, NW3 7SB

Property: Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES at the **House** (as defined below) together with the fixtures, furniture and effects specified in the inventory signed by the parties ("**Inventory**").

House: The house (and garden) known as Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES

Term: A fixed term of **6 Months** from **30th of November 2014** to **29th of May 2015**. If at the end of the fixed term the Landlord has not received at least two calendar month's notice in writing, expiring on the last day of the fixed term, to terminate this Agreement, the tenancy will continue as a contractual periodic tenancy. The periods of the contractual periodic tenancy will be the same as those for which rent was previously payable under this Agreement. The periodic tenancy will continue until either the Landlord or the Tenant brings the tenancy to an end in accordance with the provisions of this Agreement.

Rent: £1885.00 per calendar month to JB Properties, payable in advance by standing order on the below Rent Payment Dates ("**Payment Schedule**") during the term of the tenancy.

Included Utilities: water, gas, electricity, broadband and TV licence

Excluded Utilities: council tax, the line rental of the telephone, satellite television and cable television

Rent Payment Schedule Due Dates: *See attached payment schedule*

Appendix. Payment Schedule

Full Tenancy

Rent on Signing	£1885.00
1/10/2015	£1885.00
1/11/2015	£1885.00
1/12/2015	£1885.00
1/1/2016	£1885.00
1/2/2016	£1885.00
1/3/2016	£1885.00
1/4/2016	£1885.00
1/5/2016	£1885.00
1/6/2016	£1885.00
1/7/2016	£1885.00
1/8/2016	£1885.00
1/9/2016	£807.95
Total	£23427.95

Rent Payment Details:

Sort Code: 01-02-03

Account: 01234567890

Name: Goodlord Client Holding

Ref: ABCDEFGH

1. LETTING

1.1 The Landlord lets and the Tenant takes the Property for the Term at the Rent.

1.2 The Tenant may use the paths, drives, hall, corridors, staircase and lift (if any) leading to the Property to go to and from it.

1.3 The Tenant may use such bathrooms, shower rooms, kitchens, living rooms, outdoor areas and other communal facilities as are designated by the Landlord in accordance with any reasonable regulations made by the Landlord.

1.4 It is a condition of the tenancy that all adult occupiers of the Property maintain a "right to rent" as defined by the Immigration Act 2014 at all times during the Term.

2. INTERPRETATION

2.1 Any obligation on the Tenant in this Agreement not to do an act or thing includes an obligation not to permit or suffer another person to do such act or thing.

2.2 Whenever there is more than one person comprising the Landlord or the Tenant their obligations may be enforced against all of them jointly and against each of them individually.

2.3 The Landlord and Tenant do not intend that this Agreement should be enforceable by any person solely by virtue of the Contracts (Rights of Third Parties) Act 1999.

2.4 An obligation in this Agreement to pay money includes an obligation to pay Value Added Tax in respect of that payment.

3. THE DEPOSIT

3.1 The Tenant must pay a deposit of **£2000** ("**Deposit**") to the Landlord or the Landlord's agent on the signing of this Agreement.

3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord must deal with the Deposit in accordance with an authorised scheme under section 213(1) of that Act.

3.3 The Deposit is paid as security for the performance of the Tenant's obligations in this Agreement. The Landlord may use the Deposit to compensate himself for the reasonable costs of any breach by the Tenant of those obligations.

3.4 The Deposit is to be held by the Landlord in accordance with an approved Tenancy Deposit Protection Insurance Scheme.

3.5 The Landlord has provided or will provide within 30 days of the Deposit being received the information required under section 213(5) of the Housing Act 2004 as set out in the Housing (Tenancy Deposits) (Prescribed Information) Order 2007 (SI 2007/797).

3.6 The Landlord and Tenant agree that interest (if any) accrued on the Deposit shall be paid to the Landlord.

3.7 The Landlord shall notify the Tenant within 10 working days of the tenancy ending if the Landlord intends to withhold all or part of the Deposit.

3.8 The Landlord shall inform the administrator of the tenancy deposit scheme within 20 working days of the end of the tenancy either that the Deposit is to be repaid in the sum agreed between the Landlord and Tenant or that the parties are in dispute as to the amount to be repaid.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord:

4.1 Rent, Council Tax and utilities

4.1.1 To pay the Rent in advance on the Due Date without deduction or set-off and by the method specified to the Tenant in writing by the Landlord.

4.1.2 **Fair energy & water usage policy:** To pay to the Landlord all charges in relation to the supply of gas, electricity and water services to the Property during the tenancy at the Property which are in excess of the predetermined fair usage policy. For more details please see the **FAIR USAGE POLICY FOR TENANCIES** in this tenancy agreement.

4.1.3 Not to change any of the service providers or metering equipment without the written consent of the Landlord.

4.1.4 Not to change the telephone number(s) allocated to the Property at the date of this Agreement.

4.1.5 To pay the television licence fee in respect of any television set at the Property.

4.1.6 If the Tenant has hired any television, receiver, video equipment, cable equipment or similar to arrange for its return to the hirer at the end of the tenancy.

4.1.7 To pay the Landlord's reasonable costs of replacing a key or security device (approximately £140 for new locks, £10 per key and a £70 callout charge).

to access the Property upon receipt of written evidence of the costs incurred by the Landlord.

4.1.8 The Tenant must join CreditLadder upon signing this agreement <https://www.creditladder.co.uk/tenants>.

4.1.9 The Tenant must set up a standing order / direct debit for all rent payment dates as outlined in the Rent Payment Schedule Due Dates.

4.2 Repair and maintenance of the Property and contents

4.2.1 To use the Property in a reasonable and careful manner and not allow it to deteriorate and to keep the interior of the Property in good and clean condition (except for fair wear and tear).

4.2.2 To make good all damage caused to the Property (including the Landlord's fixtures and fittings) or to any other property owned by the Landlord through:

- a. any breach of the obligations set out in this Agreement;
- b. any improper use by or negligence of the Tenant or any person at the Property with the Tenant's permission.

4.2.3 Subject to the Landlord's obligations in clause 7 to keep the items specified in the Inventory clean and in the same condition as at the commencement of the tenancy (except for fair wear and tear).

4.2.4 Subject to the Landlord's obligations in clause 7 to ensure that all taps, baths, washbasins, WCs, cisterns, domestic water heaters and internal pipes together with drains, gullies, downpipes and gutters in or connected with the Property are kept clean and open and not to damage or obstruct the pipes, wires, conduit fittings or appliances within or exclusively serving the Property.

4.2.5 To keep the Property heated to a reasonable level during the winter months to prevent damage to the Property or the water pipes, drains, tanks and other plumbing apparatus by cold weather (so far as this is within the control of the Tenant).

4.2.6 To test all smoke and carbon monoxide alarms at the Property every month, to change the batteries in each alarm when necessary and to report any faults or problems with the alarms to the Landlord as soon as possible.

4.2.7 To replace all light bulbs, batteries and electrical fuses within the Property which become defective.

4.2.8 To give the Landlord written notice of any damage, destruction, loss or happening to the Property or the House or their contents howsoever caused as soon as it comes to the attention of the Tenant.

4.2.9 At the end of the tenancy to ensure that all linen (if any) is freshly laundered and to have cleaned to a professional standard all bedspreads, blankets, duvets, carpets, upholstery, curtains and other articles set out in the Inventory and to have the carpets cleaned to a professional standard at least once in every twelve months throughout the tenancy.

4.2.10 To give notice to the Landlord or proper sanitary authority if disinfection or fumigation is required in consequence of the occurrence of any infectious or contagious illness or infestation of rats, mice, fleas, insects and the like on the Property.

4.2.11 To clean the windows at least every 3 months and at the end of the tenancy and to replace any damaged or broken glass as soon as possible where the Tenant, his family or visitors have caused the damage or breakage.

4.2.12 To place all refuse in a proper receptacle and to ensure that rubbish is regularly collected by or on behalf of the local authority.

4.2.13 Not to make any alteration to the layout of the garden or to the composition of trees, shrubs, plants or turf.

4.2.14 Not without the consent of the Landlord to remove from the Property any of the items specified in the Inventory otherwise than for necessary repairs (in which case written notice shall be given to the Landlord).

4.2.15 To take out and maintain appropriate property contents insurance with a reputable insurer. The tenant is totally liable for their own belongings. The Landlord and Management Company do not take any responsibility for theft / loss / damage of personal items within the house under any circumstances.

4.3 Access for Landlord

4.3.1 To allow the Landlord or the owner of the House or their respective agents or anyone with their written authority together with any workmen and necessary appliances to enter the Property at reasonable times of the day to inspect its condition and state of repair and to carry out any necessary repairs provided that the Landlord has given reasonable notice (with regard to the work to be undertaken) beforehand and not to interfere with or obstruct any such persons.

4.3.2 In cases of emergency to allow the Landlord or anyone with his authority to enter the Property at any time and without notice.

4.3.3 At any time during the tenancy, to allow the Landlord and/or his agent to enter and view the Property with prospective tenants or occupiers at reasonable times of the day and subject to reasonable notice (usually at least 24 hours).

4.3.4 To allow the Landlord and/or his agent access to inspect the Property by prior arrangement at quarterly intervals throughout the tenancy and in the final month of the tenancy.

4.4 Use of the Property

4.4.1 To use the Property as a private home only and not to carry on any profession trade or business at the Property.

4.4.2 Not to do anything on the Property which may be a nuisance to or cause damage or annoyance to the Landlord or the tenants or occupiers of any adjoining property.

4.4.3 Not to use the Property for any illegal or immoral purposes.

4.4.4 Not to use the Property in a way which contravenes a restriction affecting the Landlord's freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.

4.4.5 Not to cause or permit any dangerous or inflammable substance to collect in or on the Property apart from those needed for general domestic use.

4.4.6 Not to display any notice or advertisement that is visible from outside the Property.

4.4.7 Not to keep on the Property any animal or bird or domestic pet without first obtaining the Landlord's written consent.

4.4.8 Not to leave the Property unoccupied for more than 21 consecutive days without giving notice to the Landlord.

4.4.9 Not to smoke at the Property.

4.4.10 To comply with any planning conditions affecting the Property which the Landlord has brought to the Tenant's attention.

4.4.11 Not to apply for planning permission in respect of the Property.

4.4.12 Not to assign or sublet the Property or any part of the Property and not to part with possession or share occupation of the Property or any part of it.

4.4.13 Not to permit any person to occupy the Property as a lodger.

4.4.14 To carry out any checks required to satisfy the "right to rent" requirements under the Immigration Act 2014 in relation to any sub-letting or licence the Tenant grants, whether authorised by the Landlord or not.

4.4.15 Not to do any act or thing which may make void or voidable any policy of insurance on the House or the Property or the contents (details of which policy or policies have been provided to the Tenant).

4.4.16 To be responsible for the keys and/or security device to access the Property.

4.4.17 Not to make or have made any duplicate keys to the House or the Property nor to replace or add any new locks to the House or the Property.

4.4.18 Not to alter, add to or interfere with the appearance, structure, exterior or interior of the House or the Property or the arrangement of the fixtures, furniture and effects belonging to the Landlord.

4.4.19 Not to alter, injure or affix anything to the walls or damage the floors, wiring, pipes or drains of the House or the Property and not to alter or extend any electrical wiring, plumbing or gas installation at the House or on the Property.

4.4.20 Not to erect or place in or affix to the House or the Property any satellite dish or television aerial without the prior consent in writing of the Landlord.

4.4.21 Not to leave any belongings, place any items or hang any washing in the communal areas of the House.

4.4.22 To comply with any house rules which the Landlord or its agents may from time to time issue in the interests of good management of the House.

4.5 Notices and legal matters

4.5.1 Within 7 days of receipt of any notice, direction or order affecting or being likely to affect the Property to deliver a copy of such notice to the Landlord and not to do anything as a result of the notice direction or order unless reasonably required to do so by the Landlord.

4.5.2 To forward to the Landlord within 7 days of receipt any post or other items delivered to the Property addressed to him.

4.5.3 Promptly on request by the Landlord to comply with such checks and provide such documents as are reasonably required by the Landlord certifying the "right to rent" of all adult occupiers of the Property.

4.5.4 Where any adult occupier of the Property has a time-limited "right to rent" to provide to the Landlord such proof of their continued "right to rent" as is reasonably required by the Landlord from time to time.

4.5.5 To notify the Landlord promptly if the immigration status of any adult occupier of the Property changes such that the "right to rent" is lost.

4.6 End of the tenancy

4.6.1 At the end of the tenancy to remove the Tenant's belongings from the Property and leave the Property clean and tidy so that the Property is ready for immediate re-occupation.

4.6.2 To hand over to the Landlord or the Landlord's agent on the last day of the tenancy all keys to the Property.

4.6.3 If the Tenant's belongings shall not have been removed from the Property at the end of the tenancy, the Landlord shall take reasonable steps to contact the Tenant to notify them. If, within 14 days from the end of the tenancy, the Tenant's belongings have not been collected, the Landlord will be entitled to remove and dispose of the goods.

4.7 Landlord's costs

To pay all reasonable costs and expenses incurred by the Landlord to remedy any breach of this Agreement by the Tenant and to enforce the terms of this Agreement against the Tenant.

5. LATE PAYMENT OF RENT

If any Rent shall without prior agreement be in arrears for 14 days after the same shall have become due (whether formally demanded or not) interest at 3% above the Bank of England's base rate shall be payable by the Tenant.

6. FORFEITURE

If the Rent is at least 21 days overdue (whether formally demanded or not) or if there has been a substantial breach of any of the Tenant's obligations in this Agreement the Landlord may forfeit the tenancy (i.e. bring it to an end) and recover possession of the Property. The other rights and remedies of the Landlord will remain in force.

7. THE LANDLORD'S OBLIGATIONS

The Landlord agrees with the Tenant:

7.1 That the Tenant may quietly possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming under or in trust for the Landlord.

7.2 To return to the Tenant any Rent payable for any period during which the Property has been made uninhabitable provided that the Property has not been made uninhabitable by the wilful destruction or negligence of the Tenant.

7.3 To repair the structure and exterior of the property including drains, gutters and external pipes. 7.4 To repair and maintain in working order the apparatus in the Property for the supply of water, gas and electricity and all sanitary apparatus and the central heating and hot water systems.

7.5 To comply with the Landlord's obligations in The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 relating to the provision and testing of smoke and carbon monoxide alarms.

7.6 That the Tenant is not required to repair damage to the Property where the Landlord can claim the cost of repairs under any insurance policy maintained by the Landlord provided that this exception will not apply if the Landlord cannot obtain the insurance proceeds because of the Tenant's acts or default or those of the Tenant's family or visitors.

8. TERMINATION

8.1 The Landlord may give not less than 2 months prior written notice at any time to end this Agreement provided that such notice must expire on the last day of the fixed term and must not expire sooner than the last day of the fixed term. If the tenancy has entered into a contractual periodic tenancy the Landlord must also provide 2 months written notice.

8.2 The Tenant may give not less than 2 months prior written notice at any time to end this Agreement provided that such notice must expire on the last day of the fixed term and must not expire sooner than the last day of the fixed term. If the tenancy has entered into a contractual periodic tenancy the Tenant must also provide 2 months written notice.

9. NOTICES

9.1 Under section 48 of the Landlord and Tenant Act 1987 the Tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address: c/o Your Agency Name, 17 Watersmead Drive, Littlehampton, BN176GH

9.2 If the Tenant serves a notice on the Landlord, he must also send a copy to the Landlord's agent at the following address:

5 Dartmouth Road, London, England, United Kingdom, NW2 4ET.

9.3 The Landlord must serve any notice on the Tenant at the Property.

10. JURISDICTION

This Agreement shall be governed by the law of England and Wales.

11. SPECIAL CONDITIONS

Break Clause: Should either party wish to terminate the Tenancy, it is agreed that a minimum of 2 month's advance written notice must be served on the other party and must not expire within the first 6 months of the Tenancy commencement date.

Additional Clause(s):

- **Parking:** Tenant is responsible for own parking arrangements
- **Renewal Option:** A rent review will be undertaken before the end of the fixed term
- The dwelling-house is subject to a mortgage granted before the beginning of the tenancy and— (a)the mortgagee is entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925; and (b)the mortgagee requires possession of the dwelling-house for the purpose of disposing of it with vacant possession in exercise of that power; and for the purposes of this ground "mortgage" includes a charge and "mortgagee" shall be construed accordingly.
- The Landlord reserves the right to re-enter the Property if: (a) the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not; (b) the Tenant is declared bankrupt under the Insolvency Act 1986; (c) the Tenant has breached the agreement; or (d) any of the Grounds 2, 7 (in England only), 7A, 7B (in England only), 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply. This Clause 12.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

Signatures

Authorised to sign on behalf of Enron:

Leonardo
Director

.....

Authorised to sign on behalf of Enron:

Leonardo 2
Director

.....

Signed by the Landlord's Agent:

Dan Bennett

Agent

.....

21th of May 2015

Signed by the Tenant(s):

Walt Disney

Agent

.....

20th of May 2015

Walt Disney

Agent

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20th of May 2015

Walt Disney

Agent

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20th of May 2015

Walt Disney

Agent

.....

20th of May 2015

Walt Disney

Agent

.....

20th of May 2015

Fair Usage Policy for tenancies

The only time we will charge you additional rent for your utilities is if the contract has a fair usage stipulation and **you exceed the predetermined fair usage allowance.**

Where **gas, electricity and water** are included in your rent, the following fair usage policy will apply. This is to ensure that your energy usage is not excessive and stays within reasonable allowances.

If the limits are exceeded your landlord, reserves the right to apply a supplemental charge to cover the amount by which you exceeded the allowances.

The allowances are designed to be generous and if you are sensible with your energy consumption, it is unlikely you will exceed these limits.

Fair Usage Allowance for Gas Electricity and Water

For our bills inclusive tenants, all sections of this Policy will apply as all the utilities in your tenancy agreement are subject to Fair and Acceptable usage. Bills inclusive tenants are responsible to ensure that the use of any Services, or goods relating to the Services, by anyone in your household, including visitors, does not in any way contravene the restrictions listed in this Fair and Acceptable Usage Policy.

Where your tenancy agreement is for less than 12 months, the figures on the table in this policy will apply on a pro-rata basis.

Number of tenants per property	Annual Fair Usage allowance per annum for Gas and Electricity
2	£1800
3	£2700
4	£3600
5	£4500
6	£5400
7	£6300
8	£7200

There is a SMART METER in the property so you can keep track of your usage.



HOUSE RULES

These rules are in addition to your Rental Agreement

1.0 Cleanliness

- Regularly clean the communal areas (collective responsibility with other tenants) at least once a week. Each tenant is responsible to buy and use their own household essentials e.g. toilet paper, kitchen roll, laundry detergent and cleaning products etc.
- If WC / shared bathroom is present then it must be fully cleaned at least once a week (collectively responsibility with other tenants).
- Ensure you use the recycling and waste bin properly
- Empty the bin in your bedroom regularly and to take out the large shared bins (collectively responsible with other tenants) once a week during the bin collection window. If we are required to hire a waste removal company due to buildup of waste, the charge will be liable to you.
- Ensure shoes are never worn on in the house upon entry (including guests) and to place shoes in the designated shoe cupboard/rack in the hallway.
- Leave the Room in a clean and tidy condition and to remove your possessions at the end of the tenancy Period

2.0 Security & Safety

- Always ensure windows and doors are closed and locked when absent from the property.
- The tenant is required to take out their own contents insurance within 14 days into the agreement start date. **The Landlord and Management Company** do not take any responsibility for theft / loss / **damage** of personal items within the house.
- Always keep the front and backdoor entrance free of any clutter.
- To conduct regular safety checks on electrical appliances that are owned by the tenant. Do not overload the sockets.

3.0 Guests & Overnight stays

For safety and security, all guests must follow the house rules & policies at all times so it is the tenants responsibility to inform their guest of pertinent rules & policies.

A. Daytime guest policy

- The tenant takes sole responsibility for any guest(s) within the boundaries of the property.
- Daytime guest hours are 9.00am - midnight. All daytime guests must leave the property by no later than midnight.

B. Overnight stay policy

- The tenant may have one guest stay no more than two consecutive nights per week, subject to;
 - the tenant notifies the landlord by email at least 48 hours in advance.
 - (for safety and security reasons) a guest staying overnight must send a valid copy of their photo ID (e.g. passport or driver's license) and contact information to the landlord via email 48 hours in advance.
 - The guest is the responsibility of the tenant and the tenant will be held responsible for any behavioural issues, or damage caused by their guest(s).
- Hosting guests is a privilege which we extend to the tenant. The landlord reserves the right to revoke or restrict this privilege for any length of time if;
 - the other tenants in the property complain about the tenants guest
 - the tenant breaks any of the house rules

4.0 Your Property Maintenance Responsibilities

- Not blocking sinks, and unblocking them if required
- Changing light bulbs and fuses for lights or plugs of provided furnishings and appliances
- Using correct dishwasher products, including monitoring limescale build-up
- Keeping the interior and exterior clean, including windows
- Bleeding radiators and repressurising the boiler if and when needed
- Replacing batteries in smoke and carbon monoxide detectors
- Keeping windows condensation-free
- Ensuring the property remains pest-free
- Undergoing general garden maintenance, including lawn mowing and sweeping leaves
- Regularly clean the fridge interior and shelves
- Regularly defrost the freezer
- Regularly drain and clean the washing machine
- Regularly clean the oven
- To ensure the extractor fan is left on for at least 15 minutes after showering, to clear humidity and prevent damage.

5.0 Call out charges

- To pay in full for all costs associated with JB Properties staff and / or tradespeople resolving maintenance issues which are considered the tenants responsibilities. E.g. hair build up blocking the shower drains
- To pay in full for all costs associated with JB Properties staff and / or tradespeople resolving maintenance issues which are caused by the tenant. E.g. mold / damp build up in en-suites due to not leaving the extractor fan on after showering, to clear humidity
- To pay in full for all costs associated with key(s) replacements if you lose your original (approximately £140 for new locks, £10 per key and a £70 callout charge)

6.0 House rules

- No smoking inside the property
- No Pets
- No candles
- No portable heaters
- Not to use blue tack or any other adhesive on walls or drill holes
- The driveway may not be occupied at anytime without the consent of the landlord
- Be considerate in relation to gas / electricity / water usage

- Not to cause a nuisance, annoyance or damage to other occupiers of the property or to occupiers of neighbouring, adjoining or adjacent property, or the owners or occupiers of them.
- Not to conduct any activity that involves using the property for immoral or illegal purposes
- Not to do anything that will or might impair or invalidate in whole or in part any insurance in respect of the property, or increase the insurance premium. The tenant will be liable for any such damages.
- To observe the rules and regulations the landlord makes and notifies to the tenant from time to time governing the tenants use of the Room and Facilities
- To provide the landlord with contact details when this tenancy terminates
- To indemnify the landlord and keep the landlord indemnified against all losses, claims, demands, actions, proceedings, damages, costs, expenses or other liability in any way arising from: (1) this tenancy; (2) any breach of the tenants undertakings contained in clauses 1,2.3 & 4.
- Not to cause any damage to the tenants room or any other parts of the property;
- To notify the landlord of any damage to the Property or furnishings caused by the tenant or the tenant's visitors;
- Not to make a copy of the set of keys provided by the landlord
- If the tenant loses the keys provided, to notify the landlord without delay, and bear the cost of replacing the keys and locks (as appropriate).
- Not to prevent the landlord or any person authorised by the landlord from entering into the Room and remainder of the Property.
- Not to re-decorate the Room and not to make any alteration or addition whatsoever to the Room without written consent from the landlord/property manager
- The tenant takes sole responsibility for any guest(s) within the boundaries of the property and to ensure they are aware of all of the above rules.
- To not use metallic cutlery (eg. knives and forks) on the communal pots and pans.
- The tenant takes responsibility of adhering to the various labels/stickers throughout the property
- To not put damp materials (eg. used towels and washed clothes) anywhere except for the designated washing and drying facilities (air dryer and/or tumble dryer)

Signed by the Tenant(s):

Walt Disney

Agent

20th of May 2015

Walt Disney

Agent

20th of May 2015

Walt Disney

Agent

20th of May 2015

Walt Disney

Agent

20th of May 2015

Walt Disney

Agent

20th of May 2015

TDS INSURED

Prescribed Information for Assured Shorthold Tenancies

Under the Housing Act 2004, the Agent is required to give the following information to the tenant and anyone who paid the deposit on the tenant's behalf (a Relevant Person) within 30 days of receiving the deposit. This is to ensure that tenants are made aware of their rights during and at the end of the tenancy regarding the deposit.

To: **Frank, Theresa Davis, Stella Lange, R MLarsen and Bob Lange**
and **Mickey Mouse, Apple Mouse**

a. The scheme administrator of the Tenancy Deposit Scheme is:

The Dispute Service Limited
West Wing
First Floor
The Maylands Building
200 Maylands Avenue
Hemel Hempstead
HP2 7TG

Phone 0300 037 1000
Email deposits@tenancydepositscheme.com
Web www.tenancydepositscheme.com

2. A leaflet entitled *What is the Tenancy Deposit Scheme?*, which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, Housing Act 2004, must accompany this document when given to the tenant and any relevant person.
3. The procedures that apply under the scheme by which an amount in respect of a deposit may be paid or repaid to the tenant at the end of the tenancy are set out in the scheme leaflet: *What is the Tenancy Deposit Scheme?*, which accompanies this document.
4. The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?*
5. The procedures that apply where the landlord and the tenant dispute the amount of the deposit to be paid or repaid are summarised in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?* More detailed information is available on: www.tenancydepositscheme.com
6. The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?* More detailed information is available on: www.tenancydepositscheme.com

i. **THE DEPOSIT**

The amount of the deposit paid is **£2000**

ii. **ADDRESS OF THE PROPERTY TO WHICH THE TENANCY RELATES**

Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES

iii. **DETAILS OF THE LANDLORD'S AGENT**

Name: Your Agency Name
Address: 17 Watersmead Drive, Littlehampton, BN176GH
Phone: 01 811 8055

iv. **DETAILS OF THE LANDLORD(S)**

Name: Leo 1
Address:

Name: Leo 2
Address:

v. **DETAILS OF THE TENANT(S)**

Name: Frank
Address: 3 Rivermead Cottages Mill Lane, Shiplake, HENLEY ON THAMES, RG9 3LZ
Phone:
Email: fmaroudas@goodlord.co
Post Tenancy Address: The Cottage LittleVillage

Post Tenancy Phone: 0123456789
Post Tenancy Email: something@something.com

Name: Theresa Davis
Address: 123 happy street , Brighton, BN12 3BN
Phone: 123456
Email: test@hgoodlord.co
Post Tenancy Address: N/A
Post Tenancy Phone: N/A
Post Tenancy Email: N/A

Name: Stella Lange
Address: 32 Heath Drive, LONDON, London, ENGLAND, NW3 7SB
Phone:
Email: stellalange@goodlord.co
Post Tenancy Address: The Cottage LittleVillage
Post Tenancy Phone: 0123456789
Post Tenancy Email: something@something.com

Name: R MLarsen
Address: BOX 502831, DUBAI, BOX 502831
Phone:
Email: nicole.test@goodlord.co
Post Tenancy Address: N/A
Post Tenancy Phone: N/A
Post Tenancy Email: N/A

Name: Bob Lange
Address: 32 Heath Drive, LONDON, London, ENGLAND, NW3 7SB
Phone:
Email: stellalange.test@goodlord.co
Post Tenancy Address: The Cottage LittleVillage
Post Tenancy Phone: 0123456789
Post Tenancy Email: something@something.com

vi. **RELEVANT PERSON'S CONTACT DETAILS**

If there is a relevant person (i.e. anyone who has arranged to pay the deposit on the tenant's behalf) the details requested in (iv) must be provided for them, as part of the Prescribed Information.

Relevant Person for Frank
Name: Mickey Mouse
Address: 302 main street, pleasantville, 12345 USA
Phone: 02919239122
Email: mickey@goodlord.co

Relevant Person for Stella Lange
Name: Apple Mouse
Address: 100 side street, unpleasantville, 54321 USA
Phone: 0283482922
Email: applem@goodlord.co

vii. **CIRCUMSTANCES WHEN THE DEPOSIT MAY BE RETAINED BY THE LANDLORD**

The circumstances when all or part of the deposit may be retained by the Landlord(s) by reference to the terms of the tenancy are set out in clause(s) **3** of the tenancy agreement. No deduction can be paid from the deposit until the parties to the tenancy agreement have agreed the deduction, or an award has been made by TDS or by the court.

CONFIRMATION

The Agent certifies and confirms that:

- the information provided is accurate to the best of my/our knowledge and belief and
- I/we have given the tenant the opportunity to sign this document by way of confirmation that the information is accurate to the best of the tenant’s knowledge and belief.

Authorised to sign on behalf of Enron:

Leonardo
Director

.....

Authorised to sign on behalf of Enron:

Leonardo 2
Director

.....

Signed by the Landlord's Agent:

Dan Bennett

Agent

.....

21th of May 2015

The Tenant confirms that:

- I/we have been given the opportunity to read the information provided and
- I/we sign this document to confirm that the information is accurate to the best of my/our knowledge and belief.

Signed by the Tenant(s):

Walt Disney

Agent

.....

20th of May 2015

Walt Disney

Agent

.....

20th of May 2015

Walt Disney

Agent

.....

20th of May 2015

Walt Disney

Agent

.....

20th of May 2015

Walt Disney

Agent

.....

20th of May 2015

Responsibility for serving complete and correct Prescribed Information on each tenant and relevant person is the responsibility of the member and the landlord. The Dispute Service Limited does not accept any liability for a member’s or landlord’s failure to comply with The Housing Act 2004 and/or The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

Supporting Documents Checklist

I confirm I have received the following documents:

- Tenancy Agreement
- Gas Safety Certificate for: Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES
- Energy Performance Certificate for: Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES
- Electrical Installation Condition Report for: Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES
- Payment Schedule in respect of amounts due from me
- TDS Prescribed Information
- TDS Terms & Conditions

These documents are attached to the emails that I have received from Your Agency Name in conjunction with this tenancy application.

Signed by the Tenant(s):

Walt Disney

Agnt

20th of May 2015

Walt Disney

Agnt

20th of May 2015

Walt Disney

Agnt

20th of May 2015

Walt Disney

Agnt

20th of May 2015

Walt Disney

Agnt

20th of May 2015