

DATED **XXXXX**

XXXXX

AND

[XXXXX]

ASSURED SHORTHOLD TENANCY

of **XXXXX**

PARTICULARS

Parties	Information
Landlord	Name:
	Address:
	Representative Email:
	Representative Telephone:
Tenant	Name:
	Home Address:
	Mobile:
	Email:
Management Company	Name:
	Address:
	Representative Email:
	Representative Telephone:
Property	
Room Number	(the "Room")
Room Type	
Duration of the Tenancy	[] until [] (__ days) (the "Term")
University	
Inventory	The inventory supplied to the Tenant prior to or upon arrival
Weekly Rent	£xxx.xx

Total Rent	(the “Rent”)
Rent Payment Plan	Full payment/Instalments
Reservation Fee	
Security Deposit	
Prescribed Information	The information required under section 213(5) of the Housing Act 2004 as set out in The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.
Room Items	The items to be provided in the Room and listed under the heading “Room Items” in the Inventory supplied on arrival.
Shared Areas	Downstairs toilet areas, social spaces; kitchen/dining which are provided for communal use together with the internal corridor(s) within the Property.
Shared Items	The items to be provided in the Shared Areas and listed under the heading “Shared Items” in the Inventory supplied on arrival.

Landlord Business Account Information

For British Bank Account User:

Account name: EREC Estates Management Services LTD.

Account number: 24182827

Sort code: 23-05-80

Your payment reference: "Property + Your room number + Your name"

For International Bank Account User:

Bank Name: Metrobank

Bank Address: 1 Southampton Row, London, WC1B 5HA

Landlord Company Address: 19 KING STREET, NORFOLK, ENGLAND, PE30 1HB

Account Name: EREC Estates Management Services LTD.

SWIFT/ BIC: MYMBGB2L

IBAN: GB53MYMB23058024182827

Your payment reference: "Property + Your room number + Your name"

THIS IS FIX TERM TENANCY AGREEMENT and is made on

September 21st, 2019

BETWEEN:

- (1) [] (“the Landlord”); and
- (2) [XXXXX] (“the Tenant”)

NOW THIS AGREEMENT WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

- 1.1. In this Agreement the terms contained at in the Particulars have the meanings set out next to them.
- 1.2. Text set out in starting “Note to tenant” in this Agreement is for guidance and information only and does not form part of this Agreement. Any reference to Agreement refers to this agreement.
- 1.3. The term “the Landlord” includes its successors in title.
- 1.4. Any reference to “Tenancy” refers to the tenancy created under this Agreement.
- 1.5. Any reference to “the Flat” within this Agreement only applies where the Room is situated within a flat.
- 1.6. Clause headings do not affect the interpretation of this Agreement.
- 1.7. The Management Company has been authorised to act on behalf of the Landlord as its agent in connection with the operation of this Agreement. However, for the avoidance of doubt supplies under this Agreement are made by the Landlord and not the Management Company.
- 1.8. Any provision of this Agreement which is held by any competent authority to be invalid, void, voidable, unenforceable or unreasonable (in whole or in part) shall to the extent of such invalidity, voidness, voidability, unenforceability or unreasonableness be deemed severable and the other provisions of this Agreement and the remainder of such provision shall not be affected.
- 1.9. The Tenant is jointly and severally liable with other occupiers of the Property for damage caused to any communal parts of the Property and the Shared Areas including the Shared Items.
- 1.10. A reference to a statute or statutory provision is a reference to it as it is in force for the time being, taking account of any amendment, extension, or re-enactment and includes any subordinate legislation for the time being in force made under it.

2. GRANT OF TENANCY AND INVENTORY

- 2.1. The Landlord lets the Room/ Flat to the Tenant for the Term together with the rights specified in Schedule 1 for the Term.
- 2.2. Upon moving into the Room/ Flat, the Tenant must check that the supplied Inventory is accurate and must sign and return the Inventory to the Management Company within three days of moving into the Room. If the inventory is not signed and returned then the Tenant accepts that it is correct as supplied.
- 2.3. This Agreement creates an assured shorthold tenancy under Part I, Chapter II of the Housing Act 1988 (“HA 1988”) which means that once the Tenancy has expired the Landlord is entitled to recover possession under section 21 of the HA 1988.

3. RENT AND OTHER CHARGES

- 3.1. The Tenant shall pay the Rent in advance on or before the Payment Date. (whether demanded or not).
- 3.2. The Tenant shall not reduce any payment of Rent by making any deduction from it or by setting any sum off against it for any reason.
- 3.3. Normal residential use of electricity, gas, water, and sewerage utility services is included within the Rent.
- 3.4. The Tenant shall pay interest at the rate of 3% per annum above the National Westminster Bank plc base lending rate from time to time on any payments due from the Tenant to the Landlord under this Agreement, if payment has not been made within 14 days of the date on which the payment fell due or was demanded. Such interest shall be paid for the period from and including the date after the day on which the payment concerned fell due for payment until and including the date upon which payment is made or (if earlier) until a court judgment for it is given.

4. RESERVATION FEE

- 4.1. The Tenant shall pay the Reservation Fee to the Management Company either before their application for accommodation, or in any event before the Tenancy Agreement is signed.
- 4.2. The Reservation Fee is non-refundable.
- 4.3. On commencement of this Tenancy the Reservation Fee will be turned into security Deposit automatically.

5. THE DEPOSIT

- 5.1 If a deposit is taken it will be held and returned under the terms of the Tenancy Deposit Scheme detailed below:

TDS Custodial

Registered Office Address: Unit 1, The Progression Centre, 42 Mark Road, Hemel Hempstead, Herts, HP2 7DW

Tel: 0300 037 1001

TDS Custodial is a company registered in England and Wales with number 4851694

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 20 working days of the latter of the following; the end of the Tenancy, vacant possession of the Property is given and the return of the keys, subject to the Tenant having complied with all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
- 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
- 5.3.2 The enforcement of any of the provisions of this Agreement.
- 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
- 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
- 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
- 5.3.6 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 (reasonable wear and tear excepted).
- 5.3.7 Any other monies owed by the Tenant to the Landlord.
- 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due under this clause 5 or clause 6.

6. TENANT LIABILITY

- 6.1. The tenant is liable to pay on demand for:
- 6.1.1. any damage or compensation for damage to the Room, the Flat, the Room Items, the fixtures and fittings of the Room or the Flat or for missing items for which the Tenant may be liable, including the Shared Items SUBJECT TO:
- 6.1.1.1. an apportionment or allowance for fair wear and tear;

- 6.1.1.2. the age and condition of each and any such item at the commencement of the Tenancy; and
- 6.1.1.3. insured risks and repairs that are the responsibility of the Landlord, save where such insurance has been vitiated due to an act or omission of the Tenant;
- 6.1.2. the reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any breach by the Tenant of the Tenant's obligations under this Agreement, including those relating to the cleaning of the Room, the Flat or the Shared Areas or their fixtures and fittings;
- 6.1.3. any unpaid accounts, including any interest, for the services referred to in Clause 3.3;
- 6.1.4. any Rent or other money due or payable by the Tenant under this Agreement of which the Tenant has been made aware.
- 6.1.5. making good any damage to the Room, the Room Items, the Flat, the fixtures and fittings of the Room, the Flat or the Shared Items (except for fair wear and tear);
- 6.1.6. replacing any of the Room Items or Shared Items which may be missing from the Room or the Flat or the common parts of the Property;
- 6.2. The Tenant acknowledges that it has read and accepts the charges and estimated charges set out in the schedule hereto marked "Schedule of Charges".

7. CARE OF THE ACCOMMODATION

- 7.1. The Tenant shall:
 - 7.1.1. not alter or damage the Room or Room Items and will keep them in a clean and tidy condition;
 - 7.1.2. not damage or mark or change the decorative finish of the Room, the Flat or the Shared Areas;
 - 7.1.3. jointly with the other occupiers keep the Flat and the Shared Areas in a clean, tidy and hygienic condition;
 - 7.1.4. not alter, damage, litter or obstruct the use of the Shared Areas;
 - 7.1.5. not cause or permit any damage to or obstruct any part of the Property;
 - 7.1.6. not remove any Room Items from the Room or Shared Items from the Flat or the Shared Areas;
 - 7.1.7. notify the Management Company of all repairs and/or maintenance work which the Tenant considers necessary to the Room, the Flat or the Property as soon as such repairs or maintenance work are apparent;

- 7.1.8. not attempt to carry out any repairs or maintenance works to any part of the Property, including the Room and the Flat and any of the Shared Items and the Room Items;

Note to Tenant *The above clause is required in the interests of health and safety. Management Company staff will attend to repairs and maintenance.*

- 7.1.9. not to tamper or in any way adjust safety controls to any windows such as to override any safety mechanism which has the effect of enabling the window to open to a greater extent than the safety designed limits;
- 7.1.10. not bring any of the following items into the Room or the Flat without the written consent of the Management Company: upholstered furniture (such as sofas and arm chairs), heating or cooling equipment or any electrical equipment which does not comply with all relevant British Standards;

Note to Tenant *The above clause is required in the interests of fire safety for all occupiers of the Property.*

- 7.1.11. not to mark or label any keys and to report the loss of them immediately to the Management Company;
- 7.1.12. the Tenant shall not make any duplicate keys to the Room or the Flat nor replace or add any new locks to the Room or the Flat;

Note to Tenant *This is so that if keys are lost, they cannot be identified with the Room or the Flat to which they belong.*

- 7.1.13. take all reasonable steps to ensure that the Room and the Flat are kept secure from the intrusion of unauthorised persons (including shutting and locking windows and doors when the Tenant leaves);
- 7.1.14. notify the Accommodation manager of overnight absences from the Room;
- 7.1.15. comply with the published internet usage policy of the University/College as amended from time to time. The Landlord reserves the right to terminate any internet service without compensation for breach of that policy and/or continued rent arrears or other payments due or outstanding for over 14 days.
- 7.2. The Tenant hereby confirms that they are a student registered with the University/College or will be at the commencement of the Term.
- 7.3. Should the Tenant no longer be a student at the University/College the Tenant will notify the Landlord or the Management Company within one week of such change of status and shall vacate the Room and the Flat immediately. The Tenant shall remain liable for all of its obligations under this Agreement which have not been performed, including the payment of Rent.
- 7.4. The Tenant shall not assign or transfer this agreement without the Landlord's prior written consent. For the avoidance of doubt, if the Tenant wishes to assign or transfer this agreement, the Tenant must find a suitably qualified replacement tenant (the suitability of whom shall be judged at the Landlord's sole discretion) and must provide at least 7 days notice to the Landlord. The Tenant must pay an

administration fee of £300.00 to the Landlord in order that the Landlord may prepare the related deed of assignment. In these circumstances, any shortfall in payment that would have been payable to the Landlord under this Agreement that occurs as a result of the Tenant surrendering the tenancy and finding a replacement tenant shall be met by the Tenant.

7.5. Should the Tenant withdraw from the proposed letting before commencement date of the Tenancy the Reservation Fee shall remain non-refundable.

7.6. The Tenant shall notify the Landlord of any change in its immigration or residency status.

8. PROPER CONDUCT FOR COMMUNAL LIVING

The Tenant shall:

8.1. use the Room and the Shared Areas for their own private residential purposes only;

8.2. not allow any other person to reside on any part of the Property;

8.3. not cause any noise which is audible outside of the room it is made in;

8.4. not cause any disturbance distress annoyance or damage to any other occupiers of the Property or their property;

8.5. not hold or participate in any parties in the Room, the Flat or the Shared Areas

8.6. in co-operation with the other occupiers of the Property, keep clean and tidy and clear of rubbish the parts of the Property which the Tenant is entitled to use solely or in common with others and will pay to the Landlord on demand any additional cost for cleaning or clearing of such areas arising from breach of this obligation by the Tenant or their visitors or will pay a proportionate share as determined by the Landlord;

8.7. not tamper with, misuse or damage any equipment or other things in the Property which are provided by the Landlord in the interests of health and safety of persons in the Property (including but not limited to the fire fighting equipment, smoke detection and the doors);

8.8. pay, on written demand, a reasonable sum and/or such sum as required by the relevant emergency service to cover any costs incurred by the Landlord if the Tenant sets off a fire alarm without due cause (even if accidentally) resulting in the attendance of the emergency fire services or the evacuation of any buildings;

8.9. not prepare or cook food anywhere other than in the kitchen in the Room (where the Room is a studio room) or in the Shared Areas (where the Room is not a studio room) and not keep or use deep fat frying equipment anywhere on the Property;

8.10. wash cooking and eating utensils and clear away rubbish created in kitchen/dining areas as soon as possible after eating;

- 8.11. not keep or use candles or any open flame, lighting or heating equipment anywhere in the Room, the Flat or the Shared Areas;
- 8.12. comply with any reasonable written regulations issued from time to time by the Management Company in connection with the use of the Shared Areas and/or Shared Items and conduct in the communal areas of the Property generally;
- 8.13. not affix any notice, poster or similar article anywhere in the Property) (for the avoidance of doubt including in the Room or the Flat) except on the notice boards (if any) provided making good any damage caused or paying the Landlord's reasonable costs for failure to comply;
- 8.14. comply with all relevant legislation and other legal requirements in connection with the Tenant's use and occupation of the Room and the Flat and general conduct in the Property;
- 8.15. not park or allow any visitor to park any car or other vehicle on the grounds of the Property without a permit where applicable.
- 8.16. not sub-let or assign the whole, or any part, of the Room or any of the Tenant's rights under this Agreement nor part with possession or share occupation of the Room or the Flat;

Note to Tenant *"Sub-letting" means renting the Room to another person or persons. "Assigning" means transferring rights under this Agreement to another person or persons.*

- 8.17. use best endeavours to ensure that the Tenant's visitors comply with Clauses 7 and 8 of this Agreement headed "care of the accommodation" and "proper conduct for communal living";
- 8.18. attend a fire training session arranged by the Management Company;

Note to Tenant *The Landlord requires mandatory attendance at a fire training session in the interests of fire safety for persons and property. Times/Dates will be advised at a later date.*

- 8.19. not smoke in the Property other than in the outside designated smoking areas;
- 8.20. not bring onto or allow to be stored or kept or used within the Room, the Flat or Property and to report to the Landlord or any of its staff the presence of any:
 - 8.20.1. animals or pets of any description;
 - 8.20.2. liquid or gaseous fuel, noxious or explosive substance or gas, paraffin or gas heater, cookers, candles or other naked flame devices or consumables
 - 8.20.3. illegal drugs or substances whether for the Tenant's own use or otherwise unless prescribed by a bona fide medical practitioner; and
 - 8.20.4. weapons or imitation weapons of any form.
- 8.21. not commit, in the opinion of the Landlord, any form of harassment on the grounds of race, religion, sex or disability or any other act which may become a nuisance or annoyance, or cause offence to any other occupiers or visitor, or to any owner or occupier of any neighbouring property;

- 8.22. not to alter or add to the Room, the Flat or Property nor to re-decorate the whole or any part of it or the interior, nor to allow anyone else other than the Management Company or those authorised by the Management Company to do so;
- 8.23. not to use the Room, the Flat or the Property or any part of it, nor allow anyone else to do so, for any activity which is dangerous, offensive, noisome (including the playing of loud music at any time) illegal or immoral or which are or may become a nuisance or annoyance to the Landlord or the occupiers of the Flat, the Property or any neighbouring property;
- 8.24. run a trade or business from the Room, the Flat or Property;
- 8.25. not to act or fail to act in a way which will or may result in any policy of insurance in respect of the Property becoming void or voidable or whereby the premium or excess therefore and therein may be increased;
- 8.26. not install any wireless or television pole, aerial, satellite dish or apparatus on the Property;
- 8.27. not use, threaten, harass or commit any violence against any other occupier, bona fide visitor, the Management Company or the Landlord or any of the Landlord's or Management Company's staff or agents;
- 8.28. not expose or allow to be hung any laundry washing or other items so as to be visible from outside the Room or the Flat and not to dry clothes on any storage or electrical convector or fan heaters;
- 8.29. not affix anything to any window, window ledge or other external part of the Room or the Flat;
- 8.30. not store bicycles in the Room, the Flat or any access ways or staircases but instead will store any bicycle in the designated bicycle storage areas. In the event that the Landlord is required to remove any bicycle stored in breach of this clause the Tenant shall pay to the Landlord on demand [£25.00 (inc VAT)] before the release of the bicycle to the Tenant.

9. ACCESS BY THE LANDLORD

- 9.1. The Tenant must permit the Landlord and Management Company and their agents with any necessary contractors and workmen to enter the Flat and the Room at all reasonable times upon 24 hours' prior notice (or in the event of emergency at any time without notice) in order to:
 - 9.1.1. carry out its obligations under this Agreement;
 - 9.1.2. show the accommodation to prospective new tenants;
 - 9.1.3. examine the state and condition of the Room and the Flat, the Shared Items and the Room Items;
 - 9.1.4. for any purpose mentioned in this tenancy or connected with the Landlord's interest in the Property;

- 9.1.5. carry out any repairs or redecoration to the Room, the Flat or the Property that are reasonably necessary pursuant to the Landlord's and Management Company's responsibilities under this Agreement or by statute and for any other reasonable purpose in connection with the management of the Property;
- 9.1.6. comply with all statutory requirements (including all regulations, bye-laws, notices, directions, orders and the requirements of any competent authority) affecting the Flat or the Property.

10. AT THE END OF THIS AGREEMENT

10.1. When this Tenancy comes to an end (however that may be) the Tenant shall:

- 10.1.1. attend a check out inspection by the Management Company's site management team and sign a copy of the inspection report;

Note to Tenant *If the Tenant fails to attend the check-out inspection it will be very difficult for the Tenant to challenge the inspection and any charges levied for damage and disposal of refuse and abandoned items.*

- 10.1.2. vacate the Room and remove all of their belongings from the Property and leave the Room and the Room Items in the same clean state and condition as they were at the beginning of the Term. If the Tenant fails to remove any of their property from the Property by this Tenancy comes to an end then the Landlord will remove all the property of the Tenant. The Tenant will indemnify the Landlord against any liability to any third party whose property is removed by the Landlord in the mistaken belief that such property belonged to the Tenant. The Tenant shall also be responsible for paying to the Landlord a reasonable charge for removing such property;
- 10.1.3. jointly and severally with the other occupiers ensure that the Shared Areas and Shared Items are left in the same clean state and condition as they were in at the beginning of the Term;
- 10.1.4. ensure that any Room Items or Shared Items which may have been moved during the Term are returned to the location that they were in at the start of the Term;
- 10.1.5. return to the Management Company all relevant keys given to the Tenant at the start of the Tenancy, and for any not returned at the end of the Tenancy the Tenant will pay to the Landlord a reasonable administrative and replacement charge;

11. EXPENSES RELATED TO BREACHES OF THIS AGREEMENT OR RECOVERING POSSESSION

- 11.1. If the Tenant breaches this Agreement or fails to fulfil any of its obligations under this Agreement, the Tenant shall pay within 7 days of written demand any reasonable costs incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.
- 11.2. If the Landlord (acting reasonably) considers that the Tenant is jointly responsible (i.e. together with others) for a breach of this Agreement or a failure to fulfil any of its obligations under this Agreement then the Tenant shall bear a proportion of the costs incurred by the Landlord in remedying such

breaches or in connection with the enforcement of those obligations. The proportion will be determined by the Landlord (acting reasonably) and the Tenant shall reimburse the Landlord for such cost within 7 days of written demand.

11.3. The Tenant will also pay on demand all reasonable expenses fees and costs incurred by the Landlord in connection with:

11.3.1. collecting or attempting to collect any sums which are due but unpaid by the Tenant under this Agreement;

11.3.2. ensuring that the Tenant gives up occupation of the Room once he/she is no longer entitled to occupy; and

11.3.3. losses or damage in accordance with the Management Company's published 'schedule of charges', details of which are available from the Management Company upon request and a copy of which is attached at Appendix 1.

12. LANDLORD'S RIGHTS TO END THE TENANCY BEFORE THE EXPIRY OF THE FIXED TERM

12.1. The Landlord reserves the right to re-enter the Room if:

12.1.1. the Rent is unpaid for 21 days after becoming payable whether it has been formally demanded or not;

12.1.2. the Tenant is declared bankrupt under the Insolvency Act 1986;

12.1.3. the Tenant has breached this Agreement;

12.1.4. any of the grounds for possession stated in Section 7(6)(a) of the Housing Act 1988 occur or apply;

12.1.5. the Tenant ceases to be a full-time student;

12.1.6. fire damage renders the Room unfit for occupation or the Flat unfit for use.

12.2. If the Landlord re-enters the Room pursuant to this Clause 12, then the Tenancy shall immediately end, without prejudice to any right or remedy of the Landlord in respect of any breach of the terms of this Agreement by the Tenant.

Note to Tenant *The Tenant should be aware that in virtually all of the circumstances referred to in Clause 12.1 the Landlord will not be able to repossess the Room without first obtaining a Court Order and the Tenant may have rights to contest forfeiture proceedings. If the Landlord is seeking to repossess then the Tenant should consider taking legal advice (for example, from a Citizens Advice Bureau).*

13. TENANT INDEMNITY

If the Tenant ceases to be a full-time student but continues to live in the Room then the Tenant must within seven days of written demand from the Landlord reimburse and indemnify the Landlord in respect of any Council Tax due in respect of the entire Flat as a result of the Tenant's continued occupation of the Room.

Note to Tenant Whilst the Tenant is a student he/she does not trigger a Council Tax charge. If the Tenant ceases to be a student and continues living in the Property this may trigger a Council Tax charge for the whole Flat. The Landlord expects the Tenant to be responsible for this and any other Council Tax consequences of ceasing to be a student.

14. LANDLORD'S OBLIGATIONS

14.1. The Landlord agrees to:

14.1.1. allow the Tenant to quietly possess and enjoy the Room without unnecessary or unwarranted interference;

14.1.2. carry out those repairs for which liability is imposed under section 11 of the Landlord and Tenant Act 1985 (if applicable to the Tenancy);

Note to Tenant Section 11 of the Landlord and Tenant Act 1985 (where applicable) imposes certain liabilities on the Landlord in connection with the structure and exterior parts as well as plumbing, sanitary conveniences and installations such as electrical wiring and gas piping.

14.1.3. comply with the Furniture and Furnishings (Fire Safety) Regulations 1988 and any subsequent amendments;

14.1.4. insure the buildings comprised in the Property, the Room Items and the Shared Items;

14.1.5. at the beginning of the Term equip the Room with the Room Items and the Shared Areas with the Shared Items.

15. NOTICES

15.1. Any notice to the Landlord sent under or in connection with this Agreement shall be deemed to have been properly served if:

15.1.1. sent by first class post or left at the Management Company's address given at paragraph 1 of the Particulars; or

15.1.2. sent to the Management Company's fax number or email address if given at paragraph 1 of the Particulars.

15.2. Any notice sent to the Tenant under or in connection with this Agreement shall be deemed to have been properly served if:

15.2.1. sent by first class post or left at the Tenant's address given at paragraph 1 of the Particulars; or

15.2.2. sent to the Tenant's email address given at paragraph 1 of the Particulars.

15.3. Any notice sent by first class post shall be deemed to have been received the day after it was sent.

15.4. For the purposes of section 48 of the Landlord and Tenant Act 1987, the Landlord's address for service is the Management Company's address as stated at paragraph 1 of the Particulars.

16. GOVERNING LAW AND JURISDICTION

16.1. This Agreement and any dispute or claim arising out of or in connection with it or its subject matter will be governed by and construed in accordance with the law of England and Wales.

16.2. This Agreement has been entered into on the date stated on the cover page, page 1 and under the Landlord's signature below.

17. EXCLUSION OF THIRD PARTY RIGHTS

17.1. It is not intended that any term of this Agreement is enforceable by a person under section 1 of the Contracts (Rights of Third Parties) Act 1999.

(Rights granted to the Tenant)

1. The use in common with all other persons authorised by the Landlord the Shared Items, Shared Areas and other communal facilities within the Property.
2. The use of any broadband facilities within the Room and the Flat subject to compliance with Clause 7.1.15.

Schedule of Charges

Full standard charge list for damage items/cleaning of items (including VAT, labour and admin fee). These costs are approximate and may vary dependent on the situation

Redecorate studio.....	£255 minimum
Replace mattress	£200
Replace/repair bed.....	£260
Replace/repair wardrobe	£180
Replace blinds (depending on size)	£100
Replace bedroom flooring units.....	£100 minimum
Replace door lock.....	£200
Replace bedside cabinet	£150
Replace chest of drawers.....	£80
Replace combination oven	£260
Replace bin	£30
Replace vacuum cleaner.....	£90
Replace cooker.....	£500
Replace dining table.....	£200
Replace study/dinning chair.....	£80
Replace worktop	£250
Replace fridge freezer	£500
Replace fire blanket	£25
Replace fire extinguisher	£65
Replacement keys/fobs	£50
Replace pin board.....	£75
Replace book shelves.....	£65
Replace desk top	£100
Replace bathroom mirror	£75
Replace shower tray.....	£250
Replace toilet seat	£65
Replace bedroom door	£720
Clean a studio at end of tenancy if not up to standard	£65 minimum
Removal per sack of rubbish from room	£10 minimum

Fine for smoking indoor.....£50 minimum
Fine for removing/adjusting window restrictor£40 minimum

Before signing this Agreement the Tenant should read the following notes

This Agreement is a legally binding document. Signing it means that the Tenant has read, understands and agrees to be bound by its terms. The Tenant should therefore satisfy himself/herself that this is indeed the case before signing. The Tenant should be aware that he/she will be bound for the whole of “the Term” (as defined above) and will not be released from his/her obligations (for example to pay Rent) until the Term expires. The Tenant will remain liable for any breach arising during the Term notwithstanding the expiry of the Term.

Tenant Signed by the Tenant:

Print Name:

Dated by the Tenant:

Landlord Signed on behalf of the Landlord:

Print Name:

Dated by the Landlord :