139

HOUSING ACTS, 1988 & 1996

IMPORTANT NOTES

NOTE 1. This agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act, 1988 (as inserted by the Housing Act, 1996), and the provisions for the recovery of possession by the Landlord apply accordingly

NOTE 2 The provisions of Section 11 of the Landlord and Tenant Act 1985 may apply to the Tenancy

NOTE 3 The agreement may be liable to Inland Revenue Stamp Duty

NOTE 4 This form is not to be used if the Tenant is already a protected or statutory Tenant

NOTE 5 All blank spaces should be filled in. This form should be carefully read before completion

PLANNING
ACKD
REPLIED
RECD 11 FEB 2008
M
M
M
EQUALITIES

AGREEMENT

FOR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

THIS AGREEMENT MADE THE 10th DAY OF OCTOBER 2003

between PARKFIELD PROPERTIES

of The Business Centre, Atlantic St

Broadheath, Altrincham, Cheshire WA14 5NQ

(hereinafter called the Landlord) of the one part

and Mr T. WARD

of FLAT 1 71 EAST RD LONGSIGHT M12 5G

(hereinafter called the Tenant) of the other part

1. The Landlord hereby agrees to let and the Tenant agrees to take the premises known as FLAT 1 71 EAST RD LONGSIGHT

(1) (together with the furniture and effects therein specified in the attached list) for a term of 12 MONTHS commencing on the 10th day of OCT 2003

2 The Landlord hereby agrees as follows: –

(a) To keep the exterior of the premises in good repair

(b) To keep in good working order the provisions of electricity, gas (if appropriate), water and sanitation

3. The Tenant hereby agrees as follows –

(a) to pay to the Landlord the rent of £65.00 per (week) (month) payable in advance (on MON day of each week) (on the day of each month) from the date of the commencement of the tenancy

(b) To pay all water rates in respect of the premises

(c) To pay all Council tax or such other tax as may be imposed in substitution therefore and to indemnify the Landlord against any Council tax that the Landlord may incur during the tenancy by reason of the Tenants ceasing to be resident in the property

(d) to repaint all wooden surfaces with two coats of good quality paint and to repaper all those surfaces presently papered, in such manner required to keep the same in good condition.

(e) to keep all landlord's furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages, and not to remove them from the premises

(f) to be responsible for the cost of all repairs and replacements save those repairs and replacements caused by normal fair wear and tear.

(g) to pay all Gas, Electricity and Telephone Charges attributable to the tenancy.

(h) not to do, or permit any waste, damage or nuisance, or anything which may be an annoyance to the Landlord or to any occupiers of premises adjoining.

(i) not to assign, sublet or otherwise part with possession of the whole or part of the said premises.

(j) not to interfere with, modify or add to any electrical wiring without the permission of the Landlord in writing.

(k) to use the premises solely for the purpose of a dwelling house.

(l) not to carry out any structural alteration or addition to the premises.

(m) not to affix to the exterior of the premises any advertisement or sign of any description.

(n) to permit the Landlord, his servants or his agent to enter and inspect the premises from time to time and to carry out any necessary repairs or maintenance.

(o) not to determine the tenancy before the expiry of the term except by notice in writing of one months length.

(p) on the termination of the tenancy to deliver up the premises together with all landlord's furnitures and effects (if any) fixtures and fittings in good and tenantable repair and condition.

(q) in the event of any rent being in arrear for at least 14 days, whether expressly demanded or not, or any other breach by the Tenant of the terms of this agreement, the Landlord may re-enter and take possession of the premises and terminate this agreement without prejudice to his rights to recover all unpaid rent and other damages liable through any other breach of the terms of this agreement.

(r) to permit the Landlord and/or his agents at reasonable times and on reasonable notice within the last 28 days of the tenancy to enter on and to view the premises with prospective tenants.

(s) to keep the garden (if any) properly cultivated and mown and in a neat and tidy condition.

(t) Not to carry on on the premises any trade profession or business

4 Pursuant to Section 48 of the Landlord and Tenant Act 1987 notice is hereby given to the Tenant that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address:-

(Note: This address must be in England and Wales)

5. The following special conditions shall be included in this agreement:—

SIGNED [signature] (The Landlord)(on behalf of the Landlord)

DATE 10/10/03

SIGNED T R Ward (The Tenant)

DATE 10-10-03

HOUSING ACTS, 1988 & 1996

IMPORTANT NOTES

NOTE 1. This agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act, 1988 (as inserted by the Housing Act, 1996), and the provisions for the recovery of possession by the Landlord apply accordingly.

NOTE 2 The provisions of Section 11 of the Landlord and Tenant Act 1985 may apply to the Tenancy.

NOTE 3. The agreement may be liable to Inland Revenue Stamp Duty.

NOTE 4. This form is not to be used if the Tenant is already a protected or statutory Tenant.

NOTE 5 All blank spaces should be filled in. This form should be carefully read before completion.

PLANNING
ACK'D
REPLIED
RECD 11 FEB 2008
	INIT.	DATE REC'D
N		
M		
M		
EQ/LACTION		

AGREEMENT

FOR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

THIS AGREEMENT MADE THE 13 DAY OF APRIL 2004

between **PARKFIELD PROPERTIES**

of The Business Centre, Atlantic St

Broadheath, Altrincham, Cheshire WA14 5NQ

(hereinafter called the Landlord) of the one part.

and MR BRIAN JENNINGS

of FLAT 7 (NOW 6) 71 EAST RD LONDON

(hereinafter called the Tenant) of the other part.

1. The Landlord hereby agrees to let and the Tenant agrees to take the premises known as FLAT 7 (NOW 5) 71 EAST RD LONDON N1 (together with the furniture and effects therein specified in the attached list) for a term of 24 MONTHS commencing on the 13 day of APRIL 2004

2. The Landlord hereby agrees as follows:–
   (a) To keep the exterior of the premises in good repair.
   (b) To keep in good working order the provisions of electricity, gas (if appropriate), water and sanitation.

3. The Tenant hereby agrees as follows:–
   (a) to pay to the Landlord the rent of £45.00 per (week) (month) payable in advance (on Mon day of each week) (on the day of each month) from the date of the commencement of the tenancy.
   (b) To pay all water rates in respect of the premises.
   (c) To pay all Council tax or such other tax as may be imposed in substitution therefore and to indemnify the Landlord against any Council tax that the Landlord may incur during the tenancy by reason of the Tenants ceasing to be resident in the property.
   (d) to repaint all wooden surfaces with two coats of good quality paint and to repaper all those surfaces presently papered, in such manner required to keep the same in good condition.
   (e) to keep all landlord's furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages, and not to remove them from the premises.
   (f) to be responsible for the cost of all repairs and replacements save those repairs and replacements caused by normal fair wear and tear.

(g) to pay all Gas, Electricity and Telephone Charges attributable to the tenancy.

(h) not to do, or permit any waste, damage or nuisance, or anything which may be an annoyance to the Landlord or to any occupiers of premises adjoining.

(i) not to assign, sublet or otherwise part with possession of the whole or part of the said premises.

(j) not to interfere with, modify or add to any electrical wiring without the permission of the Landlord in writing.

(k) to use the premises solely for the purpose of a dwelling house.

(l) not to carry out any structural alteration or addition to the premises.

(m) not to affix to the exterior of the premises any advertisement or sign of any description.

(n) to permit the Landlord, his servants or his agent to enter and inspect the premises from time to time and to carry out any necessary repairs or maintenance.

(o) not to determine the tenancy before the expiry of the term except by notice in writing of one months length.

(p) on the termination of the tenancy to deliver up the premises together with all landlord's furnitures and effects (if any) fixtures and fittings in good and tenantable repair and condition.

(q) in the event of any rent being in arrear for at least 14 days, whether expressly demanded or not, or any other breach by the Tenant of the terms of this agreement, the Landlord may re-enter and take possession of the premises and terminate this agreement without prejudice to his rights to recover all unpaid rent and other damages liable through any other breach of the terms of this agreement.

(r) to permit the Landlord and/or his agents at reasonable times and on reasonable notice within the last 28 days of the tenancy to enter on and to view the premises with prospective tenants.

(s) to keep the garden (if any) properly cultivated and mown and in a neat and tidy condition.

(t) Not to carry on on the premises any trade profession or business.

4 Pursuant to Section 48 of the Landlord and Tenant Act 1987 notice is hereby given to the Tenant that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address:-

(Note: This address must be in England and Wales)

5. The following special conditions shall be included in this agreement:-

SIGNED _____ (The Landlord)(on behalf of the Landlord)

DATE 13/4/04

SIGNED _____ (The Tenant)

DATE 13/4/04

HOUSING ACTS, 1988 & 1996

IMPORTANT NOTES

NOTE 1. This agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act, 1988 (as inserted by the Housing Act, 1996), and the provisions for the recovery of possession by the Landlord apply accordingly.

NOTE 2. The provisions of Section 11 of the Landlord and Tenant Act 1985 may apply to the Tenancy.

NOTE 3. The agreement may be liable to Inland Revenue Stamp Duty.

NOTE 4. This form is not to be used if the Tenant is already a protected or statutory Tenant.

NOTE 5. All blank spaces should be filled in. This form should be carefully read before completion

AGREEMENT

FOR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

THIS AGREEMENT MADE THE 1ST DAY OF DECEMBER 2003

between **PARKFIELD PROPERTIES**

of The Business Centre, Atlantic St

Broadheath, Altrincham, Cheshire WA14 5NQ

(hereinafter called the Landlord) of the one part.

and Mr L. HIGGINSON

of ~~FLAT 1~~ 71 EAST RD LONG (now Flat 2)

(hereinafter called the Tenant) of the other part.

PLANNING

ACK'D		
REPLIED		
RECD 11 FEB 2008		
M	INIT REC'D	DATE
M		
M		
FOLLACTION		

1. The Landlord hereby agrees to let and the Tenant agrees to take the premises known as FLAT 1 71 EAST RD

(1) (together with the furniture and effects therein specified in the attached list) for a term of 12 MONTHS commencing on the 1ST day of DEC. 2003

2. The Landlord hereby agrees as follows: –
   (a) To keep the exterior of the premises in good repair.
   (b) To keep in good working order the provisions of electricity, gas (if appropriate), water and sanitation.

3. The Tenant hereby agrees as follows: –
   (a) to pay to the Landlord the rent of £55—00 per (week) (month) payable in advance (on MON day of each week) (on the day of each month) from the date of the commencement of the tenancy.
   (b) To pay all water rates in respect of the premises.
   (c) To pay all Council tax or such other tax as may be imposed in substitution therefore and to indemnify the Landlord against any Council tax that the Landlord may incur during the tenancy by reason of the Tenants ceasing to be resident in the property.
   (d) to repaint all wooden surfaces with two coats of good quality paint and to repaper all those surfaces presently papered, in such manner required to keep the same in good condition.
   (e) to keep all landlord's furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages, and not to remove them from the premises.
   (f) to be responsible for the cost of all repairs and replacements save those repairs and replacements caused by normal fair wear and tear.

(g) to pay all Gas, Electricity and Telephone Charges attributable to the tenancy.

(h) not to do, or permit any waste, damage or nuisance, or anything which may be an annoyance to the Landlord or to any occupiers of premises adjoining;

(i) not to assign, sublet or otherwise part with possession of the whole or part of the said premises.

(j) not to interfere with, modify or add to any electrical wiring without the permission of the Landlord in writing.

(k) to use the premises solely for the purpose of a dwelling house.

(l) not to carry out any structural alteration or addition to the premises.

(m) not to affix to the exterior of the premises any advertisement or sign of any description.

(n) to permit the Landlord, his servants or his agent to enter and inspect the premises from time to time and to carry out any necessary repairs or maintenance.

(o) not to determine the tenancy before the expiry of the term except by notice in writing of one months length.

(p) on the termination of the tenancy to deliver up the premises together with all landlord's furnitures and effects (if any) fixtures and fittings in good and tenantable repair and condition.

(q) in the event of any rent being in arrear for at least 14 days, whether expressly demanded or not, or any other breach by the Tenant of the terms of this agreement, the Landlord may re-enter and take possession of the premises and terminate this agreement without prejudice to his rights to recover all unpaid rent and other damages liable through any other breach of the terms of this agreement.

(r) to permit the Landlord and/or his agents at reasonable times and on reasonable notice within the last 28 days of the tenancy to enter on and to view the premises with prospective tenants.

(s) to keep the garden (if any) properly cultivated and mown and in a neat and tidy condition

(t) Not to carry on on the premises any trade profession or business.

4 Pursuant to Section 48 of the Landlord and Tenant Act 1987 notice is hereby given to the Tenant that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address:-

(Note. This address must be in England and Wales)

5 The following special conditions shall be included in this agreement: –

SIGNED _____ (The Landlord)(on behalf of the Landlord)

DATE 1/12/03

SIGNED _____ (The Tenant)

DATE 1/12/03