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 OR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

This agreement made 18th March 2004, between LETTS RENT OF 323 WILMSLOW ROAD, FALLOWFIELD, MANCHESTER, M14 6NW (hereinafter called the Landlord) of the one part.

AND Mr Joshua Kingsley (herein after called the Tenants) of the other part.

The landlord hereby agrees to let and the tenant agrees to take the premises known as:-
Flat 1, 17 Chandos Road, Chorlton, Manchester, with the furniture and effects therein for a term certain of 12 months commencing on21st March2004.

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 provision of electricity, gas (if appropriate), water and sanitation. Provided that the Tenant uses these amenities correctly.

3. The Tenant hereby agrees as follows :

a) To pay the Landlord the rent of £475.00 calendar month exclusive of property tax, payable in advance on the first day of every month by bankers standing order.
b) To give the landlord one months notice in writing prior to vacating the premises.
c) In the event of any internal or external damage caused by the tenant, their friends or guests, the tenant shall repaint or pay to have repainted 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 as good condition as at the start of the tenancy.

d) To keep all landlords furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages.
e) To be responsible for the cost of all repairs and replacements save those repairs caused by fair wear and tear.
f) All gas, electricity, telephone charges, council tax and water rates attributable to the tenancy & are not covered by the rent.
g) Not to do, or permit any waste, damage or nuisance, or anything which may be of annoyance to the landlord or to any occupiers of the adjoining premises.
h) Not to sublet in whole or in part the said premises without the permission of the landlord in writing.
i) Not to interfere with, modify or add to any electrical wiring without the permission of the landlord in writing.
j) To use the premises solely for the purpose of a dwelling house.
k) Not to carry out any structural alteration or addition to the premises without the permission of the landlord in writing.
l) Not to affix to the exterior of the premises any advertisement or sign of any description.
m) 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.
n) Not to determine the tenancy before the expiry of the term.
o) On the termination of the tenancy to deliver up the premises together with all landlords furniture and effects (if any).
p) In the event of any rent being in arrears for at least 14 days, whether expressly demanded or not, or any other breach by the tenant of the term 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 its agreement.
q) Not to affix to any internal doors either inside or outside the rooms, any lock or padlock.
r) To pay the landlord a fee of £25.00 each time a cheque or standing order is not paid and/or returned by the bank.
s) To ensure that when vacating the premises for any period of time that the water supply is turned off completely in order to prevent any burst pipes, should the weather conditions deteriorate. This should be done even when the property is empty for only a short period of time, say two days.
t) To ensure that in the event of a burglary any costs incurred in respect of securing/glazing the premises should be incurred by the tenant/police or relevant parties. Subsequently the tenant will be able to claim on his/her insurance policy. Should the tenant furnish the Landlord with a Police Crime Reference number, the Landlord will solely bear the costs of such.

4. The following special conditions shall be included in this agreement;

a) A deposit of £550.00 has been paid by the tenant that shall be returned at the end of the tenancy provided that all rent and bills have been paid in full, if the tenancy is exempt from council tax, then the relevant certificates must be provided, and that all fixtures and furniture are left in the same good condition as at start of the tenancy.
b) This is a joint tenancy and the property is let to one household. The rent remains the same for the terms of this tenancy regardless of the number of people in the household and the tenants themselves determine the numbers in the household.

c) Letts Rent and employees of the same will not enter into any discussions/negotiations with any other person/s other than the tenant of the said premises or one nominated representative.

5. OUT Of HOURS CONTACT NUMBERS :

We will not accept any other contractors or their invoices for work carries out without the specific written consent from our office.

In case of emergencies please contact our contractors as below :

Boiler & GHC:	Heating Solutions UK	07787 691 675
Alarm:	Athena Alarms	07831 309 548
Electrician:	Domestic Electrics	07831 215 958

Alternatively please leave a note through the office shutters for action the following day.

SIGNED .....(LANDLORD)

SIGNED x.....(TENANT/S)

x.....

DATE .....18th March 2004.....

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 OR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

This agreement made 5th April 2004, between LETTS RENT OF 323 WILMSLOW ROAD, FALLOWFIELD, MANCHESTER, M14 6NW (hereinafter called the Landlord) of the one part.

AND Mr Scott Edgar & Miss Siobhan Ellis (herein after called the Tenants) of the other part.

The landlord hereby agrees to let and the tenant agrees to take the premises known as:-
Flat 2, 17 Chandos Road, Chorlton, Manchester, with the furniture and effects therein for a term certain of 6 months commencing on 1st May 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 provision of electricity, gas (if appropriate), water and sanitation. Provided that the Tenant uses these amenities correctly.

3. The Tenant hereby agrees as follows :

a) To pay the Landlord the rent of £540.00 calendar month exclusive of property tax, payable in advance on the first day of every month by bankers standing order.
b) To give the landlord one months notice in writing prior to vacating the premises.
c) In the event of any internal or external damage caused by the tenant, their friends or guests, the tenant shall repaint or pay to have repainted 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 as good condition as at the start of the tenancy.

d) To keep all landlords furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages.
e) To be responsible for the cost of all repairs and replacements save those repairs caused by fair wear and tear.
f) All gas, electricity, telephone charges, council tax and water rates attributable to the tenancy & are not covered by the rent.
g) Not to do, or permit any waste, damage or nuisance, or anything which may be of annoyance to the landlord or to any occupiers of the adjoining premises.
h) Not to sublet in whole or in part the said premises without the permission of the landlord in writing.
i) Not to interfere with, modify or add to any electrical wiring without the permission of the landlord in writing.
j) To use the premises solely for the purpose of a dwelling house.
k) Not to carry out any structural alteration or addition to the premises without the permission of the landlord in writing.
l) Not to affix to the exterior of the premises any advertisement or sign of any description.
m) 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.
n) Not to determine the tenancy before the expiry of the term.
o) On the termination of the tenancy to deliver up the premises together with all landlords furniture and effects (if any).
p) In the event of any rent being in arrears for at least 14 days, whether expressly demanded or not, or any other breach by the tenant of the term 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 its agreement.
q) Not to affix to any internal doors either inside or outside the rooms, any lock or padlock.
r) To pay the landlord a fee of £25.00 each time a cheque or standing order is not paid and/or returned by the bank.
s) To ensure that when vacating the premises for any period of time that the water supply is turned off completely in order to prevent any burst pipes, should the weather conditions deteriorate. This should be done even when the property is empty for only a short period of time, say two days.
t) To ensure that in the event of a burglary any costs incurred in respect of securing/glazing the premises should be incurred by the tenant/police or relevant parties. Subsequently the tenant will be able to claim on his/her insurance policy. Should the tenant furnish the Landlord with a Police Crime Reference number, the Landlord will solely bear the costs of such.

4. The following special conditions shall be included in this agreement;

a) A deposit of £625.00 has been paid by the tenant that shall be returned at the end of the tenancy provided that all rent and bills have been paid in full, if the tenancy is exempt from council tax, then the relevant certificates must be provided, and that all fixtures and furniture are left in the same good condition as at start of the tenancy.
b) This is a joint tenancy and the property is let to one household. The rent remains the same for the terms of this tenancy regardless of the number of people in the household and the tenants themselves determine the numbers in the household.

c) Letts Rent and employees of the same will not enter into any discussions/negotiations with any other person/s other than the tenant of the said premises or one nominated representative.

5. OUT Of HOURS CONTACT NUMBERS :

We will not accept any other contractors or their invoices for work carries out without the specific written consent from our office.

In case of emergencies please contact our contractors as below:

Boiler & GHC:	Heating Solutions UK	07787 691 675
Alarm:	Athena Alarms	07831 309 548
Electrician:	Domestic Electrics	07831 215 958

Alternatively please leave a note through the office shutters for action the following day.

SIGNED ..... A. Georgiou ..... (LANDLORD)

SIGNED x..... S. ..... (TENANT/S)

x..... S Ellis .....

DATE ..... 5th April 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 OR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

This agreement made 25th June 2004, between LETTS RENT OF 323 WILMSLOW ROAD, FALLOWFIELD, MANCHESTER, M14 6NW (hereinafter called the Landlord) of the one part.

AND Mr Carlos Cartwright (herein after called the Tenants) of the other part.

The landlord hereby agrees to let and the tenant agrees to take the premises known as:-
Flat 3, 17 Chandos Road, Chorlton, Manchester, with the furniture and effects therein for a term certain of 6 months commencing on 1st July 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 provision of electricity, gas (if appropriate), water and sanitation. Provided that the Tenant uses these amenities correctly.

3. The Tenant hereby agrees as follows :

a) To pay the Landlord the rent of £475.00 calendar month exclusive of property tax, payable in advance on the first day of every month by bankers standing order.
b) To give the landlord one months notice in writing prior to vacating the premises.
c) In the event of any internal or external damage caused by the tenant, their friends or guests, the tenant shall repaint or pay to have repainted 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 as good condition as at the start of the tenancy.

d) To keep all landlords furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages.
e) To be responsible for the cost of all repairs and replacements save those repairs caused by fair wear and tear.
f) All gas, electricity, telephone charges, council tax and water rates attributable to the tenancy & are not covered by the rent.
g) Not to do, or permit any waste, damage or nuisance, or anything which may be of annoyance to the landlord or to any occupiers of the adjoining premises.
h) Not to sublet in whole or in part the said premises without the permission of the landlord in writing.
i) Not to interfere with, modify or add to any electrical wiring without the permission of the landlord in writing.
j) To use the premises solely for the purpose of a dwelling house.
k) Not to carry out any structural alteration or addition to the premises without the permission of the landlord in writing.
l) Not to affix to the exterior of the premises any advertisement or sign of any description.
m) 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.
n) Not to determine the tenancy before the expiry of the term.
o) On the termination of the tenancy to deliver up the premises together with all landlords furniture and effects (if any).
p) In the event of any rent being in arrears for at least 14 days, whether expressly demanded or not, or any other breach by the tenant of the term 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 its agreement.
q) Not to affix to any internal doors either inside or outside the rooms, any lock or padlock.
r) To pay the landlord a fee of £25.00 each time a cheque or standing order is not paid and/or returned by the bank.
s) To ensure that when vacating the premises for any period of time that the water supply is turned off completely in order to prevent any burst pipes, should the weather conditions deteriorate. This should be done even when the property is empty for only a short period of time, say two days.
t) To ensure that in the event of a burglary any costs incurred in respect of securing/glazing the premises should be incurred by the tenant/police or relevant parties. Subsequently the tenant will be able to claim on his/her insurance policy. Should the tenant furnish the Landlord with a Police Crime Reference number, the Landlord will solely bear the costs of such.

4. The following special conditions shall be included in this agreement;

a) A deposit of £550.00 has been paid by the tenant that shall be returned at the end of the tenancy provided that all rent and bills have been paid in full, if the tenancy is exempt from council tax, then the relevant certificates must be provided, and that all fixtures and furniture are left in the same good condition as at start of the tenancy.
b) This is a joint tenancy and the property is let to one household. The rent remains the same for the terms of this tenancy regardless of the number of people in the household and the tenants themselves determine the numbers in the household.

c) Letts Rent and employees of the same will not enter into any discussions/negotiations with any other person/s other than the tenant of the said premises or one nominated representative.

5. OUT Of HOURS CONTACT NUMBERS :

We will not accept any other contractors or their invoices for work carries out without the specific written consent from our office.

In case of emergencies please contact our contractors as below:

Boiler & GHC:	Heating Solutions UK	07787 691 675
Alarm:	Athena Alarms	07831 309 548
Electrician:	Domestic Electrics	07831 215 958

Alternatively please leave a note through the office shutters for action the following day.

SIGNED ..... (LANDLORD)

SIGNED x..... (TENANT/S)

X.....

DATE ...25th June 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 OR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

This agreement made 10th July 2004, between LETTS RENT OF 323 WILMSLOW ROAD, FALLOWFIELD, MANCHESTER, M14 6NW (hereinafter called the Landlord) of the one part.

AND Miss Rachel Edwards (herein after called the Tenants) of the other part.

The landlord hereby agrees to let and the tenant agrees to take the premises known as:-
Flat 4, 17 Chandos Road, Chorlton, Manchester, with the furniture and effects therein for a term certain of 12 months commencing on 1st August 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 provision of electricity, gas (if appropriate), water and sanitation. Provided that the Tenant uses these amenities correctly.

3. The Tenant hereby agrees as follows :

a) To pay the Landlord the rent of £475.00 calendar month exclusive of property tax, payable in advance on the first day of every month by bankers standing order.
b) To give the landlord one months notice in writing prior to vacating the premises.
c) In the event of any internal or external damage caused by the tenant, their friends or guests, the tenant shall repaint or pay to have repainted 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 as good condition as at the start of the tenancy.

d) To keep all landlords furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages.
e) To be responsible for the cost of all repairs and replacements save those repairs caused by fair wear and tear.
f) All gas, electricity, telephone charges, council tax and water rates attributable to the tenancy & are not covered by the rent.
g) Not to do, or permit any waste, damage or nuisance, or anything which may be of annoyance to the landlord or to any occupiers of the adjoining premises.
h) Not to sublet in whole or in part the said premises without the permission of the landlord in writing.
i) Not to interfere with, modify or add to any electrical wiring without the permission of the landlord in writing.
j) To use the premises solely for the purpose of a dwelling house.
k) Not to carry out any structural alteration or addition to the premises without the permission of the landlord in writing.
l) Not to affix to the exterior of the premises any advertisement or sign of any description.
m) 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.
n) Not to determine the tenancy before the expiry of the term.
o) On the termination of the tenancy to deliver up the premises together with all landlords furniture and effects (if any).
p) In the event of any rent being in arrears for at least 14 days, whether expressly demanded or not, or any other breach by the tenant of the term 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 its agreement.
q) Not to affix to any internal doors either inside or outside the rooms, any lock or padlock.
r) To pay the landlord a fee of £25.00 each time a cheque or standing order is not paid and/or returned by the bank.
s) To ensure that when vacating the premises for any period of time that the water supply is turned off completely in order to prevent any burst pipes, should the weather conditions deteriorate. This should be done even when the property is empty for only a short period of time, say two days.
t) To ensure that in the event of a burglary any costs incurred in respect of securing/glazing the premises should be incurred by the tenant/police or relevant parties. Subsequently the tenant will be able to claim on his/her insurance policy. Should the tenant furnish the Landlord with a Police Crime Reference number, the Landlord will solely bear the costs of such.

4. The following special conditions shall be included in this agreement;

a) A deposit of £550.00 has been paid by the tenant that shall be returned at the end of the tenancy provided that all rent and bills have been paid in full, if the tenancy is exempt from council tax, then the relevant certificates must be provided, and that all fixtures and furniture are left in the same good condition as at start of the tenancy.
b) This is a joint tenancy and the property is let to one household. The rent remains the same for the terms of this tenancy regardless of the number of people in the household and the tenants themselves determine the numbers in the household.

c) Letts Rent and employees of the same will not enter into any discussions/negotiations with any other person/s other than the tenant of the said premises or one nominated representative.

5. OUT Of HOURS CONTACT NUMBERS :

We will not accept any other contractors or their invoices for work carries out without the specific written consent from our office.

In case of emergencies please contact our contractors as below:

Boiler & GHC:	Heating Solutions UK	07787 691 675
Alarm:	Athena Alarms	07831 309 548
Electrician:	Domestic Electrics	07831 215 958

Alternatively please leave a note through the office shutters for action the following day.

SIGNED ..... (LANDLORD)

SIGNED x.....Rachel Edwards..... (TENANT/S)

X.....

DATE .....10/7/04.....

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 OR AN ASSURED SHORTHOLD TENANCY (FURNISHED OR UNFURNISHED)

This agreement made 21st February 2004, between LETTS RENT OF 323 WILMSLOW ROAD, FALLOWFIELD, MANCHESTER, M14 6NW (hereinafter called the Landlord) of the one part.

AND Mr Kane Walker & Miss Kristina Moss (herein after called the Tenants) of the other part.

The landlord hereby agrees to let and the tenant agrees to take the premises known as:- Flat 5, 17 Chandos Road, Chorlton, Manchester, with the furniture and effects therein for a term certain of 6 months commencing on 27th February 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 provision of electricity, gas (if appropriate), water and sanitation. Provided that the Tenant uses these amenities correctly.

3. The Tenant hereby agrees as follows :

a) To pay the Landlord the rent of £540.00 calendar month exclusive of property tax, payable in advance on the first day of every month by bankers standing order.
b) To give the landlord one months notice in writing prior to vacating the premises.
c) In the event of any internal or external damage caused by the tenant, their friends or guests, the tenant shall repaint or pay to have repainted 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 as good condition as at the start of the tenancy.

d) To keep all landlords furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakages.
e) To be responsible for the cost of all repairs and replacements save those repairs caused by fair wear and tear.
f) All gas, electricity, telephone charges, council tax and water rates attributable to the tenancy & are not covered by the rent.
g) Not to do, or permit any waste, damage or nuisance, or anything which may be of annoyance to the landlord or to any occupiers of the adjoining premises.
h) Not to sublet in whole or in part the said premises without the permission of the landlord in writing.
i) Not to interfere with, modify or add to any electrical wiring without the permission of the landlord in writing.
j) To use the premises solely for the purpose of a dwelling house.
k) Not to carry out any structural alteration or addition to the premises without the permission of the landlord in writing.
l) Not to affix to the exterior of the premises any advertisement or sign of any description.
m) 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.
n) Not to determine the tenancy before the expiry of the term.
o) On the termination of the tenancy to deliver up the premises together with all landlords furniture and effects (if any).
p) In the event of any rent being in arrears for at least 14 days, whether expressly demanded or not, or any other breach by the tenant of the term 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 its agreement.
q) Not to affix to any internal doors either inside or outside the rooms, any lock or padlock.
r) To pay the landlord a fee of £25.00 each time a cheque or standing order is not paid and/or returned by the bank.
s) To ensure that when vacating the premises for any period of time that the water supply is turned off completely in order to prevent any burst pipes, should the weather conditions deteriorate. This should be done even when the property is empty for only a short period of time, say two days.
t) To ensure that in the event of a burglary any costs incurred in respect of securing/glazing the premises should be incurred by the tenant/police or relevant parties. Subsequently the tenant will be able to claim on his/her insurance policy. Should the tenant furnish the Landlord with a Police Crime Reference number, the Landlord will solely bear the costs of such.

4. The following special conditions shall be included in this agreement;

a) A deposit of £625.00 has been paid by the tenant that shall be returned at the end of the tenancy provided that all rent and bills have been paid in full, if the tenancy is exempt from council tax, then the relevant certificates must be provided, and that all fixtures and furniture are left in the same good condition as at start of the tenancy.
b) This is a joint tenancy and the property is let to one household. The rent remains the same for the terms of this tenancy regardless of the number of people in the household and the tenants themselves determine the numbers in the household.

c) Letts Rent and employees of the same will not enter into any discussions/negotiations with any other person/s other than the tenant of the said premises or one nominated representative.

5. OUT Of HOURS CONTACT NUMBERS :

We will not accept any other contractors or their invoices for work carries out without the specific written consent from our office.

In case of emergencies please contact our contractors as below:

Boiler & GHC:	Heating Solutions UK	07787 691 675
Alarm:	Athena Alarms	07831 309 548
Electrician:	Domestic Electrics	07831 215 958

Alternatively please leave a note through the office shutters for action the following day.

SIGNED ..... A. Geraghty ..... (LANDLORD)

SIGNED x... K. Walker ..... (TENANT/S)

x... K Moss .....

DATE ..... 27.2.04 .....