AGREEMENT
for letting a furnished dwelling house on an Assured Shorthold Tenancy under Part I of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use, (without technical assistance), by persons unfamiliar with the law of Landlord and Tenant.

Note that any Assured Tenancy, including an a Statutory Periodic Tenancy commencing after the coming into force of s.19A of the Housing Act 1988 will be an Assured Shorthold Tenancy unless it falls within any paragraph in Schedule 2A to that Act.

Date 20 April 2006

Parties

1. **The Landlord** Mr Guy Edlin & Megan Mackay

2. **The Tenant** Miss Sophie Lalor-Harbord
Mr Alexander Cook
Miss Leah Hagen
Mr Omar Soubra
Mr Christopher Rodger
Mr Edward Burrell
Mr Alex Smith

3. **The Property**
The dwelling house situated at and being,
15 Lausanne Road
Withington
MANCHESTER

together with the fixtures furniture and effects therein.

4. **Term**

A term certain of 11 Months and 29 Days
from the 1st day of July 2006.

5. **Rent** £1,972.00 per calendar month

6. **Payments**

Ψ The Period mentioned here will form the basis of any subsequent periodic tenancy

Ψ(subject nevertheless as hereinafter provided), payable in advance by equal monthly payments on the first day of each month, the first payment to be made on the
**1st day of July 2006,
then next on
**1st day of August 2006.

** Student tenancy payments as per Retainers point 7.

* delete if not applicable

7. ***Retainer Payments** Applicable/Not Applicable
Equivalent to half rent for July and August months on student properties/tenancies only. Retainer Payments do not confer any rights of occupation nor do they prevent the Landlord dealing with or otherwise occupying the Property. Retainer Payments are made only to guarantee to the Tenant the exclusive right to occupy the Property on the terms of this Agreement with effect from

8. **Deposit** £2,275.00

9. **Stakeholder** Mr Guy Edlin & Megan Mackay

date the keys are returned in respect of the costs incurred by the landlord for securing possession of the property.

(j) the Landlord's rights contained in the aforementioned clause (i) are in addition to and not in substitution for, all other rights that he may have under this agreement, Common Law, Statute, or otherwise.

(k) the Tenant agrees that Landlord or the Landlord's agent will have no obligation to forward any mail

15. Legislation & Notices

(a) This agreement shall take effect subject to the provisions of Section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy.

(b) Notice 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;

Landlord's Address:

3 Hartswood Road
Withington
Manchester

Telephone: 07821 163 315

16. Guidance Notes for Moving In

(a) It is essential you ensure that all relevant services are connected to your home ready for you to move in. You can contact all the necessary suppliers on the following numbers; Gas – 0800 195 8575, Electricity - 0800 195 0101, Water – 0845 746 2200 and Telephone; BT dial 150, NTL- 0800 052 4000.

(b) Keys are obtainable from the Landlord or the Landlord's agent, the address and telephone number of whom you should make a note of. Telephone or write to the Landlord, or the Landlord's agent in advance to arrange an appointment to pick up your keys and ascertain any security alarm number. Do not disclose this number to anyone other than members of your household. **Do not just turn up without first having made specific arrangements to collect your keys in order to save any disappointments, frustrations or possible parental embarrassment.**

(c) For security reasons, you should insure your own personal belongings without delay! Make sure that the front and back doors are locked correctly, all windows are closed (and locked if appropriate). If there are any defects with the locks report them immediately to the Landlord or the Landlord's agent. Keep curtains closed, leave a light or radio on, when all members of your household are out. You may consider investing in a timer switch if you are away for a weekend or longer.

(d) The Landlord, or the Landlord's agent should carry out an inventory when you move in. If one is not prepared, prepare it yourself, noting the condition of the decorations, furniture, floor coverings and the property itself, room by room. The members of your household must sign it and send it to the Landlord, or the Landlord's agent for approval. When it comes to moving out, the inventory will assist in establishing any potential difference, such as the condition of the decorations etc., at the termination of the tenancy, compared to the condition when you moved in.

17. Guidance Notes for Moving Out

(a) It is essential you that you take final meter readings for gas and electricity and advise the Council Tax Department, North West Water and Phone company of the last day of your tenancy. Ask for a final bill to be sent to you as soon as possible.

(b) Keys must be returned to the Landlord, or the Landlord's agent at their address. Telephone or write to the Landlord, or the Landlord's agent in advance of your leaving to arrange an appointment to return all sets of keys, including alarm keys, window keys and door keys, on the final date of your tenancy or earlier. You will be charged for replacement if any keys are missing. You can be charged on a daily basis if keys are not returned on the correct date. Do not post keys through the door of homes4u or use the postal service to return keys.

(c) The Landlord, or the Landlord's agent will only return deposits provided receipts (i.e. final bills, having been stamped as paid) have been received for all the utilities and Council Tax within eight weeks of the expiry date of the tenancy. Failure to provide such receipts may result in an administration charge equivalent of the amount of the deposit being charged. You must also supply a forwarding address for the deposit to be sent to. The Landlord, or the Landlord's agent will conduct an inspection of cleanliness and condition, so the property should be cleaned very thoroughly. Pay pa Mr Edward Burrell the oven, hob, grill, inside of the fridge/freezer, the stairs, under furniture and appliances. For a furnished dwelling, wear and tear is acceptable but any damage, uncleanness or unpaid bills may be deducted from the deposit taken at the start of the tenancy.

(d) Make sure that the front and back doors are locked correctly, all windows are closed (and locked if appropriate). If there are any defects with the locks report them immediately to the Landlord, or the Landlord's agent. If you have changed the alarm code advise the Landlord, or the Landlord's agent. Make sure all taps are turned off, basins, sinks and baths are unplugged and that all food stuff is removed from the Property.

(e) Remember that, only YOU can cancel your standing order with your bank. Please do not forget to do so.

18. Signatures

As witness the hands of the parties here to the day and year first above written;

signed by the above named **(the Landlord)**

Name Mr Guy Edlin & Megan Mackay
Signature

signed by the above named **(the Tenant)**

1. Name Miss Sophie Lalor-Harbord
   Signature
2. Name Mr Alexander Cook
   Signature
3. Name Miss Leah Hagen
   Signature
4. Name Mr Omar Soubra
   Signature
5. Name Mr Christopher Rodger
   Signature
6. Name Mr Edward Burrell
   Signature
7. Name Mr Alex Smith
   Signature

©15/02/2001