1 Summary of Principal Terms

1.1 **Insert here,** (*only after this agreement has been signed by, or on behalf of, both parties*) **the binding DATE of this contract** 24-2-13

1.2 **Name(s) of LANDLORD(S) :**

Mr Guy Edlin Mrs Megan Mackay

1.3 **ADDRESS for Landlord(s)**

74 Heaton Road , Stockport , Cheshire , , SK4 4JH

1.4 **Name(s) of TENANT(S) :**

Miss Abigail Mylchreest, Mr Ryan Grant, Miss Suzie Homeyard, Mr Joseph Formby, Miss Flora Fox, Mr James Deeney, Miss Danielle Gallagher

1.5 **Name & Address of Guarantor:**

N/A

1.6 **ADDRESS of PREMISES to be LET :**

15 Lausanne Road
Withington
Manchester

M20 3EU

1.7 **Permitted Occupier(s)**

N/A

1.8 **EXCLUSIONS from the Let premises (e.g. Garage or other outbuildings etc)**

N/A

1.9 **Initial TERM of the tenancy will be :** Twelve Months

FROM AND INCLUDING: **01/07/2013**

1.10 **Rent :** £2,366.00 exclusive of water rates and other utilities (subject nevertheless as hereinafter provided for) per calendar month of the Term

Payable: **in advance by equal monthly instalments to commence on** 01/07/2013 **without any deductions whatsoever namely** £2,366.00 **by (bankers standing order).**

1.11 **A security DEPOSIT of** £2,730.00 is to be paid on or before the signing of this agreement.

1.12 The Deposit is held by The Landlord. The Deposit will be held in accordance with clause 5.

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10. Special Tenancy Conditions

The following are SPECIAL or ADDITIONAL CLAUSES negotiated between the parties.

No deviation from the terms of the draft Assured Tenancy Agreement will be allowed without written authorisation from the Landlord or his Agent.

(Anything handwritten in this box and not initialled by both the Landlord (or their representative) and the Tenant, will be considered void)

SIGNATORIES

The terms and conditions of this agreement include those special or additional clauses (if any) set out in section 10, above.

SIGNED ..... Date: 24-2-13 By the **LANDLORD**(s)

SIGNED ..... **SIGNED** .....

SIGNED ..... **SIGNED** .....

SIGNED ..... **SIGNED** .....

SIGNED ..... **SIGNED** .....

SIGNED ..... **SIGNED** .....

DATE .....

SIGNED ..... **GUARANTOR**

In the presence of:- **(Witness who is independent and not related to either Tenant or Landlord)**

NAME

ADDRESS **The Philip James Partnership, Didsbury, M20 6RA**

OCCUPATION **Letting Agent**

SIGNED Date:

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