homes4u
for all your property needs

tenancy agreement

This is an **assured shorthold tenancy agreement** under the Housing Act 1988. It gives you a right to live in the property until the contract is brought to an end in line with the conditions on page 8 and 9.

Do not sign it without reading it. When you sign this document, you are agreeing to all the conditions in it.

Make sure it contains everything you want to agree to, and nothing you do not want to agree to.

This agreement is between:

1. Mr Guy Edlin & Megan Mackay

(us, the landlord)

and

2. Miss Ama Agyeman
Miss Kate Clark
Miss Emma Smith
Miss Katharine Hopping
Miss Elina Koknevica
Miss Zahra Murad
Miss Alexandra Weiss

(you, the tenant)

It relates to:

15 Lausanne Road
Withington
MANCHESTER

(the property)

The rent is **£2,123.31** , payable every calendar month.

You must make first payment on the **1st day of July 2008,**

and further payments on the first day of every month.

You have paid a deposit of **£2,450.00**

Your deposit is held in a tenancy deposit scheme, the details of which are:
Scheme Name:
Scheme Address:

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Guidance Notes for Moving Out

1. When you move out of the property, you must take final meter readings for gas and electricity, and for water where you have a meter. You must tell Gas, Electricity, Telephone and Water companies, as well as the Council Tax Department, when the last day of your tenancy is, and ask for final bills to be sent to you as soon as possible.
2. 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.
3. **REMEMBER** that only you can cancel your standing order for rent. Please do not forget to do so.

Date ; ~~**12 December 2007**~~ 24-01-08

Signature of the landlord or agent;

Mr Guy Edlin & Megan Mackay

Signature of the tenant or tenants;

Miss Ama Agyeman

Miss Kate Clark

Miss Emma Smith

Miss Katharine Hopping

Miss Elina Koknevica

Miss Zahra Murad

Miss Alexandra Weiss