

Extract Tenancy Agreements from 2012

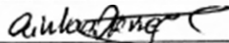
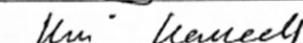
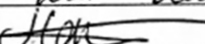
September 2012 to August 2013

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY

7 Shotton Walk, Rusholme, Manchester, M14 5UN

LANDLORD COPY

We confirm we have received prior to the commencement of the tenancy a copy of this Landlord's Gas Safety Record. Signed:

Name 1: AINHOA TORRES	Sign: 
Name 2: Kim Kennedy	Sign: 
Name 3: JESSICA LOVEDAY	Sign: 
Name 4: CHARLOTTE BURRELL	Sign: 

PARTICULARS OF MEMORANDUM OF AGREEMENT

ASSURED SHORTHOLD TENANCY

1.1 DATE: ~~12/01/2012~~ 28/09/2012

2 LANDLORD: Sophie Macaskill of 112 Clarence Road, Manchester, M13 0ZJ

Tel 07968 971 832 email Sophie_mac@hotmail.com

3 TENANTS

Name	Mobile Number	Email Address
AINHOA TORRES TOUS	07783970726	NOA108@HOTMAIL.COM
Kim Kennedy	07935040 516	YKKENWEDY1990 (hotmail).com
JESSICA LOVEDAY	07783118 531	jess. loveday @ hotmail. com
CHARLOTTE BURRELL	07808225 900	charlie.burrell @hotmail.com

4 PREMISES: 7 Shotton Walk, Rusholme, Manchester, M14 5UN

5 TERM: ~~Twelve months~~ commencing on the ~~twentieth~~ ^{First} ~~day~~ ^{twenty eighth} of September, two thousand and twelve.

6 RENT PAYABLE: One thousand, two hundred and forty eight pounds (£1248 = £312 + £312 + £312 + £312) per calendar month payable in advance without any deductions whatsoever each payment to be made by standing order on the first day of each month to the Bank Account nominated by the Landlord.

Contract: 28/09/2012 to 31/07/2013

Page 1 of 8

01

August 2013 to July 2014

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY

7 Shotton Walk, Manchester M14 5UN

LANDLORD COPY

We confirm we have received prior to the commencement of the tenancy a copy of this Landlord's Gas Safety Record. Signed:

Name 1:	Sign:
Name 2:	Sign:
Name 3:	Sign:
Name 4:	Sign:

PARTICULARS OF MEMORANDUM OF AGREEMENT

ASSURED SHORTHOLD TENANCY

1.1 DATE:

2 LANDLORD: **Sophie Macaskill c/o Loaf Living**

A: 25 Silver Jubilee Walk, Manchester, M4 1LD

T: 07583 600400 email loafliving@gmail.com

3. Tenants

Name	Mobile Number	Email Address
Emma Elliott	07527604591	elliottemma@msn.com
Joshua Anderson	07870651234	joshua-L-anderson@hotmail.com
* Charlotte Braithwaite	07908259315	lmchazz@hotmail.co.uk
Roseanna Dietrich	07869558404	Roseanna-Lucia@hotmail.co.uk

4 PREMISES: 7 Shotton Walk, Manchester M14 5UN

5 TERM: **Twelve months** commencing on **the first day of August, two thousand and thirteen.**

6 RENT PAYABLE: **One three hundred and seventeen pounds and thirty two pence (£329.33 + £329.33 + £329.33 + £329.33)** per calendar month payable in advance without any deductions whatsoever each payment to be made by

Contract: 01/08/2013 to 31/07/2014

Page 1 of 8

August 2014 to July 2015

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY

7 Shotton Walk, Manchester M14 5UN

LANDLORD COPY

We confirm we have received prior to the commencement of the tenancy a copy of this Landlord's Gas Safety Record. Signed:

Name 1:	Sign:
Name 2:	Sign:
Name 3:	Sign:
Name 4:	Sign:

PARTICULARS OF MEMORANDUM OF AGREEMENT

ASSURED SHORTHOLD TENANCY

- 1.1 DATE: 17th January 2014
- 2 LANDLORD: Sophie Macaskill c/o Loaf Living
A: 25 Silver Jubilee Walk, Manchester, M4 1LD
T: 07583 600 400 email loafliving@gmail.com

3. Tenants

Name	Mobile Number	Email Address
<u>Andrew Lane</u>	<u>0788645281</u>	<u>Personal @andeh.co.uk</u>
<u>Anna Kell</u>	<u>07816070549</u>	<u>annakell@hotmail.com</u>
<u>Thomas Tuckner</u>	<u>07896508365</u>	<u>tttuckner@yahoo.co.uk</u>
<u>Joseph Bannister</u>	<u>07538067744</u>	<u>joe.bannister@hotmail.co.uk</u>

Emrana Khatun 07835232408 emrana.khatun@gmail.com

- 4 PREMISES: 7 Shotton Walk, Manchester, M14 5UN

6/06/2014

5 TERM: Twelve months commencing on the first day of August, two thousand and fourteen.

6 RENT PAYABLE: One thousand, four hundred and twenty pounds (£1420 = £355 + £355 + £355 + £355) per calendar month payable in advance without any deductions whatsoever each payment to be made by standing order on the first

Contract: 01/08/2014 to 31/07/2015

Page 1 of 7

August 2015 to July 2016

Fixed Term Contract: ASSURED SHORTHOLD TENANCY
7 Shotton Walk, Manchester M14 5UN: 01/08/2015 to 31/07/2016

Assured Shorthold Tenancy

Within the meaning of the Housing Act 1988 as amended by the Housing Act 1996 The National Landlords Association Agreement. This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The Particulars

DATE: 5/12/14

THIS AGREEMENT IS MADE BETWEEN:

LANDLORD: Sophie Macaskill, Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD

Telephone 07583 600 400 Email alan@loafliving.com or sophie@loafliving.com

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are: Sophie Macaskill, Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD

TENANT

Name	Mobile Number	Email Address
LEAD TENANT Julie Lalouette	07508 679975	julie.lalouette@student.manchester.ac.uk
TENANT 2 Aleksandra Goluzd	44 7852781596	olugoluzd10@wp.pl
TENANT 3 Satom Seno	07770556581	satenso1@hotmail.com
TENANT 4 Mariama BAH	07 8288 7853	b.mariabek@laposte.net

AND IS MADE IN RELATION TO THE PROPERTY AT: 7 Shotton Walk, Manchester, M14 5UN



Fixed Term Contract: ASSURED SHORTHOLD TENANCY
7 Shotton Walk, Manchester M14 5UN: 01/08/2015 to 31/07/2016

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

OCCUPANCY: The maximum number of people permitted to occupy the Property is: **FOUR**

TERM: A fixed term contract of 12 months commencing on and including 1st August 2015 to and including 31st July 2016.

RENT: The total rent payable per month is £1,420 (this equals £355 + £355 + £355 + £355) and is payable monthly in advance, on the 1st day of each month for the duration of the contract, to be paid by Standing Order commencing on 1st August 2015.

BILLS:

Water charges: Included

Council Tax: Excluded

Gas: Included**

Electricity: Included**

Television licence: Included

Telephone: Included

Broadband: Included

DEPOSIT: A Deposit of £1,000 is to be paid on the signing of this Agreement and is held under the terms of deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of non-payment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

** We have a fair use policy on gas & electric, the monthly allowance, across the 12 month period is £150/month for the whole house on gas and electric combined. An over spend will be deducted from the deposit and an under spend will be returned to the Tenant.



Fixed Term Contract: ASSURED SHORTHOLD TENANCY
7 Shotton Walk, Manchester M14 5UN: 01/08/2015 to 31/07/2016

Signed as an Agreement dated: Please print name then sign and date

Signed by the within named TENANTS:

SIGN	PRINT	Date
LEAD TENANT Julie Lalouette	JULIE LALOUE	5/12/14
TENANT 2 Aleksandra Gouzd	ALEKSANDRA GOUZD	5/12/14
TENANT 3 Satam Soro	SATAM SORO	02/08/15
TENANT 4 Mariama BAH	Mariama BAH	25/08/15

Signed by the within named LANDLORD:

Sophie Macaskill _____ Date _____

Notes regarding the above tenancy agreement provided by the Appellant as follows:

During the above period four people lived at the property, the proceeding contract, showing the tenants

TENANTS (1st July 2015 - 31st August 2016)

1. Alexandra Goluzd (known as Ola) email address olagoluzd10@wp.pl
2. Julie Lalouette julie.lalouette@student.manchester.ac.uk
3. Satam Sano, then replaced by Jarek Soroka jarek_2@interia.pl
4. Maraima Bah satamsano1@hotmail.com, b.mariabela@laposte.net, then replaced by Mateusz Szklanny mattbigmonster@gmail.com

Full information purposes:

Satam Sano only lived at the house 2nd August 2015 until 30th November 2015 as she left the country She was replaced by Jarek Soroka who lived at the house from 1st December until the end of the contract. Mariama Bah moved in from France on 25th August, but she exited the house during the contract and was replaced by Mateusz Szklanny who stayed until the end of the contract.

From August 2016 to July 2017



Fixed Term Contract: ASSURED SHORTHOLD TENANCY
7 Shotton Walk, Manchester M14 5UN: 01/08/2016 to 31/07/2017

Assured Shorthold Tenancy

Within the meaning of the Housing Act 1988 as amended by the Housing Act 1996 The National Landlords Association Agreement. This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialed by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The Particulars

DATE: 11/12/2015

THIS AGREEMENT IS MADE BETWEEN:

LANDLORD: Sophie Macaskill, Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD

Telephone 07583 600 400 Email alan@loafliving.com or sophie@loafliving.com

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are: Sophie Macaskill, Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD

TENANT

Name	Mobile Number	Email Address
LEAD TENANT Chloe Robson	07474391336	chloe.robson25@gmail.com
TENANT 2 Hannah Elizabeth Revell	07981871645	HannahRevell97@gmail.com
TENANT 3 Oliver Williams	0755730730	Oliverwilliams10@btinternet.com
TENANT 4 William Osmond Thatcher	07764959896	William9thatcher@gmail.com

AND IS MADE IN RELATION TO THE PROPERTY AT: 7 Shotton Walk, Manchester, M14 5UN



Fixed Term Contract: ASSURED SHORTHOLD TENANCY
7 Shotton Walk, Manchester M14 5UN: 01/08/2016 to 31/07/2017

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

OCCUPANCY: The maximum number of people permitted to occupy the Property is: FOUR

TERM: A fixed term contract of 12 months commencing on and including 1st August 2016 to and including 31st July 2017. Half price rent in August 2016 and July 2017, unless you are living in the property.

RENT: The total rent payable per month is £1,577.32 (this equals £394.33 + £394.33 + £394.33 + £394.33) and is payable monthly in advance, on the 1st day of each month for the duration of the contract, to be paid by Standing Order commencing on 1st July 2016.

~~**RENT:** The total rent payable per month is £1,420 (this equals £355 + £355 + £355 + £355) and is payable monthly in advance, on the 1st day of each month for the duration of the contract, to be paid by Standing Order commencing on 1st August 2016.~~

BILLS:

Water charges: Included

Council Tax: Excluded

Gas: Included**

Electricity: Included**

Television licence: Included

Telephone: Included

Broadband: Included

DEPOSIT: A Deposit of £1,000 is to be paid on the signing of this Agreement and is held under the terms of deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of non-payment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

** We have a fair use policy on gas & electric; the monthly allowance, across the 12 month period, there is a maximum expense allowed of £1800, over this sum costs will be sort from the tenants.

**** If underused allowance, this will be returned with deposit, at the end of the contract. S.M. 12/12/2015.*

Signed as an Agreement dated: Please print name then sign and date

Signed by the within named TENANTS:

SIGN	PRINT	Date
LEAD TENANT <i>Chloe Robson</i>	CHLOE ROBSON	11/12/15

Page 6 of 7



Fixed Term Contract: ASSURED SHORTHOLD TENANCY
7 Shotton Walk, Manchester M14 5UN: 01/08/2016 to 31/07/2017

TENANT 2 <i>Hannah Elizabeth Revell</i>	Hannah Elizabeth Revell	11 th December 2015
TENANT 3 <i>Oliver Williams</i>	Oliver Williams	11/12/15
TENANT 4 <i>William Osmond Thatcham</i>	William Osmond Thatcham	14/12/15

Signed by the within named LANDLORD:

Sophie Macaskill	<i>S Macaskill</i>	Date 11/12/15
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From August 2017 to July 2018

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Rusholme, Manchester, M14 5UN

Please read this Assured Shorthold Tenancy before you sign it.

When you sign it you are agreeing to all the conditions in it.

Tenancy Agreement: **ASSURED SHORTHOLD TENANCY** between:
Sophie Macaskill of Loaf Living, 52a Oldham Road, Ancoats, Manchester, M4 5EE
Email: sophie@loafliving.com, alan@loafliving.com tel 07583 600 400
hereinafter described as the 'Landlord', and

'Occupant' Name(s)	
1	Hannah Revell
2	William Thakker
3	Oliver Williams
4	Chloe Robson *

NB: A single "*" indicates an Occupant who is designated to be the "Lead Tenant"

Each hereinafter an 'Occupant' described jointly and severally as the 'Tenant'
The premises at the 'Address of Property' above hereinafter the 'Premises':
7 Shotton Walk, Rusholme, Manchester, M14 5UN

This Tenancy Agreement is intended to create an Assured Shorthold Tenancy Agreement as defined in Sect. 20 of the Housing Act 1988 and the provisions for Recovery of Possession by the Landlord in Sect. 21 thereof apply accordingly.

For a Period of 12 months starting and finishing with a part day,

From 2 pm on 1st August 2017 being the 'Start Date',
Until 10.00 am on 31st July 2018 being the 'Termination Date'

At a Rental representing a Rent Payable of £1,577.32 per month, including the Utility Fees
(the Utility fee is £16 per person per week, and included in the rent stated)
to be paid by standing order mandate or by alternative arrangement if agreed in writing in
advance. Half price rent applicable in August 2017 and July 2018.

Booking Fee: £50 per Occupant (non-refundable after 24 hours)
Retainer: £200 (payment due to secure the tenancy) per Occupant

(£250 per Occupant non-refundable until the day the contract starts when it becomes the
Deposit, which is potentially refundable at the end of the Period.)

Maximum Number of Occupants: 4

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Rusholme, Manchester, M14 5UN

**PARTICULARS OF MEMORANDUM OF AGREEMENT
ASSURED SHORTHOLD TENANCY**

1. GENERAL:

1. DATE: If not otherwise specified in this paragraph, the 'Date' of this agreement is the date of the last Occupant signature to this agreement, else the Date is: 21/11/2016.
2. LANDLORD: The Landlord as on page 1, being owners of the Premises, with address and contact information as on page 1.
3. TENANT: The Tenant as on page 1, of individual Occupant addresses as follows

Name	Mobile number and e-mail address	
Hannah Revell	07981871645	HannahRevell97@gmail.com
William Thakker	07769959896	William9thakker@gmail.com
Oliver Williams	07557307730	Oliverwilliams10@btinternet.com
Chloe Robson	07474391338	chloe.robson25@gmail.com

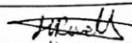
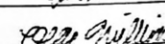
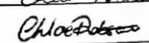
OCCUPANT: Each person listed above is an 'Occupant'; all the listed Occupants together are, jointly and severally, the Tenant.

4. PREMISES: The Premises at the 'Address of Property' on page 1 including the garden, if any.
5. TERM: The 'Term' is the period between the Start Date and the Termination Date as specified on page 1, also being the Period of the 'Tenancy'.
6. RENT PAYABLE: The Rental as specified on page 1, without any deductions whatsoever. Each instalment to be made by standing order on the first day of the month to the bank account nominated by the Landlord being: Sort code 08 92 50, Account number 6818 6665, Account name Loaf Living, giving reference 007 Shotton. The rent amount is stated on page 1, when divided by the number of occupants it is £394.33 per person per month. Alternate periodic payment schedules may be agreed in writing between the parties. If the tenant or representative of the tenant pays rent with an international debit or credit card, any bank charges incurred will deducted from the tenant's deposit at the transaction charge rate.
7. This agreement (hereinafter called the 'Agreement') is made on the day and year specified in Clause (1) above between the Landlord named in Clause (2) above (the 'Landlord') and the Tenant named in Clause (3) above (the 'Tenant').
8. The Landlord agrees to let and the Tenant agrees to take the Premises described in Clause (4) above (the 'Premises') together with the furniture, equipment, fixtures and effects therein (the 'Effects') generally listed in the inventory and condition report for the Term specified in Clause (5) above at the Rent Payable specified in Clause (6) above.

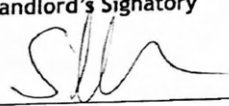
MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Rusholme, Manchester, M14 5UN

25. If the total cost of these fees and taxes over the Term proves to be higher than the total paid to the Landlord, then this will be deducted from the Deposit to be refunded after the termination of the contract.
26. Council tax payments are waived for full time students, however, the Occupants need to satisfy the council of their student status so as to avoid any court action for non-payment. Once a course is completed the liability for council tax remains with Occupants until the Termination Date.

Agreed and signed by the within named Occupants, being jointly and severally the
TENANT:

Signature	Date
	21/11/2016
	21/11/2016
	21/11/2016
	21/11/2016

Agreed and signed by the agent of the within named LANDLORD:

Name of Landlord's or landlord's Signatory	Signature	Date
	S. MACKILL	21/11/2016

From August 2018 to July 2019

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY

Address of Property: 7 Shotton Walk, Manchester, M14 5UN

Please read this Assured Shorthold Tenancy before you sign it. When you sign it you are agreeing to all the conditions in it. Make sure it contains the commitments you want to agree to and nothing that you do not want to agree to.

Landlord Copy

Tenancy Agreement: **ASSURED SHORTHOLD TENANCY** between:

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD,

email: loafliving@gmail.com, telephone 07583 600 400

hereinafter described as the 'Landlord', and

'Occupant' Name(s)
1 Kiern Jones
2 Kieran Licia
3 Katy Wehrich
4 Jasmine Entwistle

NB: A single '*' indicates an Occupant who is designated to be the "Lead Tenant"

Each hereinafter an 'Occupant' described jointly and severally as the 'Tenant'

The premises '7 Shotton Walk, Manchester, M14 5UN' above hereinafter the 'Premises':

This Tenancy Agreement is intended to create an Assured Shorthold Tenancy Agreement as defined in Sect. 20 of the Housing Act 1988 and the provisions for Recovery of Possession by the Landlord in Sect. 21 thereof apply accordingly.

For a Period of 12 months starting and finishing with a part day,

From 2 pm on 1st August 2018 being the 'Start Date',

Until 10.00 am on 31st July 2019 being the 'Termination Date'

At a Rental representing a Rent Payable of £1,664 per month,
to be paid by standing order mandate

or by alternative arrangement if agreed in writing in advance,
50% discount in July 2018 and August 2019, subject to non-residency

Booking Fee: £50 per Occupant (non-refundable after 24 hours)

Retainer: £200 per Occupant (payment to secure the tenancy)

(£250 per Occupant non-refundable until the day the contract starts when it becomes the
Deposit, which is potentially refundable at the end of the Period.)

Maximum Number of Occupants: 4

Utility Fee, included in rental amount, above £520 (inc VAT) per occupant per year

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Manchester, M14 5UN

PARTICULARS OF MEMORANDUM OF AGREEMENT
ASSURED SHORTHOLD TENANCY

1. GENERAL:

1. DATE: If not otherwise specified in this paragraph, the 'Date' of this agreement is the date of the last Occupant signature to this agreement, else the Date is: _____
2. LANDLORD: The Landlord as on page 1, being owners of and/or agents for the Premises, with address and contact information as on page 1.
3. TENANT: The Tenant as on page 1, of individual Occupant addresses as follows

Name	email address + mobile number
1 Kieran	kieranjones9811@gmail.com 07599840543
2 Kieran	Kieran.Liccia.Liccia@gmail.com/07843287992
3 Katy Wehrich	wehrich-katy@web.de/07424 637193
4 Jasmine	jasmine_entwistle@hotmail.com

OCCUPANT: Each person listed above is an 'Occupant'; all the listed Occupants together are, jointly and severally, the Tenant.

4. PREMISES: The Premises at the 'Address of Property' on page 1 including the garden, if any.
5. TERM: The 'Term' is the period between the Start Date and the Termination Date as specified on page 1, also being the Period of the 'Tenancy'.
6. RENT PAYABLE: The Rental as specified on page 1, without any deductions whatsoever. Each instalment to be made by standing order on the first day of the month to the bank account nominated by the Landlord being: Sort code 40-51-63, Account number 7168 8038, Account name Loaf Living, giving reference 007 Shotton. Alternate periodic payment schedules may be agreed in writing between the parties. If the tenant or representative of the tenant pays rent with an international debit or credit card, any bank charges incurred will be deducted from the tenant's deposit at the transaction charge rate.
7. This agreement (hereinafter called the 'Agreement') is made on the day and year specified in Clause (1) above between the Landlord named in Clause (2) above (the 'Landlord') and the Tenant named in Clause (3) above (the 'Tenant').
8. The Landlord agrees to let and the Tenant agrees to take the Premises described in Clause (4) above (the 'Premises') together with the furniture, equipment, fixtures and effects therein (the 'Effects') generally listed in the inventory and condition report for the Term specified in Clause (5) above at the Rent Payable specified in Clause (6) above.

2. THE TENANT AGREES WITH THE LANDLORD AS FOLLOWS:

Guarantee of Rent

1. Each Occupant, who as the whole group of Occupants are the Tenant, shall supply the name, address and other contact details of a guarantor of Rent including the Utility Fee (together referred to as "the Fees"). The guarantor must be a United Kingdom resident, willing to guarantee that particular Occupant's Rental and Utility Fee obligations (but without obligation to the rental and fees of other Occupants). The guarantor must be in paid employment (or in receipt of a pension or of independent means) and be willing to supply their national insurance number and their employer's contact details or proof of such independent means. For each Occupant, keys will only be handed to that Occupant after receipt of a valid contract of guarantee for that Occupant from their guarantor with proof of their ability to fund the guarantee if so required.
2. In the event that an Occupant is unable to supply a guarantor of rent that meets the stipulations as outlined in section 1 above the Occupant may pay the full year's rent in advance. Keys to the Occupant's room will only be handed over once this amount is paid in full and the Occupant has

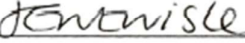
MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Manchester, M14 5UN

21. Occupants are reminded that the Landlord is not responsible for any losses caused by unavailability of the Service.

Utility & Council Tax

22. It is agreed that the Landlord will manage, on behalf of the Occupants, the utilities including water & sewerage, gas & electricity, internet & TV licence + cleaner service is previously agreed. The amount specified on page 1 is to be paid by the Occupants to the Landlord at the same time as the Rental to cover these costs.
22. If the total cost of these fees and taxes over the Term proves to be higher than the total paid to the Landlord, then this will be deducted from the Deposit to be refunded after the termination of the contract.
23. Council tax payments are waived for full time students, however, the Occupants need to satisfy the council of their student status so as to avoid any court action for non-payment. It is the Tenant responsibility to Manchester City council to proof their student status and obtain any discount available.

Agreed and signed by the within named Occupants, being jointly and severally the
TENANT:

	Signature	Date
1		07/11/17
2		07/12/2017
3		07/12/2017
4		07/03/2018

Agreed and signed by the agent of the within named **LANDLORD:**

Name of Landlord's Signatory	Signature	Date

From August 2019 to July 2020

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Ghotton Walk, Manchester, M14 5UN

Please read this Assured Shorthold Tenancy before you sign it. When you sign it you are agreeing to all the conditions in it. Make sure it contains the commitments you want to agree to and nothing that you do not want to agree to.

Landlord Copy

Tenancy Agreement: ASSURED SHORTHOLD TENANCY between:

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD,
email: loafliving@gmail.com, telephone 07583 600 400
hereinafter described as the 'Landlord', and

'Occupant' Name(s)	
1	GEORGIA SHAW
2	LAUREN ALLINSON
3	MERIME KREHHOV
4	SIAN UTLEY

NB: A single '*' indicates an Occupant who is designated to be the "Lead Tenant"

Each hereinafter an 'Occupant' described jointly and severally as the 'Tenant'

The premises at the 'Address of Property' above hereinafter the 'Premises':

This Tenancy Agreement is intended to create an Assured Shorthold Tenancy Agreement as defined in Sect. 20 of the Housing Act 1988 and the provisions for Recovery of Possession by the Landlord in Sect. 21 thereof apply accordingly.

For a Period of 12 months starting and finishing with a part day,

From 2 pm on 1st August 2019 being the 'Start Date',

Until 10.00 am on 31st July 2020 being the 'Termination Date'

At a Rental representing a Rent Payable of £1664 per month,
to be paid by standing order in advance. Alternative payment option available subject to
fees, to be agreed in advance, in writing.

50% discount in August 2019 and July 2020, subject to non-residency

Booking Fee: £50 per Occupant (non-refundable after 24 hours)

Retainer: £200 per Occupant (payment to secure the tenancy)

(£250 per Occupant non-refundable until the day the contract starts when it becomes the
Deposit, which is potentially refundable at the end of the Period.)

Maximum Number of Occupants: 4

Utility Fee, included in rental amount, above £520 (inc VAT) per occupant per year

PARTICULARS OF MEMORANDUM OF AGREEMENT

ASSURED SHORTHOLD TENANCY

Contract page 1 of 11

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MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Manchester, M14 5UN

1. GENERAL:

1. DATE: If not otherwise specified in this paragraph, the 'Date' of this agreement is the date of the last Occupant signature to this agreement, else the Date is: 20/3/2009
2. LANDLORD: The Landlord as on page 1, being owners of and/or agents for the Premises, with address and contact information as on page 1.
3. TENANT: The Tenant as on page 1, of individual Occupant addresses as follows

Name	email address + mobile number
1. Georgia	georgiashaw@gmail.com 07884 193263
2. Lauren	loziclovallinson@yahoo.co.uk 07473 007774
3. Marine Krehoo	Marine66@gmail.com 07342 7686 796933
4. Sian Urley	misssian58@gmail.com 07725840938

OCCUPANT: Each person listed above is an 'Occupant'; all the listed Occupants together are, jointly and severally, the Tenant.

4. PREMISES: The Premises at the 'Address of Property' on page 1 including the garden, if any.
5. TERM: The 'Term' is the period between the Start Date and the Termination Date as specified on page 1, also being the Period of the 'Tenancy'.
6. RENT PAYABLE: The Rental as specified on page 1, without any deductions whatsoever. Each instalment to be made by standing order on the first day of the month to the bank account nominated by the Landlord being: Sort code 40-51-63, Account number 7168 8038, Account name Loaf Living, giving reference 007 Shotton. Alternate periodic payment schedules may be agreed in writing between the parties. If the tenant or representative of the tenant pays rent with an international debit or credit card, any bank charges incurred will deducted from the tenant's deposit at the transaction charge rate.
7. This agreement (hereinafter called the 'Agreement') is made on the day and year specified in Clause (1) above between the Landlord named in Clause (2) above (the 'Landlord') and the Tenant named in Clause (3) above (the 'Tenant').
8. The Landlord agrees to let and the Tenant agrees to take the Premises described in Clause (4) above (the 'Premises') together with the furniture, equipment, fixtures and effects therein (the 'Effects') generally listed in the inventory and condition report for the Term specified in Clause (5) above at the Rent Payable specified in Clause (6) above.

2. THE TENANT AGREES WITH THE LANDLORD AS FOLLOWS:

Guarantee of Rent

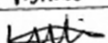
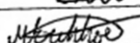
1. Each Occupant, who as the whole group of Occupants are the Tenant, shall supply the name, address and other contact details of a guarantor of Rent including the Utility Fee (together referred to as "the Fees"). The guarantor must be a United Kingdom resident, willing to guarantee that particular Occupant's Rental and Utility Fee obligations (but without obligation to the rental and fees of other Occupants). The guarantor must be in paid employment (or in receipt of a pension or of independent means) and be willing to supply their national insurance number and their employer's contact details or proof of such independent means. For each Occupant, keys will only be handed to that Occupant after receipt of a valid contract of guarantee for that Occupant from their guarantor with proof of their ability to fund the guarantee if so required.
2. In the event that an Occupant is unable to supply a guarantor of rent that meets the stipulations as outlined in section 1 above the Occupant may pay the full year's rent in advance. Keys to the Occupant's room will only be handed over once this amount is paid in full and the Occupant has permitted a scan of their passport to be retained by the Landlord with any additional documentation required to prove their right to reside in the UK for Non-EU passport holders.
3. In the event that the contract has been signed but prior to the commencement of the Tenancy, an Occupant is unable to supply documentation as above plus a willing and qualified guarantor, or to

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Manchester, M14 5UN

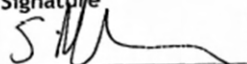
Utility & Council Tax

22. It is agreed that the Landlord will manage, on behalf of the Occupants, the utilities including water & sewerage, gas & electricity, internet & TV licence. The amount specified on page 1 is to be paid by the Occupants to the Landlord at the same time as the Rental to cover these costs.
22. If the total cost of these fees and taxes over the Term proves to be higher than the total paid to the Landlord, then this will be deducted from the Deposit to be refunded after the termination of the contract.
23. Council tax payments are waived for full time students, however, the Occupants need to satisfy the council of their student status so as to avoid any court action for non-payment. It is the Tenant's responsibility to Manchester City council to proof their student status and obtain any discount available.

Agreed and signed by the within named Occupants, being jointly and severally the
TENANT:

	Signature	Date
1	P. Shaw	06/03/2019
2		06/03/2019
3		06.03.19
4		06/03/19

Agreed and signed by the agent of the within named LANDLORD:

Name of Landlord's Signatory	Signature	Date
SOPHIE MACASKILL		20/3/2019.

From August 2020 to July 2021

DocuSign Envelope ID: 724BBA89-85EC-4193-A786-038208E95FA6

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Manchester, M14 5UN

Please read this Assured Shorthold Tenancy before you sign it. When you sign it you are agreeing to all the conditions in it. Make sure it contains the commitments you want to agree to and nothing that you do not want to agree to.

Tenancy Agreement: **ASSURED SHORTHOLD TENANCY** between:

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester, M4 1LD,
email: loafliving@gmail.com, telephone 07583 600 400
hereinafter described as the 'Landlord', and

'Occupant' Name(s)
1 Georgia Shaw
2 Lauren Allinson
3 Merime Krehhov
4 Katy Weihrich

NB: A single '*' indicates an Occupant who is designated to be the "Lead Tenant"

Each hereinafter an 'Occupant' described jointly and severally as the 'Tenant'

The premises at the 'Address of Property' above hereinafter the 'Premises':

This Tenancy Agreement is intended to create an Assured Shorthold Tenancy Agreement as defined in Sect. 20 of the Housing Act 1988 and the provisions for Recovery of Possession by the Landlord in Sect. 21 thereof apply accordingly.

For a Period of 12 months starting and finishing with a part day,

From 3 pm on 1st August 2020 being the 'Start Date',

Until 10.00 am on 31st July 2021 being the 'Termination Date'

At a Rental representing a Rent Payable of £1,664 per month,
to be paid by standing order in advance. Alternative payment option available subject to
fees, to be agreed in advance starting 1st August 2019, in writing.
50% discount in August 2019 + July 2020, subject to non-residency

Booking Fee: £50 per Occupant (non-refundable after 24 hours)

Retainer: £200 per Occupant (payment to secure the tenancy)

(£250 per Occupant non-refundable until the day the contract starts when it becomes the
Deposit, which is potentially refundable at the end of the Period.)

Maximum Number of Occupants: 4
Utility Fees, included in rental amount

PARTICULARS OF MEMORANDUM OF AGREEMENT
ASSURED SHORTHOLD TENANCY

Contract page 1 of 11
Text copyright © 2005-18 by the Landlord

MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
 Address of Property: 7 Shotton Walk, Manchester, M14 5UN

1. GENERAL:

1. DATE: If not otherwise specified in this paragraph, the 'Date' of this agreement is the date of the last Occupant signature to this agreement, else the Date is: _____
2. LANDLORD: The Landlord as on page 1, being owners of and/or agents for the Premises, with address and contact information as on page 1.
3. TENANT: The Tenant as on page 1, of individual Occupant addresses as follows

Name	mobile number + email address
1 Georgia Shaw	georgiashaw@ymail.com 07884 193263
2 Lauren Allinson	lozielouallinson@yahoo.co.uk 07475 007774
3 Merime Krehhov	merime66@gmail.com +4407342796933
4 Katy Weihrich	katy.weihrich@postgrad.manchester.ac.uk 07424 637193

OCCUPANT: Each person listed above is an 'Occupant'; all the listed Occupants together are, jointly and severally, the Tenant.

4. PREMISES: The Premises at the 'Address of Property' on page 1 including the garden, if any.
5. TERM: The 'Term' is the period between the Start Date and the Termination Date as specified on page 1, also being the Period of the 'Tenancy'.
6. RENT PAYABLE: The Rental as specified on page 1, without any deductions whatsoever. Each instalment to be made by standing order on the first day of the month to the bank account nominated by the Landlord being: Sort code 40-51-63, Account number 7168 8038, Account name Loaf Living, giving reference "007 Shotton". Alternate periodic payment schedules may be agreed in writing between the parties. If the tenant or representative of the tenant pays rent with an international debit or credit card, any bank charges incurred will be deducted from the tenant's deposit at the transaction charge rate.
7. This agreement (hereinafter called the 'Agreement') is made on the day and year specified in Clause (1) above between the Landlord named in Clause (2) above (the 'Landlord') and the Tenant named in Clause (3) above (the 'Tenant').
8. The Landlord agrees to let and the Tenant agrees to take the Premises described in Clause (4) above (the 'Premises') together with the furniture, equipment, fixtures and effects therein (the 'Effects') generally listed in the inventory and condition report for the Term specified in Clause (5) above at the Rent Payable specified in Clause (6) above.

2. THE TENANT AGREES WITH THE LANDLORD AS FOLLOWS:

Guarantee of Rent

1. Each Occupant, who as the whole group of Occupants are the Tenant, shall supply the name, address and other contact details of a guarantor of Rent including the Utility Fee (together referred to as "the Fees"). The guarantor must be a United Kingdom resident, willing to guarantee that particular Occupant's Rental and Utility Fee obligations (but without obligation to the rental and fees of other Occupants). The guarantor must be in paid employment (or in receipt of a pension or of independent means) and be willing to supply their national insurance number and their employer's contact details or proof of such independent means. For each Occupant, keys will only be handed to that Occupant after receipt of a valid contract of guarantee for that Occupant from their guarantor with proof of their ability to fund the guarantee if so required.
2. In the event that an Occupant is unable to supply a guarantor of rent that meets the stipulations as outlined in section 1 above the Occupant may pay the full year's rent in advance. Keys to the Occupant's room will only be handed over once this amount is paid in full and the Occupant has

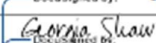
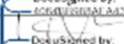
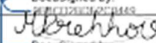
MEMORANDUM OF AGREEMENT - ASSURED SHORTHOLD TENANCY
Address of Property: 7 Shotton Walk, Manchester, M14 5UN

21. Occupants are reminded that the Landlord is not responsible for any losses caused by unavailability of the Service.

Utility & Council Tax

22. It is agreed that the Landlord will manage, on behalf of the Occupants, the utilities including water & sewerage, gas & electricity, internet & TV licence + cleaner service is previously agreed. The amount specified on page 1 is to be paid by the Occupants to the Landlord at the same time as the Rental to cover these costs.
22. If the total cost of these fees and taxes over the Term proves to be higher than the total paid to the Landlord, then this will be deducted from the Deposit to be refunded after the termination of the contract.
23. Council tax payments are waived for full time students, however, the Occupants need to satisfy the council of their student status so as to avoid any court action for non-payment. It is the Tenant responsibility to Manchester City council to proof their student status and obtain any discount available.

Agreed and signed by the within named Occupants, being jointly and severally the TENANT:

	DocuSigned by: Signature	Date
1	 DocuSigned by: Georgia Shaw E0C4D1E3D0A1A47C7	5/16/2020
2	 DocuSigned by: [illegible] E0C4D1E3D0A1A47C7	5/22/2020
3	 DocuSigned by: [illegible] E0C4D1E3D0A1A47C7	5/28/2020
4	 DocuSigned by: [illegible] E0C4D1E3D0A1A47C7	5/21/2020

Agreed and signed by the agent of the within named LANDLORD:

DocuSigned by:

E0C4D1E3D0A1A47C7
Sophie Macaskill

5/22/2020

DocuSigned by:


August 2021 to July 2022

DocuSign Envelope ID: D00D13B9-8032-44FC-ADA9-2A98141DE890

Assured Shorthold Tenancy Agreement for a group of sharers

Provided under part 1 of the Housing Act 1988 and
amended under part 3 of the Housing Act 1996



This Agreement is dated 02-May-2021.

(This date should not be completed until all parties have signed the Agreement and want it to come into effect)

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the following has occurred:

- 1) The Agreement is dated above.
- 2) All Initial Funds referred to within this Agreement have been received by us or our Agent in cleared funds.

You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require.

This Agreement is an Assured Shorthold Tenancy (as defined in Section 19A of the Housing Act 1988). The repossession arrangements in Section 21 of the Housing Act 1988 apply to this Agreement. This means that you cannot claim any legal rights to stay on once we have ended the Tenancy and a court order says you must leave.

If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice Bureau, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This is an Agreement for an Assured Shorthold Tenancy between us, the Landlord

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester
Postcode M4 1LD

Service Address of the Landlord

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester
Postcode M4 1LD

and you, the Tenant (jointly and severally)

(Please enter the full names, including any titles and middle names)

	Occupant Name	Phone Number	Email Address
1	Charlie Bates	07553 753 616	charliebates350@gmail.com
2	Erik Deszpod	07523 117 894	erik.deszpod@student.manchester.ac.uk
3	Henry Guest	07935 824 566	henry.guest@student.manchester.ac.uk
4	Yusof Ali	07720 777 302	yusof.ali@student.manchester.ac.uk

We will let out the Property at

7 Shotton Walk
Manchester
M14 5UN

to you (jointly and severally if there is more than one of you) as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Conditions.

Nobody else, including any children, are allowed to live in the Property without our written permission (which will not be unreasonably withheld).

Right to rent

It is a condition of this tenancy that you and anyone living in the Property must have a 'right to rent' as set out in Section 22 of the Immigration Act 2014.

Rent

The rent is £1,768.00 per month, to be paid by standing order in advance, and then on the 1st of each month. A 50% discount to the rent will be applied in August 2021 & July 2022, subject to non-residency.

Alternative payment options are available, subject to written agreement (email) ahead of commencement of the contract.

- a) Termly
£200 rent to be paid at the start of the contract, with the remaining rent paid in line with Term times.
- b) Annual
All rent to be paid at the start of the contract. For this option we offer a £100.00 discount

Term

For a Period of 12 months starting and finishing with a part day, From 3 pm on 1st August 2021 being the 'Start Date', Until 10.00 am on 31st July 2022 being the 'Termination Date'

Contents and Shared Facilities

The Property is let along with all the Contents referred to in the Schedule of Condition and Inventory. These will be provided to at the start of your contract.

You should check these documents carefully. If you do not agree with, or wish to challenge, either document then you must contact us or our Agent in writing within 7 days. If not, we will deem that you have accepted the Inventory and Schedule of Condition as fair and accurate and that we or our Agent may rely on them at the end of Tenancy to show the condition of the Contents and Fixtures and Fittings provided at the outset.

You are also entitled to use the following shared facilities;

Internet service, communal areas, front/rear yard/garden (where applicable)

Security Deposit

A deposit of £250 per person (a total deposit of £1,000.00) must be paid in full. It will be protected within a Government approved deposit scheme within 30 days of receipt in accordance with Clauses 5.1-5.7 of this Agreement.

Utilities

Unless stated otherwise in clause 2.11 of this Agreement or an addendum to this Agreement, you are responsible for paying all electricity, gas, phone, water, communication services and council-tax bills relating to the Property that apply during the Tenancy.

This includes contacting the local billing authority or the provider of any other utility to ensure they are aware that you are liable for paying these bills.

Agent

Not applicable - Loaf Living do not use an external Agent

Signed as an Agreement

Between us, the Landlord

Signature

DocuSigned by:

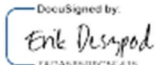
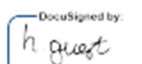
E14B7D3F8BDC417

DocuSigned by:



The Landlord / The Landlord's employee on behalf of the Landlord (delete as appropriate)

and, the Tenant

	Tenant Signature	Tenant Name	Date
1	DocuSigned by:  E14B7D3F8BDC417	Charlie Bates	09-Apr-2021
2	DocuSigned by:  7A2A555BECF415	Erik Deszpod	14-Apr-2021
3	DocuSigned by:  52B0CD1A5DA4E1C	Henry Guest	14-Apr-2021
4	DocuSigned by:  F1DCA77D133764B8	Yusof Ali	01-May-2021

August 2022 to July 2023

DocuSign Envelope ID: 5722D817-BBF4-4B6E-855F-028571392DC3

**Assured Shorthold Tenancy
Agreement for a group of sharers**



Provided under part 1 of the Housing Act 1988 and
amended under part 3 of the Housing Act 1996

This Agreement is dated 10-Feb-2022.

(This date should not be completed until all parties have signed the Agreement and want it to come into effect)

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the following has occurred:

- 1) The Agreement is dated above.
- 2) All Initial Funds referred to within this Agreement have been received by us or our Agent in cleared funds.

You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require.

This Agreement is an Assured Shorthold Tenancy (as defined in Section 19A of the Housing Act 1988). The repossession arrangements in Section 21 of the Housing Act 1988 apply to this Agreement. This means that you cannot claim any legal rights to stay on once we have ended the Tenancy and a court order says you must leave.

If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice Bureau, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This is an Agreement for an Assured Shorthold Tenancy between us, the Landlord

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester

Postcode M4 1LD

Service Address of the Landlord

Sophie Macaskill of Loaf Living, 25 Silver Jubilee Walk, Manchester

Postcode M4 1LD

and you, the Tenant (jointly and severally)

(Please enter the full names, including any titles and middle names)

	Occupant Name	Phone Number	Email Address
1	Charlie Bates	07553 753 616	charliebates350@gmail.com
2	Erik Deszpod	07523 117 894	erik.deszpod@student.manchester.ac.uk
3	Yusof Ali	07720 777 302	yusof.ali@student.manchester.ac.uk
4	Tom Rodgers	07999 506 204	twr28301@gmail.com

We will let out the Property at

7 Shotton Walk
Manchester
M14 5UN

to you (jointly and severally if there is more than one of you) as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Conditions.

Nobody else, including any children, are allowed to live in the Property without our written permission (which will not be unreasonably withheld).

Right to rent

It is a condition of this tenancy that you and anyone living in the Property must have a 'right to rent' as set out in Section 22 of the Immigration Act 2014.

Rent

The rent is £1,768.00 per month, to be paid by standing order in advance, and then on the 1st of each month. A 50% discount to the rent will be applied in August 2022 & July 2023, subject to non-residency.

Alternative payment options are available, subject to written agreement (email) ahead of commencement of the contract.

- a) Termly
£200 rent to be paid at the start of the contract, with the remaining rent paid in line with Term times.
- b) Annual
All rent to be paid at the start of the contract. For this option we offer a £100.00 discount

Term

For a period starting and finishing with a part day, From 3 pm on 1st August 2022 being the 'Start Date', Until 10.00 am on 31st July 2023 being the 'Termination Date'.

Contents and Shared Facilities

The Property is let along with all the Contents referred to in the Schedule of Condition and Inventory. These will be provided to at the start of your contract.

You should check these documents carefully. If you do not agree with, or wish to challenge, either document then you must contact us or our Agent in writing within 7 days. If not, we will deem that you have accepted the Inventory and Schedule of Condition as fair and accurate and that we or our Agent may rely on them at the end of Tenancy to show the condition of the Contents and Fixtures and Fittings provided at the outset.

You are also entitled to use the following shared facilities;

Internet service, communal areas, front/rear yard/garden (where applicable)

Security Deposit

A deposit of £250 per person (a total deposit of £1,000.00) must be paid in full. It will be protected within a Government approved deposit scheme within 30 days of receipt in accordance with Clauses 5.1-5.7 of this Agreement.

Utilities

Unless stated otherwise in clause 2.11 of this Agreement or an addendum to this Agreement, you are responsible for paying all electricity, gas, phone, water, communication services and council-tax bills relating to the Property that apply during the Tenancy.

This includes contacting the local billing authority or the provider of any other utility to ensure they are aware that you are liable for paying these bills.

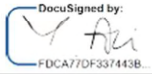
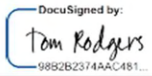
Agent

Not applicable - Loaf Living do not use an external Agent

**Signed as an Agreement
Between us, the Landlord**

Signature  DocuSigned by: 
The Landlord / The Landlord's employee on behalf of the Landlord (delete as appropriate)

and, the Tenant

	Tenant Signature	Tenant Name	Date
1		Charlie Bates	10-Feb-2022
2		Erik Deszpod	10-Feb-2022
3		Yusof Ali	10-Feb-2022
4		Tom Rodgers	10-Feb-2022

August 2023 to August 2024

DocuSign Envelope ID: 39B09EFE-61A1-45C6-8685-31834701FE98
Joint Agreement Assured Shorthold Tenancy

Agreement Provided under part 1 of the Housing Act 1988
and amended under part 3 of the Housing Act 1996



NRLA
NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION

23-Nov-2022

This Agreement is dated

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon you (the Tenant) and us (the Landlord) once the Agreement is dated above. You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require. If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice, or Housing Advice Centre for assistance.

Section A – Main Terms of the Tenancy Agreement

This Agreement is between us, the Landlord

Sophie Macaskill	Loaf Living
------------------	-------------

and you, the Tenant (jointly and severally)

	Name	Phone Number	Email Address
1	Charlie Bates	07553 753 616	charliebates350@gmail.com
2	Erik Deszpod	07523 117 894	erik.deszpod@student.manchester.ac.uk
3	Ari Guest	07935 824 566	ari.guest@student.manchester.ac.uk
4	Yusof Ali	07720 777 302	yusof.ali@student.manchester.ac.uk

We will let out the Property at:

7 Shotton Walk, Manchester, M14 5UN

to you as well as any furniture, fixtures and household belongings referred to in the Inventory and Schedule of Condition.

Tenancy Type

This Agreement is an Assured Shorthold Tenancy for the Property.

Rent

Your rent, which is to be paid in advance each month will be:

£1,768

The first rent payment of:

£1,768

Must be paid by:

01/08/2023

Subsequent Rent payments must be paid in advance on the 1st of each month while the tenancy lasts.

A 50% discount to the rent will be applied in August 2023 & July 2024, subject to non-residency.

Payment must be made in cleared funds to:

Loaf Living, 40-51-62, 71688038, ref 7SHOTTON

Agreement Provided under part 1 of the Housing Act 1988
and amended under part 3 of the Housing Act 1996



Term

The Agreement is for an initial fixed term commencing on:

01/08/2023 at 3pm

until:

04/08/2024 at 10am

If, at the end of this time we have not received from you at least one calendar months' notice, in writing, expiring on the last day of the fixed term to terminate the agreement, the tenancy will continue as a contractual periodic tenancy.

The Rental Period for the contractual periodic tenancy will be the same as those for which Rent was last payable during the fixed term of the tenancy.

This periodic tenancy will continue until you or we terminate the tenancy in accordance with clause 8.0 of this Agreement.

Permitted Occupiers

Nobody else is allowed to live at the house without our written permission.

Shared Facilities

The property is let along with any Contents listed in the Inventory and Schedule of Condition provided to you.

You are also entitled to use and access the following shared facilities and common parts of the Property while you let the Property: Bathroom/toilets, Kitchen, Living Room, Garden.

Utilities

We agree to pay:

Water charges, Television Licence, Broadband.

You agree pay:

Gas, Electricity, Council Tax (where applicable)

Where you are responsible for paying a bill directly, this includes contacting the provider of the service to ensure they are aware that you are liable for paying these bills.

Security Deposit

The Deposit of £250 per person must be paid in full to please organise payment to:

Loaf Living, 40-51-62, 71688038, £250, ref 7SHOTTON

by the:

01/08/2023

It will be protected within a Government approved deposit scheme within 30 days of receipt in accordance with clause 5.0 of this Agreement.

Right to rent

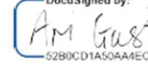
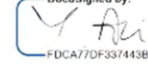
It is a condition of this tenancy that you and anyone living in the Property must have a 'right to rent' as set out in Section 22 of the Immigration Act 2014.

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Joint Agreement Assured Shorthold Tenancy

Agreement Provided under part 1 of the Housing Act 1988
and amended under part 3 of the Housing Act 1996



And you, the Tenants

	Tenant Signature	Tenant Name	Date
1	DocuSigned by:  B1487D4F859C417...	Charlie Bates	23-Nov-2022
2	DocuSigned by:  7ADA858B8C5F415...	Erik Deszpod	23-Nov-2022
3	DocuSigned by:  52B0CD1A50AA4EC...	Ari Guest	23-Nov-2022
4	DocuSigned by:  FDCA77DF337443B...	Yusof Ali	23-Nov-2022