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Addendum to Tenancy Agreement

NRLA
NATIONAL RESIDENTIAL LANDLORDS ASSOCIATION

Enter additional terms (use black ink). If you are varying any term in the Tenancy Agreement itself, please identify the relevant clause.

It is agreed that:

1. Any term set out below is included as a term of the attached Tenancy Agreement entered into on 12/30/2021 _____.

between us, the Landlord(s),

Rafferty Peck Properties Limited

and you, the Tenant(s),

1. Matthew Joseph Naylor, 2. Tom Soren Deal Carter, 3. Aaron Samuel Waller

for the Property at: F2, 124 Platt Lane, Fallowfield, Manchester,

_____ Postcode M14 5NN

2. Where any term set out below conflicts with any standard term of the Tenancy Agreement then the provisions set out below will prevail to the extent of any inconsistency with any such standard term.

1 - The rent includes the following bills:
Gas, Electric, Water, TV (not TV licence), Wireless Broadband, Window Cleaner.

2 - The use of gas and electric is not restricted, however the landlord will only pay up to a maximum of £1500 for BOTH over the duration of the tenancy period.

3 - The rent does not include payment of council tax, all tenants are required to ensure that the council are formally notified at the start of the tenancy that they are full time students and exempt from council tax.

4 - Tenants to pay their rent by the term once their student loan arrives. July and August rent is still due on the 1st of each month.

5 - Tenants who are late paying the rent as a result of waiting for student loans will be required to pay for the whole term in full once their student loan arrives.

6. Any tenant who cannot provide a UK based Guarantee for their rent is required to pay their rent in advance in two equal instalments, as follows: 1st July, and 1st January.

7. All tenants must have access to Whatsapp and communication should take place by Whatsapp once the tenancy begins.

8. Security Deposit - This is separate from the 'Initial Funds' and is payable upon signing the tenancy documents. The landlord will refrain from signing the tenancy documents until the Security Deposit is received.

9. We will endeavour to provide the Inventory Report by 1 August 2022. Where possible this will be done however we reserve the right to send the inventory report after this date.

10. Clause 4.2 is amended by removing: "during the last 2 months of the Tenancy" in the final sentence.

11. You consent to the landlord using a secure key box for access and maintenance operatives.

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Any terms included on this Addendum Agreement have been specifically agreed between the Landlord/Agent and the Tenant. They must be legally acceptable. The NRLA does not have any involvement with any of the terms included on this Addendum Agreement.

Landlord Signature: DocuSigned by: gary rafferty 51D7683A8FBF40E...

The Landlord / ~~The Landlord's Agent on behalf of the landlord (delete as appropriate)~~

Tenant name	Tenant Signature
Matthew Joseph Naylor Tom Soren Deal Carter Aaron Samuel Waller	DocuSigned by: F9B8E7A93B1B433... DocuSigned by: D4FB7F1D46184F6... DocuSigned by: 7C240359B2584E0...