Assured shorthold tenancy agreement

under part 1 of the Housing Act 1988
as amended under part 3 of the Housing Act 1996

Date: 1/06/19

This agreement is between us: BJ Elliff
the landlord

and you (individually and together): SHAMARKE ISSE
the tenant or tenants

Note that each tenant has a separate agreement with the landlord. Each tenant is responsible for payment of rent for the bedroom assigned and are responsible jointly for meeting the conditions of this agreement, including all bills for the house listed under item B7.

Room assigned is: Bedroom 1

The rent is:

	Rent per week	Payment to be monthly. Due date is 20th of the month
	£	£
Upstairs front room – bedroom 1	NA	320
~~Upstairs middle room – bedroom 2~~	~~NA~~	~~295~~
~~Upstairs rear room – bedroom 3~~	~~NA~~	~~245~~
~~Downstairs front room – bedroom 4~~	~~NA~~	~~295~~

Rent to be paid is on the basis the tenant is a full-time student and hence is classed as exempt with respect to Council Tax. The tenant must provide the following information:
Education Institute
Faculty and Course
Student Number/Certificate
Date when course ends

If the tenant is not a student or otherwise an exempt person, the appropriate Council Tax will be added to the rent.

A We let out the property at:

1. 96 Monton Street, Mosside, Manchester, M14 4LT
   to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. The amount of rent is shown above and both you and we must keep to the terms below
2. You will have the property and the furniture for 12 months from ~~xxxxx~~. 1/07/19
3. This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The arrangements in section 21 of the Housing Act 1988 for the landlord to repossess the property apply to this agreement. This means that you cannot claim any legal rights to stay on once the tenancy has ended and a court order says you must leave. The landlord giving a section 21 notice must give at least two months' notice, in writing. For more information, you should consult a Housing Advice Centre,

solicitor or Citizens' Advice Bureau who will tell you what this means.

4. We will let the property to you (individually and together) and only the tenants listed on the individual tenancy agreements will be allowed to live there.
5. No children are allowed to live in the property without our permission, in writing (which we will not unreasonably withhold).
6. No animals are allowed in the property without our permission, in writing (which we will not unreasonably withhold).
7. You have to pay a deposit of £300 each (you will not receive interest on it). You will get it back when this agreement ends and you leave the property, as long as you have kept to all the agreements and conditions and you have paid all the rent and bills for the property. If you do not do so, we may take from your deposit any rent legally owed to us, or other money legally owed to us, reasonable compensation if you have broken any of your agreements, or the reasonable cost of making good any damage which is not caused by fair wear and tear. We are entitled to keep the deposit until you have produced satisfactory proof that you have paid for the bills (e.g. television licence, Council Tax) for the property. If you fail to do so, we may pay any charges you owe from your deposit. If we cannot agree amounts for any breach, the matter will be decided by the County Court.
8. You cannot use the deposit to pay rent under this agreement. If you owe rent or any other money legally payable to us under the agreement, you will have to pay interest on this amount from the date that it should have been paid. The interest rate is 3% above the base rate used by the Royal Bank of Scotland. This rate may apply before, as well as after, a court judgment has been made against you, depending on the terms of the court judgment.
9. We keep keys to the property.
10. The landlord may remove, store, sell or otherwise dispose of any furniture or goods which the tenant refuses or fails to remove from the property at the end of the tenancy. The tenant shall be responsible for all reasonable costs which the landlord may incur. The landlord shall be entitled to deduct such costs and any monies lawfully due to the landlord from any money realised from the disposal of such furniture or goods.

B You must do the following

1. Pay rent on the days and in the way we have agreed.
2. Pay our reasonable costs for sending reminder letters. These will be £10 for each reminder.
3. Pay our reasonable costs for any cheque that does not clear. These will be £25 each time a cheque does not clear.
4. Keep the inside of the property in at least as good a condition as it was when the tenancy started (fair wear and tear excepted). It is expected that the property is kept neat and tidy, regularly cleaned, with particular attention to the bathroom, toilet and kitchen. Also, at the end of the tenancy you must leave all furniture and fixtures in the rooms or places they were in at the beginning of the tenancy.
5. Use equipment in the house sensibly and perform standard maintenance jobs – e.g. cleaning filters in the dishwasher and tumble dryer. The gas fire in the living room is a living flame fire – it is not suitable for burning anything on it.
6. Repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the property. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings and installations. If you do not repair the damage you are responsible for, we may give you written notice asking you to repair the damage within a reasonable period of time, depending on the repairs that need to be done. If you fail to do this within the period of notice given, we may then enter the property (after giving you 24 hours' notice) and carry out the work - you will have to pay us for the reasonable cost of this work.
7. Pay for all applicable bills, e.g. television licence and Council Tax relating to the property that apply during the period of the tenancy.
8. Immediately inform us if you cease to be a student at a recognised institution.
9. Take reasonable precautions to prevent frost or similar damage to the property. If the property is going to be empty overnight or for more than 12 hours when the weather is

likely to be cold, you must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.

10. Whenever you leave the property unattended, you must lock all the doors and windows and put the burglar alarm on (if any). You should tell us if the property is going to be empty for more than seven days in a row. Note that the door locks for each bedroom are simple Yale-type latches. The locks are for privacy only as the doors are relatively insubstantial.
11. If you give us notice that you are going to leave the property before this agreement has ended, you must pay our reasonable costs for reletting the property as well as paying the rent until a new tenant moves in.
12. Allow us or our agents to come into the property at all reasonable hours of the day to inspect the condition of the property, to carry out repairs or to do other work which we must carry out by law. We will give you at least 24 hours' notice if we are going to enter the property. You must let us enter the property immediately if there is an emergency.
13. Tell us about any repairs or faults that we are responsible for in the structure or outside of the property, in any installation or in the shared areas.
14. Pay the reasonable costs for replacing locks if you fail to return any key.
15. Pay any reasonable cost for getting replacement keys.
16. Allow possible new tenants and prospective purchasers to look at the property on at least 24 hours' written notice during the last month of the tenancy.
17. Be individually responsible for paying all the rent you have to pay under this agreement and keep to all the terms of this agreement.
18. Defrost the freezer & fridge when necessary. You will be responsible for the reasonable cost of making good any damage that is caused because you have not done this.
19. Be responsible for looking after the front garden and rear yard
20. At the end of the tenancy, leave the property and our fixtures and fittings in as good a condition as at the start of the tenancy (fair wear and tear excepted) and free from rubbish.

C You must not do the following:

1. Alter or add anything to the outside or structure of the property, or the furniture, fixtures and household belongings that are on the list that you and we signed. You must not bring into the property any furniture, fixtures or household belongings which do not meet the Furniture and Furnishings (Fire) (Safety) Regulations. You can get information about these regulations from your local Trading Standards Office.
2. Anything which may be a nuisance or annoy neighbours. You must not play any radio, CD, record player, television or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside your home between 11 pm and 7.30 am.
3. Bring bicycles, motor cycles, and prams into the property without our permission, in writing (which we will not unreasonably withhold).
4. Bring any furniture into the house without our permission, in writing (which we will not unreasonably withhold).
5. Tamper with any fire precautions.
6. Use Blu-tack or any similar type of adhesive on the walls in the kitchen & living room.
7. Sublet the property or any part of it, or give up the property or any part of it to someone else.
8. Transfer the tenancy to someone else without our permission, in writing (which we will not unreasonably withhold).
9. Carry on any profession, trade or business in the property.
10. Display any permanent notice on the property.
11. Use the property as anything other than a home.
12. Block, or allow guests to obstruct, any of the shared areas.
13. Dry washing inside the property, except in a ventilated room suitable for such purposes.
14. Use any paraffin or portable gas heater.

D We agree to do the following

1. Keep the property insured against fire and other usual comprehensive risks as long as insurance cover is available.
2 Let you have free access to the steps, entrance hall, stairs and all shared areas and keep those areas clean, light and in good condition.
3 Pay for the supply of water to and disposal of water from the property.
4 Pay for the supply of gas, electricity and internet to the property.
5 Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances within the property are checked by a British Gas or Corgi-registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1994.
6 Give you back any part of the rent that you have paid for any period that the property could not be lived in because of fire or any other danger that we are insured for.
7 Keep the structure and outside of the property in good repair.
8 Keep the gas, water, electricity, space-heating and water-heating installations in good repair and proper working order.
9 If we need to serve any notice on you, we will deliver it by hand or send it to you by first-class post to the property address. This means that notices are served on you once they are put through your letterbox even if you do not receive them because you have moved **If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first-class post or left at that address.** If you need to serve any notice on us, they must be delivered by hand or sent by post to the following address.

We may repossess the property if:

- you fail to pay us rent 14 days after it is due, whether you have been asked for it or not;
- you (or any of you) become bankrupt
- any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking the tenancy term and causing a nuisance or annoyance);
- the arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

We need a court order to repossess the property. You should contact a solicitor, Citizens' Advice Bureau or Legal Advice Centre who will tell you what this means

Our signature:

Your signature
(or signatures)

STUDENT ID

Assured shorthold tenancy agreement

under part 1 of the Housing Act 1988
as amended under part 3 of the Housing Act 1996

Date: 20/09/19

This agreement is between us: BJ Elliff
the landlord

and you (individually and together): MICHEL BOU-FARAH
the tenant or tenants

Note that each tenant has a separate agreement with the landlord. Each tenant is responsible for payment of rent for the bedroom assigned and are responsible jointly for meeting the conditions of this agreement, including all bills for the house listed under item B7.

Room assigned is: Bedroom 2

The rent is:

	Rent per week	Payment to be monthly. Due date is 20th of the month
	£	£
~~Upstairs front room – bedroom 1~~	~~NA~~	~~320~~
Upstairs middle room – bedroom 2	NA	295
~~Upstairs rear room – bedroom 3~~	~~NA~~	~~245~~
~~Downstairs front room – bedroom 4~~	~~NA~~	~~295~~

Rent to be paid is on the basis the tenant is a full-time student and hence is classed as exempt with respect to Council Tax. The tenant must provide the following information:
Education Institute
Faculty and Course
Student Number/Certificate
Date when course ends

If the tenant is not a student or otherwise an exempt person, the appropriate Council Tax will be added to the rent.

A We let out the property at:

1. 96 Monton Street, Mosside, Manchester, M14 4LT
   to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. The amount of rent is shown above and both you and we must keep to the terms below.

2. You will have the property and the furniture for 6 months from 1/09/19.
3. This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The arrangements in section 21 of the Housing Act 1988 for the landlord to repossess the property apply to this agreement. This means that you cannot claim any legal rights to stay on once the tenancy has ended and a court order says you must leave. The landlord giving a section 21 notice must give at least two months' notice, in writing. For more information, you should consult a Housing Advice Centre,

solicitor or Citizens' Advice Bureau who will tell you what this means.

4. We will let the property to you (individually and together) and only the tenants listed on the individual tenancy agreements will be allowed to live there.
5. No children are allowed to live in the property without our permission, in writing (which we will not unreasonably withhold).
6. No animals are allowed in the property without our permission, in writing (which we will not unreasonably withhold).
7. You have to pay a deposit of £300 each (you will not receive interest on it). You will get it back when this agreement ends and you leave the property, as long as you have kept to all the agreements and conditions and you have paid all the rent and bills for the property. If you do not do so, we may take from your deposit any rent legally owed to us, or other money legally owed to us, reasonable compensation if you have broken any of your agreements, or the reasonable cost of making good any damage which is not caused by fair wear and tear. We are entitled to keep the deposit until you have produced satisfactory proof that you have paid for the bills (e.g. television licence, Council Tax) for the property. If you fail to do so, we may pay any charges you owe from your deposit. If we cannot agree amounts for any breach, the matter will be decided by the County Court.
8. You cannot use the deposit to pay rent under this agreement. If you owe rent or any other money legally payable to us under the agreement, you will have to pay interest on this amount from the date that it should have been paid. The interest rate is 3% above the base rate used by the Royal Bank of Scotland. This rate may apply before, as well as after, a court judgment has been made against you, depending on the terms of the court judgment.
9. We keep keys to the property.
10. The landlord may remove, store, sell or otherwise dispose of any furniture or goods which the tenant refuses or fails to remove from the property at the end of the tenancy. The tenant shall be responsible for all reasonable costs which the landlord may incur. The landlord shall be entitled to deduct such costs and any monies lawfully due to the landlord from any money realised from the disposal of such furniture or goods.

B You must do the following

1. Pay rent on the days and in the way we have agreed.
2. Pay our reasonable costs for sending reminder letters. These will be £10 for each reminder.
3. Pay our reasonable costs for any cheque that does not clear. These will be £25 each time a cheque does not clear.
4. Keep the inside of the property in at least as good a condition as it was when the tenancy started (fair wear and tear excepted). It is expected that the property is kept neat and tidy, regularly cleaned, with particular attention to the bathroom, toilet and kitchen. Also, at the end of the tenancy you must leave all furniture and fixtures in the rooms or places they were in at the beginning of the tenancy.
5. Use equipment in the house sensibly and perform standard maintenance jobs – e.g. cleaning filters in the dishwasher and tumble dryer. The gas fire in the living room is a living flame fire – it is not suitable for burning anything on it.
6. Repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the property. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings and installations. If you do not repair the damage you are responsible for, we may give you written notice asking you to repair the damage within a reasonable period of time, depending on the repairs that need to be done. If you fail to do this within the period of notice given, we may then enter the property (after giving you 24 hours' notice) and carry out the work - you will have to pay us for the reasonable cost of this work.
7. Pay for all applicable bills, e.g. television licence and Council Tax relating to the property that apply during the period of the tenancy.
8. Immediately inform us if you cease to be a student at a recognised institution.
9. Take reasonable precautions to prevent frost or similar damage to the property. If the property is going to be empty overnight or for more than 12 hours when the weather is

likely to be cold, you must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.

10. Whenever you leave the property unattended, you must lock all the doors and windows and put the burglar alarm on (if any). You should tell us if the property is going to be empty for more than seven days in a row. Note that the door locks for each bedroom are simple Yale-type latches. The locks are for privacy only as the doors are relatively insubstantial.
11. If you give us notice that you are going to leave the property before this agreement has ended, you must pay our reasonable costs for reletting the property as well as paying the rent until a new tenant moves in.
12. Allow us or our agents to come into the property at all reasonable hours of the day to inspect the condition of the property, to carry out repairs or to do other work which we must carry out by law. We will give you at least 24 hours' notice if we are going to enter the property. You must let us enter the property immediately if there is an emergency.
13. Tell us about any repairs or faults that we are responsible for in the structure or outside of the property, in any installation or in the shared areas.
14. Pay the reasonable costs for replacing locks if you fail to return any key.
15. Pay any reasonable cost for getting replacement keys.
16. Allow possible new tenants and prospective purchasers to look at the property on at least 24 hours' written notice during the last month of the tenancy.
17. Be individually responsible for paying all the rent you have to pay under this agreement and keep to all the terms of this agreement.
18. Defrost the freezer & fridge when necessary. You will be responsible for the reasonable cost of making good any damage that is caused because you have not done this.
19. Be responsible for looking after the front garden and rear yard
20. At the end of the tenancy, leave the property and our fixtures and fittings in as good a condition as at the start of the tenancy (fair wear and tear excepted) and free from rubbish.

C You must not do the following:

1. Alter or add anything to the outside or structure of the property, or the furniture, fixtures and household belongings that are on the list that you and we signed. You must not bring into the property any furniture, fixtures or household belongings which do not meet the Furniture and Furnishings (Fire) (Safety) Regulations. You can get information about these regulations from your local Trading Standards Office.
2. Anything which may be a nuisance or annoy neighbours. You must not play any radio, CD, record player, television or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside your home between 11 pm and 7.30 am.
3. Bring bicycles, motor cycles, and prams into the property without our permission, in writing (which we will not unreasonably withhold).
4. Bring any furniture into the house without our permission, in writing (which we will not unreasonably withhold).
5. Tamper with any fire precautions.
6. Use Blu-tack or any similar type of adhesive on the walls in the kitchen & living room.
7. Sublet the property or any part of it, or give up the property or any part of it to someone else.
8. Transfer the tenancy to someone else without our permission, in writing (which we will not unreasonably withhold).
9. Carry on any profession, trade or business in the property.
10. Display any permanent notice on the property.
11. Use the property as anything other than a home.
12. Block, or allow guests to obstruct, any of the shared areas.
13. Dry washing inside the property, except in a ventilated room suitable for such purposes.
14. Use any paraffin or portable gas heater.

D We agree to do the following

1. Keep the property insured against fire and other usual comprehensive risks as long as insurance cover is available.
2 Let you have free access to the steps, entrance hall, stairs and all shared areas and keep those areas clean, light and in good condition.
3 Pay for the supply of water to and disposal of water from the property.
4 Pay for the supply of gas, electricity and internet to the property.
5 Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances within the property are checked by a British Gas or Corgi-registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1994.
6 Give you back any part of the rent that you have paid for any period that the property could not be lived in because of fire or any other danger that we are insured for.
7 Keep the structure and outside of the property in good repair.
8 Keep the gas, water, electricity, space-heating and water-heating installations in good repair and proper working order.
9 If we need to serve any notice on you, we will deliver it by hand or send it to you by first-class post to the property address. This means that notices are served on you once they are put through your letterbox even if you do not receive them because you have moved **If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first-class post or left at that address.** If you need to serve any notice on us, they must be delivered by hand or sent by post to the following address.

We may repossess the property if:

- you fail to pay us rent 14 days after it is due, whether you have been asked for it or not;
- you (or any of you) become bankrupt
- any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking the tenancy term and causing a nuisance or annoyance);
- the arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

We need a court order to repossess the property. You should contact a solicitor, Citizens' Advice Bureau or Legal Advice Centre who will tell you what this means

Our signature:

Your signature
(or signatures)

Assured shorthold tenancy agreement

under part 1 of the Housing Act 1988
as amended under part 3 of the Housing Act 1996

Date: 20/09/19

This agreement is between us: BJ Elliff
the landlord

and you (individually and together): JAMES WHITEHOUSE
the tenant or tenants

Note that each tenant has a separate agreement with the landlord. Each tenant is responsible for payment of rent for the bedroom assigned and are responsible jointly for meeting the conditions of this agreement, including all bills for the house listed under item B7.

Room assigned is: Bedroom 4

The rent is:

	Rent per week	Payment to be monthly. Due date is 10th of the month
	£	£
~~Upstairs front room – bedroom 1~~	~~NA~~	~~320~~
~~Upstairs middle room – bedroom 2~~	~~NA~~	~~295~~
~~Upstairs rear room – bedroom 3~~	~~NA~~	~~245~~
Downstairs front room – bedroom 4	NA	295

Rent to be paid is on the basis the tenant is a full-time student and hence is classed as exempt with respect to Council Tax. The tenant must provide the following information:
Education Institute
Faculty and Course
Student Number
Date when course ends

If the tenant is not a student or otherwise an exempt person, the appropriate Council Tax will be added to the rent.

A We let out the property at:

1. 96 Monton Street, Mosside, Manchester, M14 4LT
   to you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that are on the list that you and we signed. The amount of rent is shown above and both you and we must keep to the terms below

2. You will have the property and the furniture for 12 months from 1/09/19.
3. This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The arrangements in section 21 of the Housing Act 1988 for the landlord to repossess the property apply to this agreement. This means that you cannot claim any legal rights to stay on once the tenancy has ended and a court order says you must leave. The landlord giving a section 21 notice must give at least two months' notice, in writing. For more information, you should consult a Housing Advice Centre,

solicitor or Citizens' Advice Bureau who will tell you what this means.

4. We will let the property to you (individually and together) and only the tenants listed on the individual tenancy agreements will be allowed to live there.
5. No children are allowed to live in the property without our permission, in writing (which we will not unreasonably withhold).
6. No animals are allowed in the property without our permission, in writing (which we will not unreasonably withhold).
7. You have to pay a deposit of £300 each (you will not receive interest on it). You will get it back when this agreement ends and you leave the property, as long as you have kept to all the agreements and conditions and you have paid all the rent and bills for the property. If you do not do so, we may take from your deposit any rent legally owed to us, or other money legally owed to us, reasonable compensation if you have broken any of your agreements, or the reasonable cost of making good any damage which is not caused by fair wear and tear. We are entitled to keep the deposit until you have produced satisfactory proof that you have paid for the utility bills (electricity, gas and phone) for the property. If you fail to do so, we may pay any charges you owe from your deposit. If we cannot agree amounts for any breach, the matter will be decided by the County Court.
8. You cannot use the deposit to pay rent under this agreement. If you owe rent or any other money legally payable to us under the agreement, you will have to pay interest on this amount from the date that it should have been paid. The interest rate is 3% above the base rate used by the Royal Bank of Scotland. This rate may apply before, as well as after, a court judgment has been made against you, depending on the terms of the court judgment.
9. We keep keys to the property.
10. The landlord may remove, store, sell or otherwise dispose of any furniture or goods which the tenant refuses or fails to remove from the property at the end of the tenancy. The tenant shall be responsible for all reasonable costs which the landlord may incur. The landlord shall be entitled to deduct such costs and any monies lawfully due to the landlord from any money realised from the disposal of such furniture or goods.

B You must do the following

1. Pay rent on the days and in the way we have agreed.
2. Pay our reasonable costs for sending reminder letters. These will be £10 for each reminder.
3. Pay our reasonable costs for any cheque that does not clear. These will be £25 each time a cheque does not clear.
4. Keep the inside of the property in at least as good a condition as it was when the tenancy started (fair wear and tear excepted). It is expected that the property is kept neat and tidy, regularly cleaned, with particular attention to the bathroom, toilet and kitchen. Also, at the end of the tenancy you must leave all furniture and fixtures in the rooms or places they were in at the beginning of the tenancy.
5. Use equipment in the house sensibly and perform standard maintenance jobs – e.g. cleaning filters in the dishwasher and tumble dryer. The gas fire in the living room is a living flame fire – it is not suitable for burning anything on it.
6. Repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the property. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings and installations. If you do not repair the damage you are responsible for, we may give you written notice asking you to repair the damage within a reasonable period of time, depending on the repairs that need to be done. If you fail to do this within the period of notice given, we may then enter the property (after giving you 24 hours' notice) and carry out the work - you will have to pay us for the reasonable cost of this work.
7. Pay for all electricity, gas and phone bills, internet, television licence and Council Tax relating to the property that apply during the period of the tenancy.
8. Take reasonable precautions to prevent frost or similar damage to the property. If the property is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, you must leave enough heating on to prevent the water system

freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.

9. Whenever you leave the property unattended, you must lock all the doors and windows and put the burglar alarm on (if any). You should tell us if the property is going to be empty for more than seven days in a row. Note that the door locks for each bedroom are simple Yale-type latches. The locks are for privacy only as the doors are relatively insubstantial.
10. If you give us notice that you are going to leave the property before this agreement has ended, you must pay our reasonable costs for reletting the property as well as paying the rent until a new tenant moves in.
11. Allow us or our agents to come into the property at all reasonable hours of the day to inspect the condition of the property, to carry out repairs or to do other work which we must carry out by law. We will give you at least 24 hours' notice if we are going to enter the property. You must let us enter the property immediately if there is an emergency.
12. Tell us about any repairs or faults that we are responsible for in the structure or outside of the property, in any installation or in the shared areas.
13. Pay the reasonable costs for replacing locks if you fail to return any key.
14. Pay any reasonable cost for getting replacement keys.
15. Allow possible new tenants and prospective purchasers to look at the property on at least 24 hours' written notice during the last month of the tenancy.
16. Be individually responsible for paying all the rent you have to pay under this agreement and keep to all the terms of this agreement.
17. Defrost the freezer & fridge when necessary. You will be responsible for the reasonable cost of making good any damage that is caused because you have not done this.
18. Be responsible for looking after the front garden and rear yard
19. At the end of the tenancy, leave the property and our fixtures and fittings in as good a condition as at the start of the tenancy (fair wear and tear excepted) and free from rubbish.

C You must not do the following:

1. Alter or add anything to the outside or structure of the property, or the furniture, fixtures and household belongings that are on the list that you and we signed. You must not bring into the property any furniture, fixtures or household belongings which do not meet the Furniture and Furnishings (Fire) (Safety) Regulations. You can get information about these regulations from your local Trading Standards Office.
2. Anything which may be a nuisance or annoy neighbours. You must not play any radio, CD, record player, television or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside your home between 11 pm and 7.30 am.
3. Bring bicycles, motor cycles, and prams into the property without our permission, in writing (which we will not unreasonably withhold).
4. Bring any furniture into the house without our permission, in writing (which we will not unreasonably withhold).
5. Tamper with any fire precautions.
6. Use Blu-tack or any similar type of adhesive on the walls in the kitchen & living room.
7. Sublet the property or any part of it, or give up the property or any part of it to someone else.
8. Transfer the tenancy to someone else without our permission, in writing (which we will not unreasonably withhold).
9. Carry on any profession, trade or business in the property.
10. Display any permanent notice on the property.
11. Use the property as anything other than a home.
12. Block, or allow guests to obstruct, any of the shared areas.
13. Dry washing inside the property, except in a ventilated room suitable for such purposes.
14. Use any paraffin or portable gas heater.

D We agree to do the following

1. Keep the property insured against fire and other usual comprehensive risks as long as

insurance cover is available.

2 Let you have free access to the steps, entrance hall, stairs and all shared areas and keep those areas clean, light and in good condition.

3 Pay for the supply of water to and disposal of water from the property.

4 Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances within the property are checked by a British Gas or Corgi-registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1994.

5 Give you back any part of the rent that you have paid for any period that the property could not be lived in because of fire or any other danger that we are insured for.

6 Keep the structure and outside of the property in good repair.

7 Keep the gas, water, electricity, space-heating and water-heating installations in good repair and proper working order.

8 If we need to serve any notice on you, we will deliver it by hand or send it to you by first-class post to the property address. This means that notices are served on you once they are put through your letterbox even if you do not receive them because you have moved **If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first-class post or left at that address.** If you need to serve any notice on us, they must be delivered by hand or sent by post to the following address.

We may repossess the property if:

- you fail to pay us rent 14 days after it is due, whether you have been asked for it or not;
- you (or any of you) become bankrupt
- any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking the tenancy term and causing a nuisance or annoyance);
- the arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

We need a court order to repossess the property. You should contact a solicitor, Citizens' Advice Bureau or Legal Advice Centre who will tell you what this means

Our signature:

Your signature
(or signatures)

Current Account Statement

Nationwide Building Society

Your FlexAccount transactions

Statement date:	01 April 2020
Statement no:	159

Sort code	
Account no	
Start balance	
End balance	
Average credit balance	
Average debit balance	
Receiving an International Paym...	
BIC	
IBAN GB	
Swift Intermediary Bank	MIDLGB22

Date	Description	£ Out	£ In	£ Balance
2020	Balance from statement 158 dated 01/03/2020			
02 Mar				
05 Mar	Bank credit BOU FARAH M		295.00	
09 Mar	Transfer from WHITEHOUSE J		295.00	
16 Mar				
18 Mar				
21 Mar				
26 Mar				
	Bank credit ESSE S		320.00	
01 Apr				

Stop and think

We want to do everything we can to alert, educate and protect you from fraud. That's why, when you set up a new payee you'll soon be given some guidance to help you decide whether to make that payment before it goes through.

For more information about fraud and scams, go to **nationwide.co.uk/fraudaware**

Two important changes you need to know about

1) Our Current Account terms and conditions and some of our charges are changing – so please take time to read the enclosed booklet.
2) The banking sector is making changes to help fight fraud – discover more at **nationwide.co.uk/verify**

Nationwide Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 106078.
Head Office: Nationwide Building Society, Nationwide House, Pipers Way, Swindon, SN38 1NW