



TENANCY AGREEMENT

Company No - 05308132

Red Roofs, Church Lane, Woodford,
Stockport, Cheshire, SK7 1RQ
Phone 0161 439 7510 Mob 07879495614

22 CROFTON STREET, MANCHESTER M14 4DX.

IMPORTANT

The Inventory and Schedule of Condition should be checked carefully at the commencement of the tenancy and agreed with the Landlord within seven days of commencement of the tenancy. FAILURE TO AGREE THE INVENTORY AND SCHEDULE OF CONDITION WITHIN SEVEN DAYS OF COMMENCEMENT, OR RECEIPT OF THE INVENTORY (WHICHEVER IS LATER) IT WILL BE DEEMED TO HAVE BEEN ACCEPTED AND AGREED BY THE TENANT AND THAT THESE DOCUMENTS ARE FAIR AND ACCURATE AND THAT THE LANDLORD WILL BE ABLE TO RELY ON THEM AS BEING CORRECT AND ACCURATE AT THE END OF THE TENANCY.

If either party does not understand this agreement, or anything in it, it is strongly suggested you ask for an explanation before signing it. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

EXPLANATORY NOTES

FINDING YOUR WAY AROUND THIS AGREEMENT

This agreement has been divided into Nine Parts. Each Part of the Agreement contains a number of separately numbered paragraphs some of which have been grouped together under a heading which describes what the paragraphs are about.

- PART I** Describes who is bound by the terms of this Agreement and identifies the premises to be let. This section is also to be used to add additional clauses that are negotiated between the parties. It also defines some of the terms used in the Agreement, and charges that may be made to the Tenant.
- PART II** Sets out the Tenants promise to the Landlord which must not be broken during the tenancy.
- PART III** Sets out how the rent can be increased
- PART IV** Sets out the Landlords promises to the Tenant which must not be broken during the tenancy.
- PART V** Explains how the security deposit will be dealt with at the end of the tenancy.
- PART VI** Sets out some important terms that bind the Tenant and the Landlord and explain how the Landlord may regain possession under certain circumstances before the end of a fixed term tenancy.
- PART VII** Explains the Landlord's and Tenant's rights under the Data Protection Act
- PART VIII** Is the signatures of all parties who should only sign if they are prepared to be bound by this Agreement.
- PART IX** Is the Guarantors Agreement which sets out the obligations of the Guarantor in connection with the Tenancy Agreement and how they may be held liable for all the obligations under the Tenancy Agreement if the Tenant fails to meet their obligations.

HOUSING ACT 1988
(Amended 1996) Section 21(b)
Assured Shorthold Tenancy
Notice Requiring Possession by virtue of Section 21 of the Housing Act 1988
Fixed Term Tenancy

Name and address of Tenant(s)

1. Jake Cumberland of 5 West View, Redlam, Blackburn, BB2 2SH.....
2. James Tetlow of 34 Danesbury Road, Bolton. BL2 3AU.....
3. James Miller of 30 Lyefield Road East, Charlton Kings, Cheltenham, Gloucestershire, GL53 8AY.....
4.

Name and address of Landlord

From **Nicholas Brook**

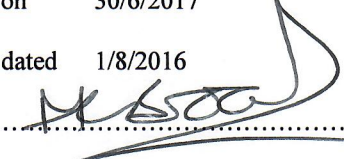
Of **Red Roofs, Church Lane, Woodford, Cheshire, SK7 1RQ**

Address of dwelling

**I give you notice by virtue of Section 21 of the Housing Act 1988, that I require possession of dwelling house known as:
22 Crofton Street, Rusholme, Manchester, M14 4DX**

Date of Expiry on 30/6/2017

Date notice served dated 1/8/2016

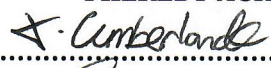
Landlords signature .....signed

Landlords Address Red Roofs, Church Lane, Woodford, Cheshire, SK7 1RQ

NOTES

1. **On or after coming to the end of a Fixed Term Assured Shorthold Tenancy, a court must take an order for possession if the Landlord has given notice in this form.**
2. **Where there are joint Landlords, at least one of them must give this notice.**
3. **The length of the notice must be at least one month and the notice may be given before or on the day of which the Fixed Term comes to an end.**

I HEREBY ACKNOWLEDGE RECEIPT OF THIS NOTICE

SIGNED		First TENANT
SIGNED		Second TENANT
SIGNED		Third TENANT
SIGNED		Fourth TENANT

PART 1

SUMMARY of CORE TERMS

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

2/2/16

- 1.2 Name(s) of LANDLORD(S): Nicholas Brook

- 1.3 ADDRESS of Landlord(s): Red Roofs, Church Lane, Woodford, Stockport, Cheshire, SK7 1RQ

A Landlord is required by law to notify Tenants of his address, anywhere in the world, prior to making demands for rent, or where any formal notices relating to legal proceedings may be served upon the Landlord, by the Tenants.

If the address given at 1.3 above is not in England or Wales then the address given at 1.4 should be considered, for such purposes as required by sections 47 and or 48 of the Landlord & Tenant Act 1987, to be the Landlord's address.

- 1.4 Alternative ADDRESS of Landlord (if applicable):

- 1.5 Name(s) of TENANT(S):

1) Jake Cumberland 2) James Tetlow 3) James Miller 4)

- 1.6 ADDRESS of Tenant(s):

5 West View, Redlam, Blackburn, BB2 2SH

34 Danesbury Road, Bolton. BL2 3AU

30 Lyefield Road East, Charlton Kings, Cheltenham, Gloucestershire, GL53 8AY

.....

- 1.7 NAME and ADDRESS of GUARANTOR (if any)

- 1.8 ADDRESS of PREMISES to be LET: (subject to the letting) to include furniture, fixtures and fittings as described in the Inventory and Schedule of Condition.
22 Crofton Street, Rusholme, Manchester, M14 4DX

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

- 1.10 Initial TERM of the tenancy will be: 11 Calendar months

COMMENCEMENT date; from and including 1/8/16
EXPIRY date; to and including: 30/6/17

- 1.11 Permitted Occupiers: None

- 1.12 RENT £1109.33 per calendar month
Rent is payable in advance and is due upon the 1st day of each calendar month starting August 2016, and the first payment is cleared funds, bankers draft or credit transfer is to be made on or before the signing of this agreement. Subsequent payments to be made by Standing Order.

- 1.13 Security DEPOSIT of £900.00 is to be paid in total on or before the signing of this agreement must be made in cleared funds, bankers draft, credit transfer, and will be held in a government accredited tenancy deposit scheme.

- 1.14 The Landlord will hold the deposit throughout the tenancy in a non interest bearing account.

Part VII
DATA PROTECTION & CONFIDENTIALITY

- 7.1 Letting agents may share details about the performance of obligations under this agreement by the Landlord and Tenant; past, present and future known addresses of the parties, with each other, with credit and reference providers for referencing purposes and rental decisions; with Utility and Water Companies, local authority Council Tax and Housing Benefit department, Mortgage Lenders, to help prevent dishonesty, for administrative and accounting purposes, or for occasional debt tracing and fraud prevention. Under the Data Protection Act 1998 you are entitled, on payment of a fee which will be no greater than that set by statute, to see a copy of personal information held about you and to have it amended if it is shown to be incorrect.

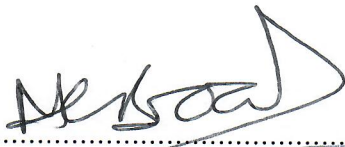
Part VIII

SIGNATURES of the PARTIES

IMPORTANT

This agreement contains the terms and obligations of the tenancy. It sets out the promises made by the Landlord to the Tenant and by the Tenant to the Landlord. These promises will be legally binding once the agreement has been both signed and dated. You should read it carefully to ensure it contains everything you want and nothing that you are not prepared to agree to. Whilst every attempt has been made to compose this agreement using plain intelligible language, it inevitably contains some legal terms and references. **If either party does not understand this agreement, or anything in it, it is strongly suggested you ask for an explanation before signing it. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.**

SIGNED

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by, or for & on behalf
of, the **LANDLORD(s)**

SIGNED

.....


First
TENANT

SIGNED

.....


Second
TENANT

SIGNED

.....


Third
TENANT

SIGNED

.....

Fourth
TENANT