

TENANCY AGREEMENT

2 Longmeadow
Cheadle Hulme
Stockport
SK8 7ER

(t) 0161 485 8332 | 07879 495 614
(e) nickbrook@davisbrook.co.uk

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.

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

14/12/17

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

- 1.3 ADDRESS of Landlord(s): 2 Longmeadow Cheadle Hulme SK8 7ER

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) Niamh Healy 2) Arwen Condon 3) Olivia Penfold 4) Lucy Goodwin

- 1.6 ADDRESS of Tenant(s):

6 The Beeches, Middleton St George, Darlington, DL2 1GD
15 Kilcolman Lawn, South Douglas Road, Cork City, Ireland.
23 Butterlands, Ribblesdale, Preston, Lancashire, PR1 5TJ
Box Bush Almeley, Herefordshire, HR3 6LF

- 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: 12 Calendar months

COMMENCEMENT date; from and including 1/7/18
EXPIRY date; to and including: 30/6/19

- 1.11 Permitted Occupiers: None

- 1.12 RENT £1300.00 per calendar month

Rent is payable in advance and is due upon the 1st day of each calendar month starting July 2018, 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. **July 2018 will be discounted by 50%.**

- 1.13 Security DEPOSIT of £1200.00 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. Please note any holding deposit previously paid will automatically convert to the security deposit upon signing this agreement.

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

- 1.15 If there are allocated parking spaces at the property then the permitted number of vehicles that may be parked at any time is none. - Street Parking.

The following are SPECIAL or ADDITIONAL CLAUSES negotiated between the parties.

If there are no special or additional clauses please draw a diagonal line through this section.

All repair requests and emergency calls MUST be directed to the Landlord. The Landlord will be responsible for checking the inventory at the end of the tenancy.

Notwithstanding Clauses to the contrary it is agreed between the landlord and the tenant that smoking is not permitted within the property for the duration of the tenancy and any extensions thereto.

Notwithstanding Clauses to the contrary it is agreed between the landlord and the tenant that pets are not permitted within the property for the duration of the tenancy and any extensions thereto.

Part IX

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



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

SIGNED



First
TENANT

SIGNED

N. Healy

Second
TENANT

SIGNED



Third
TENANT

SIGNED

O. Penfold

Fourth
TENANT