

ASSURED SHORTHOLD TENANCY AGREEMENT

This AGREEMENT is made on:

BETWEEN:

(A) George Warren of 8 Welsford Road, NR4 6QF. E-mail: georgewk21@hotmail.com. Mobile: 0780-1937440 (Hereinafter called "The Landlord")

AND:

(B)

Now known as the "Tenant" who shall be "**jointly and severally liable**".

WHEREBY IT IS AGREED as follows:

(C) This Agreement is intended to create an Assured Shorthold Tenancy within part 1 of Chapter 11 of the Housing Act 1988 and the provisions for recovery of possession by the Landlord in Section 21 thereof apply accordingly.

(D) The Landlord lets and the Tenant takes the Property known as **3 Langton Close NR5 8RU** together with the Fixtures and Fittings and all other items listed in the Inventory ("the Contents").

(E) The Tenancy shall be for a Term of 12 months from: **1 / 8 / 21** and expire on **31 / 7 / 22**

(F) The Tenant shall pay during the tenancy rent in **advance at the rate of £ p.m.** by a **Bank Standing Order or other electronic/internet** method commencing on **1/8/21** and on the 1st of each following month with a Final payment on **1/7/22**

NB: Rent is to be paid in a Monthly Lump Sum amount of £

(F-A) The Tenant will appoint a "**Lead Tenant**" who will be responsible for:

- (a) Payment of the Rent (The Landlord suggests the opening of a "Household" Bank account to facilitate this) to: A/c Name: Mrs S. Phillips. A/c No: 25037994 Sort Code: 60-15-31
- (b) The Deposit procedure under Para.K3 below.
- (c) Obtain UEA Council Tax Exemption Certificates from all the Tenants. These can be downloaded as a PDF from e:Vision All the Exemption Certs must then be e-mailed to revenues@norwich.gov.uk under a covering e-mail which details: (1) The house address including postcode. (2) The names of all the Tenants and (3) The Start & Finish date of this AST.
- (d) Ensure all utility bills including Council Tax are settled (with receipted copies) on 31 / 7 / 22

(G) THE TENANT SHALL ALSO PAY DURING THE TENANCY (IF APPLICABLE):

Gas, Electricity, Water Rates, Council Tax (where applicable) and TV licence.

(H) THE TENANT SHALL:

- (1) Pay interest on outstanding rent at the rate of 3% over Bank of England Base Rate. This Interest will commence on the 15th day after the rent become outstanding and continue until the amount is settled.
- (2) **Submit by e-mail to the Landlord - georgewk21@hotmail.com :**
 - (i) A Tenant Detail Form (TDF)
 - (ii) Evidence that a Bank Standing Order (SO) has been set up to pay the Rent as agreed. This can be a scanned hard copy or a computer screenshot.
 - (iii) The Tenant must provide a Guarantor Form signed by a UK resident home owner or pay the rent Quarterly in advance.
- (3) Use the Property in a Tenant - like manner and shall not through his/her own act neglect or default or that of any other person permit or suffer the Property or any of the Contents to deteriorate.
- (4) Return the inventory to the Landlord within 30 days of receipt. If the inventory is not returned within 30 days, it will be accepted as correct.

- (5) Keep the Property in a good state of decorative condition internally and at least up to the standard pertaining when the Tenant took possession. Wear and tear due to reasonable, normal use and damage by accidental fire excepted. Proposals regarding any decorating that the Tenant wishes to carry out must be requested in writing and written approval must be received by the Tenant from the Landlord before commencing any work. Work to be of an equal standard as that maintained by the Landlord and is subject to inspection by the Landlord.
- (6) Replace all broken glass caused directly by the Tenant in the property and any outbuilding occurring during the tenancy, unless caused by Burglary, Fire or other Third Party action
- (7) Keep the Contents in their present state of repair and condition. Wear and tear due to reasonable, normal use and damage by accidental fire excepted.
- (8) Insure his / her personal possessions.
- (9) The Tenant shall be liable for all remedial work required as a result of breaches by the Tenant of his/her covenants herein.
- (10) Be liable to pay for all work as is carried out on the instructions of the Landlord after the Tenant has refused to abide by any of the covenants contained herein.
- (11) Allow the Landlord entry between 0800 hrs and 1900 hrs for inspection of the Property having given 24 hours Notice in writing. The Tenant permits the Landlord to give the Tenant notice in writing of all dilapidations, repairs, cleaning (including windows) etc which have occurred during the Tenancy and are not the responsibility of the Landlord. The Tenant agrees upon receipt of such notice to rectify within 30 days. Failure to do so results in the Tenant giving permission for the Landlord to instruct their own Contractors to carry out the work at the Tenants expense
- (12) n/a
- (13) Keep clean the interior of the windows.
- (14) Notify the Landlord of any defects or repairs necessary to the Property.
- (15) Allow viewings (between 11.00 and 7.30) by prospective Tenants having been given 24 hours notice in writing. Allow the erection of For Sale or To Let boards having been given 7 days Notice by the Landlord.
- (16) At the termination of the Tenancy leave the property and contents in the same state of decoration and the contents in working order, as stated on the inventory supplied at the commencement of the Tenancy. Failure of the Tenant to comply with this covenant will result in the Tenant being charged for the reasonable costs incurred in having any restitution work carried out.
- (17) Return the Property and Contents on 31 / 7 / 22 in a clean and tidy condition having removed all personal possessions and rubbish.
- (18) Arrange final readings on 31 / 7 / 22 for utilities/services and provide Landlord with receipted copies of Final Invoices.
- (19) Use the property for residential purposes only.
- (20) Air the accommodation regularly by opening windows whenever convenient but paying particular attention to BATHROOMS, which are prone to condensation forming thus causing black mould to form on the walls.
- (21) n/a
- (22) GARDEN – The Landlord will take care of the garden upon giving 24 hours notice in writing.
- (23) All Tenants will be registered Students and if any Tenant ceases to be a Student, that person will be liable for their own Council Tax.
- (24) n/a
- (25) Pay the reasonable cost of being let in by the Landlord should the Tenant be locked out of either the house or his/her bedroom.
- (26) Upon booking the Property for a 2nd or 3rd year be fully responsible for finding and vetting any new Tenants if required.

(I) THE TENANT SHALL NOT:

- (1) Change the name of any utility from the Tenants name to that of: (A) The Landlord (B) Another person or (C) The Occupier and/or any other Name/Title.
- (2) Interfere with or make any alteration to the structure of the property or damage or uproot any plant in the garden or interfere with the layout of the garden.
- (3) Remove any contents from the property, including keys which will be returned at the end of the tenancy or a payment of **£20 per key** will be charged.

- (4) Sublet or take in lodgers or paying guests without written consent of Landlord.
- (5) Use the Property for any illegal, immoral, trade or business activity.
- (6) Use Blotak, whitetak or any other adhesive material on the walls to affix posters etc. Any walls damaged by such adhesives will require re-painting due to the oil-based stains caused by these adhesives. Re-painting will be carried out at a cost of £ 45 per wall which will be deducted from the Deposit at the end of the AST.
- (7) Keep any animals, birds or reptiles on the property without written permission from the Landlord.
- (8) Leave any "Rubbish" (Bikes, weight eqpt, computers, tv's, musical instruments, boxes, furniture, suitcases etc), on or within the Property at the termination of the tenancy without prior agreement by the Landlord.
Rubbish left behind will be removed by the Landlord at a cost of £ 20 per bin liner / article. The Tenant will also pay the reasonable cost of removing any motorised vehicle left behind.
- (9) Shall not have an open fire unless the Landlord confirms the chimney flue is open and correctly vented. Any damage caused by an open fire is solely the Tenants responsibility including cost of repairs if required.
- (10) Install any satellite dishes/radio receivers/Digital receivers without prior consent of the Landlord. Failure to do so will incur the Tenant costs of returning the property to its former condition.
- (11) Allow any loud music, shouting, parties, banging of doors or other such behaviour between the hours of 11 pm to 8 am (OR AT ANY OTHER TIME if it causes nuisance to the neighbours).
- (12) Not permit any kerosene, free-standing gas heaters or electric heaters to be brought into and used upon the premises.
- (13) Change the locks to any doors of the property without prior consent of the Landlord and without supplying him with as many copies of the keys as he may specify.
- (14) Leave the property unattended for more than fourteen consecutive days without notifying the Landlord in writing and without taking adequate precautions to ensure that the property is properly secured and in the winter, turning off the water STOP COCK which is clearly marked.
- (15) Smoke or allow anyone else to smoke in the property. In the event of non-compliance, the Landlord will professionally clean the Premises to remove odours, discolouring or damage to décor / furnishings. This will be at the Tenants expense and deducted from the Deposit.
- (16) Dry clothes on radiators or portable airers as this will cause condensation resulting in black mould forming. Remedial work caused thus will be at the Tenants expense and deducted from the Deposit.
- (17) Move any furniture out of the house or move large furniture items into the house or from room to room without the Landlords permission.
- (18) Not receive keys to the Property until (a) The AST is fully executed (b) SO, TDF & Guarantor Forms are received (c) The full deposit is paid.

(J) THE LANDLORD SHALL:

- (1) Keep in repair the structure of the Property including the roof, walls, foundations and stairs.
- (2) Keep all electrical and other working apparatus belonging to the Landlord in good working order at all times. Unless the appliance(s) has been neglected, damaged or misused by the Tenant.
- (3) Insure the Property against fire and reimburse the Tenants rent for any period that the Property is uninhabitable due to fire.
- (4) Ensure that the Tenant paying the rent and performing his/her other obligations under the tenancy may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord.

(K) DEPOSITS

(1) The Tenant shall pay a damage deposit to the Landlord before the commencement of the term in a Lump Sum of £

(2) It is agreed and accepted that the said deposit may **NOT** be used by the Tenant as rent at any time during the tenancy and shall be repaid without interest as soon as reasonably practicable after the determination of the tenancy, and after deducting any sum in respect of:

1. OUTSTANDING RENT/DEPOSITS.
2. REPLACEMENT OF LOST OR BROKEN ITEMS FOUND WITHIN THE INVENTORY AND CAUSED BY THE ACT OR DEFAULT OF THE TENANT.
3. CLEANING OF THE PROPERTY IF NOT LEFT IN THE SAME STATE AS AT THE START.
4. CLEARANCE COSTS FOR RUBBISH AS DETAILED ABOVE (PARA. I-8)
5. COMPENSATION FOR THE BREACH OF ANY TERM OF THIS AGREEMENT.
6. DETERIORATION TO THE DÉCOR DUE TO FUNGAL GROWTH, CONDENSATION OR ASSOCIATED PROBLEMS.
7. OUTSTANDING MONIES DUE FOR ELECTRICITY, GAS, WATER AND/OR ANY OTHER UTILITIES.

(3) The Landlords "Deposit Protection Scheme" is administered by: www.mydeposits.co.uk. Telephone: 0871 703 0552. As this AST is a "Joint Tenancy", the Tenant is obliged to provide the name of a "LEAD TENANT" (1) who will Sign below. The "Lead Tenant" is responsible for handling the Deposit procedure. In the event that this person leaves early or relinquishes responsibility, a "LEAD TENANT" (2) will sign the AST in the space provided below.

LEAD TENANT (1) SIGN: _____ PRINT: _____

LEAD TENANT (2) SIGN: _____ PRINT: _____

Any Notice to be given to the Landlord under this AST must be posted or e-mailed to the addresses shown in Para (A) on Page 1.

Any Notice to be given to the Tenant under this AST must be posted, e-mailed or left at the Property.

AS WITNESSED BY:

SIGNED by Tenant: _____
PRINT by Tenant: _____

SIGNED by Tenant : _____
PRINT by Tenant : _____

SIGNED by Tenant: _____
PRINT by Tenant: _____

SIGNED by Tenant: _____
PRINT by Tenant: _____

SIGNED by Tenant: _____
PRINT by Tenant: _____

:

SIGNED by the Landlord: _____
PRINT by the Landlord: G W Warren