

AGREEMENT

For letting of furnished dwelling house on
An assured short hold tenancy agreement
Under Part 1 of the Housing Act 1988

An Agreement is made this.....(date).....(month).....(year)

Between: The Landlord -- B.B. LETTINGS

Address: 3 Tanglewood Fulwood Preston Lancs PR2 8WQ

Telephone Number: 01772 759096 Mobile: 07736775954

And: The Tenant

Permanent Home Address:

Uni Registration number:

Telephone Number

Mobile

It is agreed as follows:

1. The Landlord lets and the tenant takes the premises known as:

Room Foresters Hall, Great Shaw Street, Preston, Lancashire, PR1 2HH

For the period commencing on
(a period of 26 weeks)

Together with the furniture and household effects now in the premises (as listed in the
Attached inventory) at the rental of:

£ Per week (including water rates, gas and electric costs)

Payable:

A Security Deposit of £100 is payable, which will be protected by a government approved Tenancy Deposit Scheme until the termination of the tenancy. The Landlord will be entitled to use the Security Deposit to reimburse any loss or expenses incurred by the Landlord due to, The tenant not having paid all rent due, any outstanding lock out fees, costs due to cleaning, failing to return any keys to the property, Any loss or damage caused to the property, furniture and effects. **A cost of £50 will be charged** if the Landlord has to bring in a cleaner to clean the room or kitchen, to the standard at the beginning of the tenancy. As

the kitchen is a shared kitchen, it is the responsibility of all tenants on that floor, and costs relating to cleaning of kitchen, ovens, hobs, fridges, freezers and cupboards will be a shared cost between all rooms and any disputes over cleaning should be sorted out between tenants in a reasonable manner. The Security Deposit is non-refundable if Agreement of 26 weeks is not kept. Where the Security Deposit is insufficient to reimburse the Landlord in full the balance shall be paid by the tenant within One month from being notified.

2. TENANTS OBLIGATIONS

The tenant will:

- 2.01 Pay the rental as arranged. Reimburse the Landlord for any loss or damage to the property incurred by the Tenant or any person visiting the property at the invitation of the Tenant
- 2.02 The Tenant will supply the Landlord with necessary documentation (in the case of a full time student) in relation to the exemption of the premises from Council Tax. The Tenant will pay any Council Tax arising during the Tenancy and where appropriate shall reimburse any Council Tax paid by the Landlord in respect of the premises. The Tenant shall leave the said premises within seven days if the Tenant ceases to be a full time student.
- 2.03 Not allow the said premises to be used otherwise than a private dwelling for the use of the above named Tenant only. Not take in lodgers or paying guests, nor assign the benefit to or share possession of the premises, i.e.; overnight visitors are allowed on an occasional basis. If more than 8 nights in a month is to be spent on the premises by a visitor, then prior written consent is required from the Landlord /Agent and a fee of half the rent will be payable for the duration of the stay by the said visitor. This consent would only be valid for the month in question.
- 2.04 Keep the interior of the said premises and contents thereof in a clean and habitable condition at all times. If a cleaner has to be called in to clean the kitchen move dirty Pots, pans and utensils, or food off work surfaces all tenants on that floor will be responsible for the payment of all costs.
- 2.05 At the end of the tenancy if the kitchen, cooker, hobs, grill trays fridges and freezers are left dirty cleaners will be brought in and all tenants on that floor will be responsible for the payment of all costs.
- 2.06 Not remove from the premises any of the furniture or effects and replace any items of furniture or effects, which are lost, removed or destroyed, with articles of equal value. Not introduce into the premises, furniture or furnishings, which do not comply with the Furniture and Furnishings (fire and safety) Regulations 1993 and any amendments to the regulations.

- 2.07 Yield up the premises at the end of the tenancy in the same clean state and condition it was at the beginning of the tenancy and leave the furniture and effects in the rooms or places in which they were at the beginning of the tenancy.
- 2.08 Not damage the premises or to make alteration or addition, nor decorate any part of the premises without prior written consent of the Landlord.
- 2.09 Not do, or permit to be done on the premises, anything which may be or become a nuisance or annoyance to the Landlord or other tenants or occupiers of any adjoining premises (noise, abuse interference or harassment etc) or which may invalidate any insurance of the premises against fire or otherwise or increase the ordinary premium of such insurance.
- 2.10 Not allow pets of any kind to be kept at the premises (with the sole exception of guide dogs)
- 2.11 Permit the Landlord or their agents at any reasonable time, to enter the premises for the purpose of examining the state and condition of the premises and contents. This is only to be done in the presence of a Tenant and following at least twenty-four hours written notice and the arrangement of a mutual convenient appointment except in the case of emergencies.
- 2.12 Permit the Landlord by prior arrangement and at reasonable hours in the daytime to enter and view the premises with prospective tenants. At least twenty-four hours notice in writing to be given.
- 2.13 Ensure all necessary repairs are reported as soon as possible in accordance with the method agreed with the Landlord.
- 2.14 Not to use electrical or any other form of heating appliance within the said premises.
- 2.15 Not to install any telephone line without prior consent of the Landlord/Lady.
- 2.16 Be responsible for all rents due to the end of the agreement date. If the premises are vacated sooner a refund will only be given if the said room is re-let and until such time of re-letting is the responsibility of the Tenant.
- 2.17 **Be responsible for their own keys and if we have to be called out paying charges of £25 for call outs between 9pm and 5pm Monday to Friday and £35 after 5pm Saturdays, Sundays and Bank Holidays PAYABLE IMMEDIATELY**

3. LANDLORD/LADY'S OBLIGATIONS

The Landlord/Lady will:

- 3.01 Pay all charges for gas, electricity and water

- 3.02 Keep the outside of the premises and the roof, drains, main house walls and main timbers in good repair and condition during the tenancy and ensure all minor repairs are carried out within a reasonable period and emergency repairs within 24 hours (i.e.) anything which is a danger to health, risk to safety of the residents or serious damage to buildings. Ensure that the tenants are made aware of how to report emergency repairs and to whom.
- 3.03 Ensure all bedrooms contain a bed, adequate clothes storage space, upright chairs, table or desk for study purposes, curtains or blinds and that all furnishings and furniture procurement comply with the Furniture and furnishings (fire) (safety) (amendment) Regulations 1988, 1989 and 1993.
- 3.04 Ensure that all gas installations and appliances are tested at least every 12 months by a Corgi Registered Gas Installer in accordance with the Gas Safety (Installation and Use Regulations 1994) as amended. Ensure the tenants are given a copy of the current Landlords Gas Safety Certificate and that all gas repairs are carried out by Corgi registered person.
- 3.05 Ensure that all electrical equipment complied with Electrical Equipment (safety) Regulations 1994
- 3.06 Pay all outgoings in respect of the premises during the period of the tenancy except T.V Licenses. Pay all private street work charges payable in respect of the premises.
- 3.07 Ensure that the tenants quietly enjoy the premises without unreasonable interruption by the Landlord, or any person under the control of the Landlord.
- 3.08 Ensure copies of the contract, an inventory and rent book or receipt are to be supplied to each tenant before the agreed date of commencement of the contract so that the prospective tenant may if they so wish, seek independent advice regarding the Terms.
- 3.09 Ensure no deposits or rents are demanded prior to the signing of the agreement, summer retainers being the exception.

4. TERMINATION BY LANDLORD/LADY

For the purposes of section 7 (6) of the Housing Act 1988 this agreement may be terminated at any time before it has expired if the events or circumstances specified in grounds 8 and 10-15 inclusive (or any one or more of these grounds) in schedule 2 of the Housing Act 1988 exist or apply (which relate to breach of an obligation by the Tenant)

5. SUSPENSION OF LIABILITY

If the premises shall be rendered uninhabitable by any risk normally insured under a household insurance policy (caused otherwise than by an act or default of the then Tenant, family or visitors) than all liability of the Tenant under this agreement shall be suspended until the premises are again rendered habitable.

I HAVE READ THE ABOVE AGREEMENT AND ALL COSTS, RELATING TO CLEANING OF KITCHENS, LOCK OUTS HAVE BEEN EXPLAINED TO ME.

SIGNATURE OF TENANT

.....

SIGNATURE OF LANDLORD:

B L Butler
.....

SIGNATURE OF WITNESS TO THIS AGREEMENT:

.....

PRINT NAME.....

ADDRESS

.....

.....

DATE.....**MONTH**.....**YEAR**.....