

SITE LOCATION PLAN

AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 523910 , 187754



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Licence No: 100047474

16:06:42 04/12/2020

Room occupancy particulars. Oct 2017


No. of occupants, 5

Vacant Room 1 ground front

 Room 2 ground rear right

Never occupied Room 3 ground shared living and dining area

Vacant (permanent) Room 4 first front right

 Room 5 first front left

 Room 6 first rear

 Room 7 second front

 Room 8 second rear

Room occupancy particulars. Oct 2018

No. of occupants, 5



Room 1 ground front

Vacant

Room 2 ground rear right

Never occupied

Room 3 ground shared living and dining area

Vacant (permanent) Room 4 first front right



Room 5 first front left



Room 6 first rear



Room 7 second front



Room 8 second rear

Room occupancy particulars. Oct 2019

No. of occupants, 5



Room 1 ground front

Vacant

Room 2 ground rear right

Never occupied

Room 3 ground shared living and dining area

Vacant (permanent) Room 4 first front right



Room 5 first front left



Room 6 first rear



Room 7 second front



Room 8 second rear

Room occupancy particulars. Oct 2020

No. of occupants, 0

Vacant Room 1 ground front

Vacant Room 2 ground rear right

Never occupied Room 3 ground shared living and dining area

Vacant (permanent) Room 4 first front right

Vacant Room 5 first front left

Vacant Room 6 first rear

Vacant Room 7 second front

Vacant Room 8 second rear

HOUSE SHARE AGREEMENT

The property: 129 Hamilton Road

Golders Green, London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agree by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/4/15 - 1/10/15

Early termination of contract. Either party may at anytime end this agreement earlier than the end of the contract by giving to the other party written or verbal notice of 3 weeks. The owner reserves the right not to renew the contract.

The PAYMENT [redacted] per month payable in advance on the ~~day~~ 1st

The DEPOSIT: NO DEPOSIT TAKEN.

* The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television license and internet services.

DATED 1/4/15

DATED 1/4/15

SIGNED

(The Owner)

SIGNED

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The property: 129 Hamilton Road

Golders Green, London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agree by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/4/15 - 1/10/15

Early termination of contract. Either party may at anytime end this agreement earlier than the end of the contract by giving to the other party written or verbal notice of 3 weeks. The owner reserves the right not to renew the contract.

The PAYMENT [redacted] per month payable in advance on the 18th

*From May 18th 2015 the rent will increase by [redacted] per month fixed for 12 months.

The DEPOSIT: NO DEPOSIT TAKEN.

* The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television license and internet services.

DATED 1/4/15

DATED 1/4/15

SIGNED

(The Owner)

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The property: 129 Hamilton Road

Golders Green, London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agree by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/4/15 - 1/10/15

Early termination of contract. Either party may at anytime end this agreement earlier than the end of the contract by giving to the other party written or verbal notice of 3 weeks. The owner reserves the right not to renew the contract.

The PAYMENT [REDACTED] per month payable in advance on the 1st

The DEPOSIT: NO DEPOSIT TAKEN.

* The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television license and internet services.

DATED 1/4/15

DATED 1/4/15

SIGNED

(The Owner)

SIGNED

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The property: 129 Hamilton Road

Golders Green, London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agree by the sharer.

The OWNER: _____

The SHARER: _____

The PERIOD: 20/4/15 - 1/10/15

Early termination of contract. Either party may at anytime end this agreement earlier than the end of the contract by giving to the other party written or verbal notice of 3 weeks. The owner reserves the right not to renew the contract.

The PAYMENT per month payable in advance on the 20th

The DEPOSIT: NO DEPOSIT TAKEN.

*** The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television license and internet services.**

DATED 20/4/15

DATED 20/4/15

SIGNED _____

(The Owner) *[Signature]*

SIGNED _____

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The **PROPERTY:** 129 Hamilton Road, Golders Green

London NW11 9EG

The **ROOM:** means the Property which has been nominated by the Owner and agreed by the sharer.

The **OWNER:**

The **SHARER:**

The **PERIOD:** 1/6/15 - 1/10/15

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The **PAYMENT** [REDACTED] per month payable in advance on the 1st of each month.

The **DEPOSIT:** NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 1/6/15

DATED: 1/6/15

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

Contract terminated
30/1/16

The **PROPERTY:** 129 Hamilton Road, Golders Green

London NW11 9EG

The **ROOM:** means the Property which has been nominated by the Owner and agreed by the sharer.

The **OWNER:**

The **SHARER:**

The **PERIOD:** 1/10/15 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The **PAYMENT** [redacted] per month payable in advance on the 18th of each month.

The **DEPOSIT:** NO DEPOSIT TAKEN

*The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.

DATED: 1/10/15

DATED: 1/10/15

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/10/15 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT [redacted] per month payable in advance on the 1st of each month.

*From 1st November 2015 the rent will increase by [redacted] per calendar month.

The DEPOSIT: NO DEPOSIT TAKEN

*The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.

DATED: 1/10/15

DATED: 1/10/15

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

Contract
terminated
on 5/5/16

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/10/15 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT [redacted] per month payable in advance on the 1st of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 1/10/15

DATED: 1/10/15

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

Contract extended
to 10/4/16 and
terminated on that
day.

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/10/15 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT £ [redacted] per month payable in advance on the [redacted] of each month.

The DEPOSIT: NO DEPOSIT TAKEN

*The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.

DATED: 1/10/15

DATED: 1/10/15

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

*Contract
terminated on
23/2/16*

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD: 1/10/15 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT [REDACTED] per month payable in advance on the 1st of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 1/10/15

DATED: 1/10/15

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

*Leaving date
extended to
30/4/16*

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD: 31/2/16 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT [redacted] per month payable in advance on the 1st of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 1/2/16

DATED: 1/2/16

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD:

24/2/16 - 1/4/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT

[REDACTED] per month payable in advance on the 24th of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 24/2/16

DATED: 24/2/16

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER: _____

The SHARER: _____

The PERIOD: 1/4/16 - 1/10/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT £ per month payable in advance on the _____ of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 1/4/16

DATED: 1/4/16

SIGNED: _____

(The owner)

SIGNED: _____

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER:

The SHARER:

The PERIOD:

1/4/16 - 1/10/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT [REDACTED] per month payable in advance on the [REDACTED] of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED:

1/4/16

DATED:

1/4/16

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The PROPERTY: 129 Hamilton Road, Golders Green

London NW11 9EG

The ROOM: means the Property which has been nominated by the Owner and agreed by the sharer.

The OWNER: _____

The SHARER: _____

The PERIOD: 20/4/16 - 16/10/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The PAYMENT _____ per month payable in advance on the 10th of each month.

The DEPOSIT: NO DEPOSIT TAKEN

***The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.**

DATED: 10/4/16

DATED: 10/4/16

SIGNED: _____

(The owner)

SIGNED: _____

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

The **PROPERTY:** 129 Hamilton Road, Golders Green

London NW11 9EG

The **ROOM:** means the Property which has been nominated by the Owner and agreed by the sharer.

The **OWNER:**

The **SHARER:**

The **PERIOD:** 6/5/16 - 1/10/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The **PAYMENT** [redacted] per month payable in advance on the 6th of each month.

The **DEPOSIT:** NO DEPOSIT TAKEN

*The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.

DATED: 6/5/16

DATED: 6/5/16

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

HOUSE SHARE AGREEMENT

leaving date
25/9/16

The **PROPERTY**: 129 Hamilton Road, Golders Green

London NW11 9EG

The **ROOM**: means the Property which has been nominated by the Owner and agreed by the sharer.

The **OWNER**:

The **SHARER**:

The **PERIOD**: 7/5/16 - 1/10/16

Early Termination of contract: Either party may at any time end this Agreement earlier than the end of the contract by giving to the other party written or verbal notice of three weeks. The owner reserves the right not to renew the contract.

The **PAYMENT** [redacted] per month payable in advance on the 7th of each month.

The **DEPOSIT**: NO DEPOSIT TAKEN

*The rent is inclusive of council tax, water, gas and electricity charges. It also includes the cost of a television licence and internet services.

DATED: 7/5/16

DATED: 7/5/16

SIGNED:

(The owner)

SIGNED:

(The Sharer)

The House Share Agreement comprises the particulars detailed above whereby the Room is licensed by the owner and taken by the sharer for occupation during the period upon making the Payment.

- Smoking is not permitted on the premises
- No pets.
- Two years maximum stay from first day of tenancy

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

☒ furnished

☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association

www.landlords.org.uk

The Particulars

Leased
date
28/2/17

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____ Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 HAMILTON RD.

Golders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: Living / Dining room, Kitchen and bathroom

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: NO PARKING on premises

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: max 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 26.9.16 to and including (end date) 1.4.17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) 26th monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 26th day of each (week/month) month

by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) [REDACTED]

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) [REDACTED]

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ [REDACTED] is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
 - 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 1.4.2 The enforcement of any of the provisions of this Agreement.
 - 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 1.4.4 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 1.4.5 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 1.4.6 Any other monies owed by the Tenant to the Landlord.
 - 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
- 1.12 Not to change the supplier of the Utilities and Services as specified in The Particulars without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.13 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
- 1.14 Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
- 1.15 Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.
- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
- 1.20 Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
- 1.21 Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
- 1.22 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
- 1.23 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Leaving the Property Empty

- 1.24 To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

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- 1.26 Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.

- 1.27 Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any aerial or satellite dish without the express written permission of the Landlord (which will not be unreasonably withheld).
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- 1.31 To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
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Waste and Refuse

- 1.36 To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

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- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
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- 1.40 To permit the Landlord or other persons authorised by them at all reasonable times after giving the Tenant at least twenty-four hours written notice (except in an emergency):
 - 1.40.1 To enter the Property to examine the state and condition of the Property and Contents and to carry out repairs or maintenance to the Property or Contents and afford them all facilities so to do.
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- 1.44 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

- 1.45 At the end of the Tenancy the Tenant agrees to:
 - 1.45.1 Give up the Property with vacant possession.
 - 1.45.2 Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
 - 1.45.3 Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
 - 1.45.4 Return any linen, blankets and towels that may be provided, freshly washed and clean.
 - 1.45.5 Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
- 1.46 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
- 1.47 To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
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- 2.2 To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.
- 2.3 To allow the Tenant to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord, (not withstanding Clause 1.40 in this Agreement).
- 2.4 To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
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- 2.6 To carry out promptly any repairs which are the Landlord's responsibility.

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- 3.1 The Tenant shall pay interest at the rate of 4% above the base lending rate of Barclays Bank Plc upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

4. Termination

- 4.1 If there is a breach of any of this Agreement by the Tenant the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
- 4.2 If the Rent or any part shall be in arrears for at least 21 days after it shall have become due (whether legally demanded or not) or if there shall be a breach of any of this Agreement by the Tenant, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the Tenancy shall terminate without prejudice.

Landlords Right of Termination

- 4.3 The Landlord is entitled to terminate this Tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended), as defined above):
 - 4.3.1 Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due;
 - 4.3.2 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
 - 4.3.3 Or if the Tenant becomes bankrupt;
 - 4.3.4 Or an Interim Receiver of the Property is appointed;
 - 4.3.5 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

- 4.4 Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
- 4.5 If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
- 4.6 If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
 - 4.6.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
 - 4.6.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

5. The Deposit

- 5.1 If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as my|deposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme.

The Landlord shall retain any interest earned on monies properly deducted from the Deposit as specified in Clause 5.3 of this Agreement.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 5 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: 26th Sept. 2016

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: 26/9/16 Time: 4pm

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: 4pm

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: 26.9.16 Time: 4pm

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

- ☒ furnished
☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association
www.landlords.org.uk

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: living and dining room, kitchen and bathrooms

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking.

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: max 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/16 to and including (end date) 1/4/17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 24th day of each (week/month) month

by: (tick as applicable)

commencing on (insert date when 2nd rent payment due) _____

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) _____

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
- 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
- 1.4.2 The enforcement of any of the provisions of this Agreement.
- 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
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- 1.4.6 Any other monies owed by the Tenant to the Landlord.
- 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
- 1.12 Not to change the supplier of the Utilities and Services as specified in The Particulars without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.13 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
- 1.14 Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
- 1.15 Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.
- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
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 - 4.3.5 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

- 4.4 Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
- 4.5 If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
- 4.6 If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
 - 4.6.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
 - 4.6.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

5. The Deposit

- 5.1 If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as my|deposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme.

The Landlord shall retain any interest earned on monies properly deducted from the Deposit as specified in Clause 5.3 of this Agreement.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 5 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details NA

Dated: _____

☐ Inventory

Dated: (inventory date) _____

☐ Other attachment (please state below)

Dated: _____

Signed as an Agreement dated: 1/10/16

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____

Date: 1/10/16 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____

Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____

Date: 1/10/16 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____

Date: _____ Time: _____

continued overleaf

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

☒ furnished

☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association
www.landlords.org.uk

The Particulars

Lease: 3 dates
28/2/17

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: [REDACTED]

Company: (if applicable)

Address: [REDACTED]

Postcode: [REDACTED]

Telephone Daytime: Evening: [REDACTED]

Email:

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name:

Address:

Postcode:

AND Tenant* (See Note)

Lead Tenant: [REDACTED]

Tenant 2:

Tenant 3:

Tenant 4:

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as:

Together with the **Contents** as specified in the **Inventory** dated:

With the use of the following **Shared Facilities**: Living and dining room, kitchen and bathroom

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: no parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/16 to and including (end date) 1/4/17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 1st day of each (week/month) month

by: (tick as applicable)

by: [REDACTED]

commencing on (insert date when 2nd rent payment due) [REDACTED]

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) [REDACTED]

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ [REDACTED] is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
 - 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 1.4.2 The enforcement of any of the provisions of this Agreement.
 - 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 1.4.4 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 1.4.5 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 1.4.6 Any other monies owed by the Tenant to the Landlord.
 - 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
- 1.12 Not to change the supplier of the Utilities and Services as specified in The Particulars without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.13 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
- 1.14 Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
- 1.15 Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.
- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
- 1.20 Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
- 1.21 Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
- 1.22 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
- 1.23 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Leaving the Property Empty

- 1.24 To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

Condition of the Property

- 1.25 Unless written comments or amendments are received by the Landlord within 14 days of Tenancy commencement the Tenant acknowledges that the Inventory attached hereto and forming part of this Agreement is a true and accurate record of the Property and the Contents, including their condition, at the beginning of the Tenancy.
- 1.26 Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.

- 1.27 Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any aerial or satellite dish without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.28 To keep the interior of the Property and the Contents in the same condition, cleanliness, repair and decoration, as at the start of the Tenancy with allowance for fair wear and tear.
- 1.29 Not to remove any of the Contents from the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.30 To clean the windows of the Property, (where access is possible,) as often as necessary.
- 1.31 To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
- 1.32 To keep the Garden in the same character; weed free and in good order and to cut the grass at reasonable intervals during the growing season.
- 1.33 To notify the Landlord as soon as reasonably possible, having regard to the urgency of the matter, of any defect in the Property which comes to the Tenant's attention.
- 1.34 Where the Property includes Shared Facilities, to take proper care of the Contents and clean as appropriate after use.
- 1.35 To replace any light bulbs, fluorescent tubes, fuses or batteries, promptly and when necessary.

Waste and Refuse

- 1.36 To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
- 1.39 To forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Access to the Property

- 1.40 To permit the Landlord or other persons authorised by them at all reasonable times after giving the Tenant at least twenty-four hours written notice (except in an emergency):
 - 1.40.1 To enter the Property to examine the state and condition of the Property and Contents and to carry out repairs or maintenance to the Property or Contents and afford them all facilities so to do.
 - 1.40.2 To enter and view the Property with prospective occupiers during the last two months of the tenancy.

Notice to Repair

- 1.41 If the Landlord gives the Tenant any written notice to remedy a defect, for which the Tenant is responsible, the Tenant shall carry out the repair within one month of the date of the given notice.

Key and Alarm Codes

- 1.42 The Tenant agrees that the Landlord shall hold a set of keys and that the Tenant shall not install or change the door locks or alarm codes, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.43 Not to have any keys cut for the locks to the Property without the express written permission of the Landlord (which will not be unreasonably withheld).

Tenant's Possessions

- 1.44 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

- 1.45 At the end of the Tenancy the Tenant agrees to:
 - 1.45.1 Give up the Property with vacant possession.
 - 1.45.2 Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
 - 1.45.3 Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
 - 1.45.4 Return any linen, blankets and towels that may be provided, freshly washed and clean.
 - 1.45.5 Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
- 1.46 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
- 1.47 To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
- 1.48 The Tenant should be present during any inspection of the Property upon check out, to be carried out by or on behalf of the Landlord.

2. Landlord's Obligations

The Landlord hereby agrees with the Tenant as follows:

- 2.1 The Landlord shall arrange for the Property and Contents (not the Tenant's possessions) to be insured under a comprehensive insurance policy and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon as is practicable, and to refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Agreement.

- 2.2 To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.
- 2.3 To allow the Tenant to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord, (not withstanding Clause 1.40 in this Agreement).
- 2.4 To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
- 2.5 To ensure that all the furniture and equipment within the Property supplied by the Landlord complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.
- 2.6 To carry out promptly any repairs which are the Landlord's responsibility.

3. Interest on Rent Arrears

- 3.1 The Tenant shall pay interest at the rate of 4% above the base lending rate of Barclays Bank Plc upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

4. Termination

- 4.1 If there is a breach of any of this Agreement by the Tenant the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
- 4.2 If the Rent or any part shall be in arrears for at least 21 days after it shall have become due (whether legally demanded or not) or if there shall be a breach of any of this Agreement by the Tenant, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the Tenancy shall terminate without prejudice.

Landlords Right of Termination

- 4.3 The Landlord is entitled to terminate this Tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended), as defined above):
 - 4.3.1 Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due;
 - 4.3.2 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
 - 4.3.3 Or if the Tenant becomes bankrupt;
 - 4.3.4 Or an Interim Receiver of the Property is appointed;
 - 4.3.5 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

- 4.4 Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
- 4.5 If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
- 4.6 If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
 - 4.6.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
 - 4.6.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

5. The Deposit

- 5.1 If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as my|deposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme.

The Landlord shall retain any interest earned on monies properly deducted from the Deposit as specified in Clause 5.3 of this Agreement.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 5 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details *NA*

Dated: _____

☐ Inventory

Dated: (inventory date) _____

☐ Other attachment (please state below)

Dated: _____

Signed as an Agreement dated: *1/10/16*

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____

Date: *1/10/16* Time: _____

Landlord's witness full name and address: _____

Landlord's witness signature: _____

Postcode: _____

Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____

Date: *1/10/16* Time: _____

Tenant's witness full name and address: _____

Tenant's witness signature: _____

Postcode: _____

Date: _____ Time: _____

continued overleaf

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

☒ furnished

☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association

www.landlords.org.uk

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: living and dining room, kitchen
and bathroom

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/16 to and including (end date) 1/4/17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 10th day of each (week/month) month

by: (tick as applicable)

commencing on (insert date when 2nd rent payment due) [REDACTED]

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) [REDACTED]

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ [REDACTED] is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
 - 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 1.4.2 The enforcement of any of the provisions of this Agreement.
 - 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 1.4.4 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 1.4.5 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 1.4.6 Any other monies owed by the Tenant to the Landlord.
 - 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
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- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
- 1.20 Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
- 1.21 Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
- 1.22 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
- 1.23 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Leaving the Property Empty

- 1.24 To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

Condition of the Property

- 1.25 Unless written comments or amendments are received by the Landlord within 14 days of Tenancy commencement the Tenant acknowledges that the Inventory attached hereto and forming part of this Agreement is a true and accurate record of the Property and the Contents, including their condition, at the beginning of the Tenancy.
- 1.26 Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.

- 1.27 Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any aerial or satellite dish without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.28 To keep the interior of the Property and the Contents in the same condition, cleanliness, repair and decoration, as at the start of the Tenancy with allowance for fair wear and tear.
- 1.29 Not to remove any of the Contents from the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.30 To clean the windows of the Property, (where access is possible,) as often as necessary.
- 1.31 To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
- 1.32 To keep the Garden in the same character; weed free and in good order and to cut the grass at reasonable intervals during the growing season.
- 1.33 To notify the Landlord as soon as reasonably possible, having regard to the urgency of the matter, of any defect in the Property which comes to the Tenant's attention.
- 1.34 Where the Property includes Shared Facilities, to take proper care of the Contents and clean as appropriate after use.
- 1.35 To replace any light bulbs, fluorescent tubes, fuses or batteries, promptly and when necessary.

Waste and Refuse

- 1.36 To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
- 1.39 To forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Access to the Property

- 1.40 To permit the Landlord or other persons authorised by them at all reasonable times after giving the Tenant at least twenty-four hours written notice (except in an emergency):
 - 1.40.1 To enter the Property to examine the state and condition of the Property and Contents and to carry out repairs or maintenance to the Property or Contents and afford them all facilities so to do.
 - 1.40.2 To enter and view the Property with prospective occupiers during the last two months of the tenancy.

Notice to Repair

- 1.41 If the Landlord gives the Tenant any written notice to remedy a defect, for which the Tenant is responsible, the Tenant shall carry out the repair within one month of the date of the given notice.

Key and Alarm Codes

- 1.42 The Tenant agrees that the Landlord shall hold a set of keys and that the Tenant shall not install or change the door locks or alarm codes, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.43 Not to have any keys cut for the locks to the Property without the express written permission of the Landlord (which will not be unreasonably withheld).

Tenant's Possessions

- 1.44 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

- 1.45 At the end of the Tenancy the Tenant agrees to:
 - 1.45.1 Give up the Property with vacant possession.
 - 1.45.2 Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
 - 1.45.3 Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
 - 1.45.4 Return any linen, blankets and towels that may be provided, freshly washed and clean.
 - 1.45.5 Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
- 1.46 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
- 1.47 To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
- 1.48 The Tenant should be present during any inspection of the Property upon check out, to be carried out by or on behalf of the Landlord.

2. Landlord's Obligations

The Landlord hereby agrees with the Tenant as follows:

- 2.1 The Landlord shall arrange for the Property and Contents (not the Tenant's possessions) to be insured under a comprehensive insurance policy and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon as is practicable, and to refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Agreement.

- 2.2 To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.
- 2.3 To allow the Tenant to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord, (not withstanding Clause 1.40 in this Agreement).
- 2.4 To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
- 2.5 To ensure that all the furniture and equipment within the Property supplied by the Landlord complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.
- 2.6 To carry out promptly any repairs which are the Landlord's responsibility.

3. Interest on Rent Arrears

- 3.1 The Tenant shall pay interest at the rate of 4% above the base lending rate of Barclays Bank Plc upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

4. Termination

- 4.1 If there is a breach of any of this Agreement by the Tenant the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
- 4.2 If the Rent or any part shall be in arrears for at least 21 days after it shall have become due (whether legally demanded or not) or if there shall be a breach of any of this Agreement by the Tenant, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the Tenancy shall terminate without prejudice.

Landlords Right of Termination

- 4.3 The Landlord is entitled to terminate this Tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended), as defined above):
 - 4.3.1 Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due;
 - 4.3.2 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
 - 4.3.3 Or if the Tenant becomes bankrupt;
 - 4.3.4 Or an Interim Receiver of the Property is appointed;
 - 4.3.5 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

- 4.4 Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
- 4.5 If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
- 4.6 If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
 - 4.6.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
 - 4.6.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

5. The Deposit

- 5.1 If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as my|deposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme.

The Landlord shall retain any interest earned on monies properly deducted from the Deposit as specified in Clause 5.3 of this Agreement.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme.

Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 5 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: _____

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: *1/10/16* Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: *1/10/16* Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

- ☒ furnished
☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association
www.landlords.org.uk

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: _____

129 Hamilton Rd.

Golders Green

London

Postcode: _____

NW 11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: _____

living/dinning area kitchen

bath

Garden:

With use of the **Garden** located: _____

rear

Parking:

With use of: (tick as applicable) parking space ☐ garage ☐

located: _____

no parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: one person per room

Term

A FIXED TERM of 7 months commencing on and including (start date) 1/3/12 to and including (end date) 1/10/12

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 1st day of each (week/month) month by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) 1/4/12

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: landline

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) _____

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

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***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

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- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
- 1.39 To forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Access to the Property

- 1.40 To permit the Landlord or other persons authorised by them at all reasonable times after giving the Tenant at least twenty-four hours written notice (except in an emergency):
 - 1.40.1 To enter the Property to examine the state and condition of the Property and Contents and to carry out repairs or maintenance to the Property or Contents and afford them all facilities so to do.
 - 1.40.2 To enter and view the Property with prospective occupiers during the last two months of the tenancy.

Notice to Repair

- 1.41 If the Landlord gives the Tenant any written notice to remedy a defect, for which the Tenant is responsible, the Tenant shall carry out the repair within one month of the date of the given notice.

Key and Alarm Codes

- 1.42 The Tenant agrees that the Landlord shall hold a set of keys and that the Tenant shall not install or change the door locks or alarm codes, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.43 Not to have any keys cut for the locks to the Property without the express written permission of the Landlord (which will not be unreasonably withheld).

Tenant's Possessions

- 1.44 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

- 1.45 At the end of the Tenancy the Tenant agrees to:
 - 1.45.1 Give up the Property with vacant possession.
 - 1.45.2 Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
 - 1.45.3 Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
 - 1.45.4 Return any linen, blankets and towels that may be provided, freshly washed and clean.
 - 1.45.5 Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
- 1.46 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
- 1.47 To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
- 1.48 The Tenant should be present during any inspection of the Property upon check out, to be carried out by or on behalf of the Landlord.

2. Landlord's Obligations

The Landlord hereby agrees with the Tenant as follows:

- 2.1 The Landlord shall arrange for the Property and Contents (not the Tenant's possessions) to be insured under a comprehensive insurance policy and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon as is practicable, and to refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Agreement.

- 2.2 To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.
- 2.3 To allow the Tenant to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord, (not withstanding Clause 1.40 in this Agreement).
- 2.4 To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
- 2.5 To ensure that all the furniture and equipment within the Property supplied by the Landlord complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.
- 2.6 To carry out promptly any repairs which are the Landlord's responsibility.

3. Interest on Rent Arrears

- 3.1 The Tenant shall pay interest at the rate of 4% above the base lending rate of Barclays Bank Plc upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

4. Termination

- 4.1 If there is a breach of any of this Agreement by the Tenant the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
- 4.2 If the Rent or any part shall be in arrears for at least 21 days after it shall have become due (whether legally demanded or not) or if there shall be a breach of any of this Agreement by the Tenant, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the Tenancy shall terminate without prejudice.

Landlords Right of Termination

- 4.3 The Landlord is entitled to terminate this Tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended), as defined above):
 - 4.3.1 Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due;
 - 4.3.2 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
 - 4.3.3 Or if the Tenant becomes bankrupt;
 - 4.3.4 Or an Interim Receiver of the Property is appointed;
 - 4.3.5 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

- 4.4 Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
- 4.5 If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
- 4.6 If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
 - 4.6.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
 - 4.6.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

5. The Deposit

- 5.1 If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as my|deposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme. Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme. The Landlord shall retain any interest earned on monies properly deducted from the Deposit as specified in Clause 5.3 of this Agreement.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme. Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 5 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *N/A* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: _____

Please print name then sign and date

The Landlord

Landlord's full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: *1/3/17* Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: *1/3/17* Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

- ☒ furnished
☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association
www.landlords.org.uk

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd

Colders Green

London

Postcode: NW 11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: living/dining room, kitchen
bathroom

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: one person per room

Term

A FIXED TERM of 7 months commencing on and including (start date) 1/3/17 to and including (end date) 1/10/17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 1st day of each (week/month) month by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) 1/4/17

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: Land line

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) _____

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
 - 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 1.4.2 The enforcement of any of the provisions of this Agreement.
 - 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 1.4.4 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 1.4.5 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 1.4.6 Any other monies owed by the Tenant to the Landlord.
 - 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
- 1.12 Not to change the supplier of the Utilities and Services as specified in The Particulars without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.13 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
- 1.14 Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
- 1.15 Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.
- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
- 1.20 Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
- 1.21 Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
- 1.22 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
- 1.23 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Leaving the Property Empty

- 1.24 To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

Condition of the Property

- 1.25 Unless written comments or amendments are received by the Landlord within 14 days of Tenancy commencement the Tenant acknowledges that the Inventory attached hereto and forming part of this Agreement is a true and accurate record of the Property and the Contents, including their condition, at the beginning of the Tenancy.
- 1.26 Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.

- 1.27 Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any aerial or satellite dish without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.28 To keep the interior of the Property and the Contents in the same condition, cleanliness, repair and decoration, as at the start of the Tenancy with allowance for fair wear and tear.
- 1.29 Not to remove any of the Contents from the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.30 To clean the windows of the Property, (where access is possible,) as often as necessary.
- 1.31 To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
- 1.32 To keep the Garden in the same character; weed free and in good order and to cut the grass at reasonable intervals during the growing season.
- 1.33 To notify the Landlord as soon as reasonably possible, having regard to the urgency of the matter, of any defect in the Property which comes to the Tenant's attention.
- 1.34 Where the Property includes Shared Facilities, to take proper care of the Contents and clean as appropriate after use.
- 1.35 To replace any light bulbs, fluorescent tubes, fuses or batteries, promptly and when necessary.

Waste and Refuse

- 1.36 To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
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- 2.1 The Landlord shall arrange for the Property and Contents (not the Tenant's possessions) to be insured under a comprehensive insurance policy and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon as is practicable, and to refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Agreement.

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- 2.4 To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
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- 3.1 The Tenant shall pay interest at the rate of 4% above the base lending rate of Barclays Bank Plc upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

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 - 4.3.2 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
 - 4.3.3 Or if the Tenant becomes bankrupt;
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Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

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- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NTA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: _____

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: *1/3/17* Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: *1/3/17* Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

- ☒ furnished
☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association
www.landlords.org.uk

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW 11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: Living/dinning area, Kitchen and bathroom

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: One person per room

Term

A FIXED TERM of 6 months commencing on and including (start date) 18/3/17 to and including (end date) 1/10/17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter

the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 18 day of each (week/month) month

by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) 18/4/17

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: landline

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) _____

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
- 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 1.4.2 The enforcement of any of the provisions of this Agreement.
 - 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 1.4.4 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 1.4.5 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 1.4.6 Any other monies owed by the Tenant to the Landlord.
 - 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
- 1.12 Not to change the supplier of the Utilities and Services as specified in The Particulars without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.13 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
- 1.14 Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
- 1.15 Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.
- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
- 1.20 Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
- 1.21 Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
- 1.22 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
- 1.23 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Leaving the Property Empty

- 1.24 To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

Condition of the Property

- 1.25 Unless written comments or amendments are received by the Landlord within 14 days of Tenancy commencement the Tenant acknowledges that the Inventory attached hereto and forming part of this Agreement is a true and accurate record of the Property and the Contents, including their condition, at the beginning of the Tenancy.
- 1.26 Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.

- 1.27 Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any aerial or satellite dish without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.28 To keep the interior of the Property and the Contents in the same condition, cleanliness, repair and decoration, as at the start of the Tenancy with allowance for fair wear and tear.
- 1.29 Not to remove any of the Contents from the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.30 To clean the windows of the Property, (where access is possible,) as often as necessary.
- 1.31 To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
- 1.32 To keep the Garden in the same character; weed free and in good order and to cut the grass at reasonable intervals during the growing season.
- 1.33 To notify the Landlord as soon as reasonably possible, having regard to the urgency of the matter, of any defect in the Property which comes to the Tenant's attention.
- 1.34 Where the Property includes Shared Facilities, to take proper care of the Contents and clean as appropriate after use.
- 1.35 To replace any light bulbs, fluorescent tubes, fuses or batteries, promptly and when necessary.

Waste and Refuse

- 1.36 To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
- 1.39 To forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Access to the Property

- 1.40 To permit the Landlord or other persons authorised by them at all reasonable times after giving the Tenant at least twenty-four hours written notice (except in an emergency):
 - 1.40.1 To enter the Property to examine the state and condition of the Property and Contents and to carry out repairs or maintenance to the Property or Contents and afford them all facilities so to do.
 - 1.40.2 To enter and view the Property with prospective occupiers during the last two months of the tenancy.

Notice to Repair

- 1.41 If the Landlord gives the Tenant any written notice to remedy a defect, for which the Tenant is responsible, the Tenant shall carry out the repair within one month of the date of the given notice.

Key and Alarm Codes

- 1.42 The Tenant agrees that the Landlord shall hold a set of keys and that the Tenant shall not install or change the door locks or alarm codes, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.43 Not to have any keys cut for the locks to the Property without the express written permission of the Landlord (which will not be unreasonably withheld).

Tenant's Possessions

- 1.44 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

- 1.45 At the end of the Tenancy the Tenant agrees to:
 - 1.45.1 Give up the Property with vacant possession.
 - 1.45.2 Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
 - 1.45.3 Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
 - 1.45.4 Return any linen, blankets and towels that may be provided, freshly washed and clean.
 - 1.45.5 Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
- 1.46 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
- 1.47 To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
- 1.48 The Tenant should be present during any inspection of the Property upon check out, to be carried out by or on behalf of the Landlord.

2. Landlord's Obligations

The Landlord hereby agrees with the Tenant as follows:

- 2.1 The Landlord shall arrange for the Property and Contents (not the Tenant's possessions) to be insured under a comprehensive insurance policy and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon as is practicable, and to refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Agreement.

- 2.2 To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.
- 2.3 To allow the Tenant to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord, (not withstanding Clause 1.40 in this Agreement).
- 2.4 To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
- 2.5 To ensure that all the furniture and equipment within the Property supplied by the Landlord complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.
- 2.6 To carry out promptly any repairs which are the Landlord's responsibility.

3. Interest on Rent Arrears

- 3.1 The Tenant shall pay interest at the rate of 4% above the base lending rate of Barclays Bank Plc upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

4. Termination

- 4.1 If there is a breach of any of this Agreement by the Tenant the Landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
- 4.2 If the Rent or any part shall be in arrears for at least 21 days after it shall have become due (whether legally demanded or not) or if there shall be a breach of any of this Agreement by the Tenant, the Landlord may re-enter the Property (subject to the Landlord obtaining a Court Order for Possession) and immediately thereon the Tenancy shall terminate without prejudice.

Landlords Right of Termination

- 4.3 The Landlord is entitled to terminate this Tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended), as defined above):
 - 4.3.1 Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due;
 - 4.3.2 Or if the tenant fails to comply with any of the Tenants Obligations under this agreement;
 - 4.3.3 Or if the Tenant becomes bankrupt;
 - 4.3.4 Or an Interim Receiver of the Property is appointed;
 - 4.3.5 Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or unoccupied for more than 3 weeks.

Effect of Termination

- 4.4 Termination of this Tenancy Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations.
- 4.5 If the Tenancy is a Fixed Term Tenancy, the Landlord may serve on the Tenant at least 2 months notice in writing under Section 21(1)(b) of the Housing Act 1988 (as amended) to expire on the last day of the Fixed Term.
- 4.6 If the Tenancy has become a statutory Periodic Tenancy it may be terminated by:
 - 4.6.1 The Landlord serving the Tenant at least two months notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the Tenancy.
 - 4.6.2 The Tenant giving written notice of at least four weeks and expiring on the last day of a rental period of the Tenancy.

5. The Deposit

- 5.1 If a deposit is taken it will be held and returned under the terms of one of the Tenancy Deposit Schemes detailed below:

Tenancy Deposit Solutions Limited (TDSL) trading as my|deposits

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme. Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

The Deposit Protection Service (The DPS)

This is known as the Custodial scheme. The scheme shall hold the deposit within the terms of the scheme. The Landlord shall retain any interest earned on monies properly deducted from the Deposit as specified in Clause 5.3 of this Agreement.

The Tenancy Deposit Scheme run by The Dispute Service Limited (TDS)

This is an insurance based scheme. The Landlord shall hold the deposit within the terms of the scheme. Any interest earned on the Deposit shall be retained by the Landlord and used to cover administration costs.

- 5.2 The Deposit shall be returned to the Tenant (less any deductions properly made) within 5 working days of the end of the Tenancy, upon vacant possession of the Property and return of the keys, if the Tenant has kept to all the agreements and conditions within this Agreement.
- 5.3 Monies shall properly be deducted from the Deposit in respect of all reasonable costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of:
 - 5.3.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 5.3.2 The enforcement of any of the provisions of this Agreement.
 - 5.3.3 Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the Property on the due date.
 - 5.3.4 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 5.3.5 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 5.3.6 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 5.3.7 Any other monies owed by the Tenant to the Landlord.
 - 5.3.8 Compensation for the breach of any terms of this agreement.
- 5.4 If the Deposit shall be insufficient the Tenant shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: *18/3/17*

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: *18/3/17* Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: *18/3/17* Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd

Golders Green

Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**:

Living/dining room kitchen
bathrooms.

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: no parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: one person per room

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/4/17 to and including (end date) 1/10/17

Rent

The total rent payable per (week/month) monthly is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 6th day of each (week/month) month

by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) [REDACTED]

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone:

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) [REDACTED]

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ [REDACTED] is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *N/A* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: 1/4/17

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) Rendha and Lene K. Verge

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: 1/4/17 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: 1/4/17 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf



5/10/17

Assured Shorthold Tenancy Agreement

For a dwelling house that is: (Please tick as appropriate)

- ☒ furnished
- ☐ unfurnished

Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.

The National Landlords Association (NLA) is the UK's leading independent organisation for private residential landlords. Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at Skyline House-2nd Floor, 200 Union Street, London, SE1 0LX.



This document is approved by the National Landlords Association
www.landlords.org.uk

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: [REDACTED]

Company: (if applicable) [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

Telephone Daytime: [REDACTED] Evening: [REDACTED]

Email: [REDACTED]

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

AND Tenant* (See Note)

Lead Tenant: [REDACTED]

Tenant 2: [REDACTED]

Tenant 3: [REDACTED]

Tenant 4: [REDACTED]

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Colders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as: [REDACTED]

Together with the **Contents** as specified in the **Inventory** dated: [REDACTED]

With the use of the following **Shared Facilities**: Living/dinning area, kitchen
bathroom

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking.

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: one person per room

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/4/17 to and including (end date) 1/10/17

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 24 day of each (week/month) month

by: (tick as applicable)

commencing on (insert date when 2nd rent payment due) [REDACTED]

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Council Tax (or similar charge which replaces it):	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Gas:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Electricity:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Television licence:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Telephone: <u>land line</u>	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Broadband:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Other: (please state) _____	Included <input type="checkbox"/>	Excluded <input type="checkbox"/>

Deposit (tick as applicable)

- ☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.
- ☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *n/a* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: _____

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: *1/4/17* Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: *1/4/17* Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: [REDACTED]

Company: (if applicable) [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

Telephone Daytime: [REDACTED] Evening: [REDACTED]

Email: [REDACTED]

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: as above

Address: [REDACTED]

Postcode: [REDACTED]

AND Tenant* (See N

Lead Tenant: [REDACTED]

Tenant 2: [REDACTED]

Tenant 3: [REDACTED]

Tenant 4: [REDACTED]

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as: [REDACTED]

Together with the **Contents** as specified in the **Inventory** dated: [REDACTED]

With the use of the following **Shared Facilities**: Living / dining area, kitchen
bathrooms + garden.

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: 1/10/17

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: 1/10/17 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: 1/10/17 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name:

Company: (if applicable)

Address:

Postcode:

Telephone Daytime:

Evening:

Email:

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name:

Address:

Postcode:

AND Tenant* (See Note)

Lead Tenant:

Tenant 2:

Tenant 3:

Tenant 4:

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Crofters Green

London

Postcode: NW11 8EG

Being part of the Building known as:

Together with the Contents as specified in the Inventory dated:

With the use of the following Shared Facilities:

kitchen, bathroom, living
dining area and garden

Garden: With use of the Garden located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: no parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/17 to and including (end date) 1/4/18

Rent

The total rent payable per (week/month) month is £ and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ should be paid on the (insert no.) 10th day of each (week/month) month by: (tick as applicable)

commencing on (insert date when 2nd rent payment due)

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state)

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details NA

Dated: _____

☐ Inventory

Dated: (inventory date) _____

☐ Other attachment (please state below)

Dated: _____

Signed as an Agreement dated: 1/10/17

Please print name then sign and date

The Landlord

Landlord's full name: (repeat as in Particulars)

Company: (repeat as in Particulars)

Landlord's signature:

Date: 1/10/17 Time: _____

Landlord's witness full name and address:

Postcode: _____

Landlord's witness signature:

Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars)

Signature:

Date: 1/10/17 Time: _____

Tenant's witness full name and address:

Postcode: _____

Tenant's witness signature:

Date: _____ Time: _____

continued overleaf

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if app) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: living / dining area, kitchen
bathroom and garden

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: NO parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/17 to and including (end date) 1/4/18

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 1st day of each (week/month) month

by: (tick as applicable)

commencing on (insert date when 2nd rent payment due) [REDACTED]

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) [REDACTED]

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ [REDACTED] is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: 1/10/17

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: 1/10/17 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: 1/10/17 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

Left 6/2/18

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: as above

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green

London

Postcode: NW 11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**:

living/dinning area, kitchen
bathroom and garden

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: no parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/17 to and including (end date) 1/4/18

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter

the sum of (rent) £ [REDACTED] should be paid on the (insert no.) 6th day of each (week/month) month

by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) _____

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state) _____

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: 1/10/17

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars) [REDACTED]

Company: (repeat as in Particulars) _____

Landlord's signature: [REDACTED] Date: 1/10/17 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) [REDACTED]

Signature: [REDACTED] Date: 1/10/17 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

The Particulars

left
24/12/17

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

_____ Postcode: _____

Telephone Daytime: _____ Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

_____ Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Crofters Green

London Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: Kitchen, bathrooms, living

and dining area + garden

Garden: With use of the **Garden** located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/17 to and including (end date) 1/4/18

Rent

The total rent payable per (week/month) month is £ [REDACTED] and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid on the (insert no.) _____ day of each (week/month) _____

by: (tick as applicable) [REDACTED]

commencing on (insert date when 2nd rent payment due) _____

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Council Tax (or similar charge which replaces it):	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Gas:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Electricity:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Television licence:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Telephone: <u>land line</u>	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Broadband:	Included <input checked="" type="checkbox"/>	Excluded <input type="checkbox"/>
Other: (please state) _____	Included <input type="checkbox"/>	Excluded <input type="checkbox"/>

Deposit (tick as applicable)

- ☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.
- ☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

- 6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.
- 6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

- 7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

- 8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.
- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

- ☐ Tenancy Deposit Scheme details *NA* Dated: _____
- ☐ Inventory Dated: (inventory date) _____
- ☐ Other attachment (please state below) Dated: _____
- _____
- _____
- _____

Signed as an Agreement dated: 1/10/17

Please print name then sign and date

The Landlord

Landlord's full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____ Date: 1/10/17 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____ Date: _____ Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____ Date: 1/10/17 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature: _____ Date: _____ Time: _____

continued overleaf

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name:

Company: (if applicable)

Address:

Postcode:

Telephone Daytime:

Evening:

Email:

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name:

Address:

Postcode:

AND Tenant* (See Note)

Lead Tenant:

Tenant 2:

Tenant 3:

Tenant 4:

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd

Golders Green

London NW11 9EG

Postcode: NW11 9EG

Being part of the Building known as:

Together with the Contents as specified in the Inventory dated: 13/2/18

With the use of the following Shared Facilities: living/dining area, kitchen, bathroom.

Garden: With use of the Garden located: rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No Parking

6.1 The Landlord gives notice to the tenant that in accordance with Section 47 and 48 of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details NA

Dated:

☐ Inventory

Dated: (inventory date)

☐ Other attachment (please state below)

Dated:

Signed as an Agreement dated: 13/2/18

Please print name then sign and date

The Landlord

Landlord's full name: (repeat as in Particulars)

Company: (repeat as in Particulars)

Landlord's signature:

Date: 13/2/18

Time:

Landlord's witness full name and address:

Postcode:

Landlord's witness signature:

Date:

Time:

Lead Tenant

Name: (repeat as in Particulars)

Signature:

Date: 13/2/18

Time:

Tenant's witness full name and address:

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is:

Term

A FIXED TERM of 7 1/2 months commencing on and including (start date) 13/2/18 to and including (end date) 1/10/18

Rent

The total rent payable per (week/month) month is £ and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ should be paid on the (insert no.) 13th day of each (week/month) month

by: (tick as applicable)

commencing on (insert date when 2nd rent payment due) 13/3/18

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state)

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐

A Deposit of £ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒

No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: _____

Term

A FIXED TERM of 7 months commencing on and including 8/3/18 to and including 1/10/18

Rent

The total rent payable per month is £ _____ and is payable monthly in advance in the following instalments.

The first payment is to be £ _____ in cleared funds on the signing of this Agreement and thereafter the sum of £ _____ should be paid on the 8th day of each month.

by: not applicable

commencing on 8/4/18

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: phone line

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: please state

Included ☐ Excluded ☐

Deposit (tick as appropriate)

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

Notices (including Notices of Proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details NA

Dated: _____

☐ Inventory

Dated: (Inventory date) _____

☐ Other attachment (please state below)

Dated: _____

Signed as an Agreement dated: _____

Please print name, then sign and date

The Landlord

Landlord's full name: (repeat as in Particulars) _____

Company: (repeat as in Particulars) _____

Landlord's signature: _____

Date: 8/3/18

Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____

Date: _____

Time: _____

Lead Tenant

Name: (repeat as in Particulars) _____

Signature: _____

Date: 8/3/18

Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature _____

Date _____

Time _____

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: (if applicable) _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* (See Note)

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green.

London

Postcode: NW11 9EG

Being part of the Building known as: _____

Together with the Contents as specified in the Inventory dated: _____

With the use of the following Shared Facilities: living / dining area, kitchen

bathroom

Garden: With use of the Garden located: rear

Parking: With use of: (tick as appropriate) parking space ☐ garage ☐

located: No parking

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name:

Company:

Address:

Postcode:

Evening:

Telephone Daytime:

Email:

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name:

Address:

Postcode:

AND Tenant*

Lead Tenant:

Tenant 2:

Tenant 3:

Tenant 4:

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd

Golders Green

London

Postcode: NW11 9EG

Being part of the Building known as:

Together with the Contents as specified in the Inventory dated:

With the use of the following Shared Facilities: living/dining area

Garden: With use of the Garden located: rear

Parking: With use of: parking space garage

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is:

Term

A FIXED TERM of 6 months commencing on and including 1/4/18 to and

including 1/10/18

Rent

The total rent payable per month is £ and is

payable monthly in advance in the following instalments.

The first payment is to be £ in cleared funds on the signing of this Agreement and thereafter

the sum of £ should be paid on the 1st day of each month

by: (tick as applicable)

commencing on (insert date when 2nd rent payment due)

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: line rental

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state)

Included ☐ Excluded ☐

Deposit (tick as applicable)

☐ A Deposit of £ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken.

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details NA

Dated:

☐ Inventory

Dated: (Inventory date)

☐ Other attachment (please state below)

Dated:

Signed as an Agreement dated:

Please print name then sign and date

The Landlord

Landlords full name: (repeat as in Particulars)

Company: (repeat as in Particulars)

Landlord's signature:

Date: 1/4/18

Time:

Landlord's witness full name and address:

Postcode:

Landlord's witness signature:

Date:

Time:

Lead Tenant

Name: (repeat as in Particulars)

Signature:

Date: 1/4/18

Time:

Tenant's witness full name and address:

Postcode:

Tenant's witness signature:

Date:

Time:

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name: _____

Company: *(if applicable)* _____

Address: _____

Postcode: _____

Telephone Daytime: _____

Evening: _____

Email: _____

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name: _____

Address: _____

Postcode: _____

AND Tenant* *(See Note)*

Lead Tenant: _____

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address: 129 Hamilton Rd.

Golders Green, London

Postcode: NW11 9EG

Being part of the **Building** known as: _____

Together with the **Contents** as specified in the **Inventory** dated: _____

With the use of the following **Shared Facilities**: Living/dinning area Bathrooms

Kitchen

Garden: With use of the **Garden** located: rear

Parking: With use of: *(if as applicable)* parking space ☐ garage ☐

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: _____

Term

A **FIXED TERM** of 6 months commencing on and including *(start date)* 1/4/18 to and including *(end date)* 1/10/18

Rent

The total rent payable per *(week/month)* month is £ _____ and is payable *(weekly/monthly)* monthly in advance in the following instalments.

The first payment is to be £ _____ in cleared funds on the signing of this Agreement and thereafter the sum of *(rent)* £ _____ should be paid on the *(insert no.)* 1st day of each *(week/month)* month

by: *(if as applicable)* _____

commencing on *(insert date when 2nd rent payment due)* _____

Utility, Council Tax and Charges for Services *(if/as applicable)*

Water charges: _____

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it): _____

Included ☒ Excluded ☐

Gas: _____

Included ☒ Excluded ☐

Electricity: _____

Included ☒ Excluded ☐

Television licence: _____

Included ☒ Excluded ☐

Telephone: line rented

Included ☒ Excluded ☐

Broadband: _____

Included ☒ Excluded ☐

Other: *(please state)* _____

Included ☐ Excluded ☐

Deposit *(if/as applicable)*

☐ A Deposit of £ _____ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken

***Note:** All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notices to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: *(if/as applicable)*

☐ Tenancy Deposit Scheme details NP

Dated: _____

☐ Inventory

Dated: *(Inventory date)* _____

☐ Other attachment *(please state below)*

Dated: _____

Signed as an Agreement dated: _____

Please print name then sign and date

The Landlord

Landlords full name: *(repeat as in Particulars)* _____

Company: *(repeat as in Particulars)* _____

Landlord's signature: _____

Date: 1/4/18 Time: _____

Landlord's witness full name and address: _____

Postcode: _____

Landlord's witness signature: _____

Date: _____

Time: _____

Lead Tenant

Name: *(repeat as in Particulars)* _____

Signature: _____

Date: 1/4/18 Time: _____

Tenant's witness full name and address: _____

Postcode: _____

Tenant's witness signature _____

Date _____

Time _____

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord

Full name:

Company: (if applicable)

Address:

Telephone Daytime:

Postcode:

Evening:

Email:

Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:

Name:

Address:

Postcode:

AND Tenant* (See Note)

Lead Tenant:

Tenant 2:

Tenant 3:

Tenant 4:

AND IS MADE IN RELATION TO THE PROPERTY AT:

Address:

129 Hamilton Rd.

Crofters Green

London

Postcode:

W10 11 9EG

Being part of the Building known as:

Together with the Contents as specified in the Inventory dated:

With the use of the following Shared Facilities:

Kitchen, bathroom, living room

Garden: With use of the Garden located:

rear

Parking: With use of: (tick as applicable) parking space ☐ garage ☐

located: No parking

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is:

Term

A FIXED TERM of 6 months commencing on and including 17/4/18 to and including 19/10/18

Rent

The total rent payable per month is £ and is payable monthly in advance in the following instalments.

The first payment is to be £ in cleared funds on the signing of this Agreement and thereafter the sum of £ should be paid on the 19th day of each month by: (tick as appropriate)

commencing on (first date when 2nd rent payment due)

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:

Included ☒ Excluded ☐

Council Tax (or similar charge which replaces it):

Included ☒ Excluded ☐

Gas:

Included ☒ Excluded ☐

Electricity:

Included ☒ Excluded ☐

Television licence:

Included ☒ Excluded ☐

Telephone: landline

Included ☒ Excluded ☐

Broadband:

Included ☒ Excluded ☐

Other: (please state)

Included ☐ Excluded ☐

Deposit (tick as appropriate)

☐ A Deposit of £ is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

☒ No Deposit will be taken

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

☐ Tenancy Deposit Scheme details ☒

Dated:

☐ Inventory

Dated: (Inventory date)

☐ Other attachment (please state below)

Dated:

Signed as an Agreement dated:

Please print name then sign and date

The Landlord

Landlord's full name: (repeat as in Particulars)

Company: (repeat as in Particulars)

Landlord's signature:

Date: 19/4/18 Time:

Landlord's witness full name and address:

Postcode:

Landlord's witness signature:

Date: Time:

Lead Tenant

Name: (repeat as in Particulars)

Signature:

Date: 19/4/18 Time:

Tenant's witness full name and address:

Postcode:

Tenant's witness signature:

The Particulars

This agreement is made between:

Landlord

Full name:

[REDACTED]

Address:

[REDACTED]

Telephone:

And Tenant

Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

[REDACTED]

And is made in relation to the property at:

Address: 129 Hamilton Rd., Golders Green, London, NW11 9EG.

With the use of the following Shared Facilities:
Living/Dining area, Kitchen & Bathrooms.

Garden: With use of the garden located: Rear
Parking: No Parking

The Particulars

The main terms of the agreement are:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of Six months commencing on and including (start date) 1/10/18 to

and including (end date) 1/4/19

Rent

The total rent payable per (week/month) monthly is £

and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ should be paid in parts on the

1st, 1st, 8th, 13th, 18th
(15th)

respectively of each (week/month) month

*() indicates changes to payment dates.

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:	Included ✓	Excluded
Council Tax (or similar charge which replaces it):	Included ✓	Excluded
Gas:	Included ✓	Excluded
Electricity:	Included ✓	Excluded
Television licence:	Included ✓	Excluded
Broadband:	Included ✓	Excluded

Deposit (tick as applicable)

A Deposit of £ N/A is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

No Deposit will be taken. ✓

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Particulars

This agreement is made between:

Landlord

Full name: [REDACTED]

Address: [REDACTED]

Telephone:

And Tenant

Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

[REDACTED]

And is made in relation to the property at:

Address: 129 Hamilton Rd., Golders Green, London, NW11 9EG.

With the use of the following Shared Facilities:
Living/Dining area, Kitchen & Bathrooms.

Garden: With use of the garden located: Rear

Parking: No Parking

The Particulars

The main terms of the agreement are:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of Six months commencing on and including (start date) 1/4/19 to
and including (end date) 1/10/19

Rent

The total rent payable per (week/month) monthly is £ [REDACTED]

and is payable (weekly/monthly) monthly in advance in the following instalments.

The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid in parts on the

5th 9th 15th 18th 19th
1st 17th 18th

respectively of each (week/month) month.

*() indicates changes to payment dates

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:	Included ✓	Excluded
Council Tax (or similar charge which replaces it):	Included ✓	Excluded
Gas:	Included ✓	Excluded
Electricity:	Included ✓	Excluded
Television licence:	Included ✓	Excluded
Broadband:	Included ✓	Excluded

Deposit (tick as applicable)

A Deposit of £ NA is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

No Deposit will be taken. ✓

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

The Landlord lets the Property and the Contents to the Tenant at the Rent for the Tenancy Period on the standard letting terms set out in this Agreement as varied or supplemented by any special letting terms.

1. Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

- 1.1 Any obligation upon the Tenant under this Agreement to do or not to do anything shall also require the Tenant not to permit or allow any visitor to do or not to do the same thing.

Rent and Charges

- 1.2 To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- 1.3 To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- 1.4 To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
- 1.4.1 The recovery from the Tenant of any Rent or any other money which is in arrears.
 - 1.4.2 The enforcement of any of the provisions of this Agreement.
 - 1.4.3 The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings.
 - 1.4.4 The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenant's bankers.
 - 1.4.5 The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the commencement of the Tenancy (reasonable wear and tear excepted).
 - 1.4.6 Any other monies owed by the Tenant to the Landlord.
 - 1.4.7 Compensation for the breach of any terms of this agreement.

Use of the Property

- 1.5 To occupy the Property as the Tenant's only or principal home.
- 1.6 Not to assign or sublet or part with or share possession of the Property or any part of it, or to allow the Property to be occupied by more than the maximum Number of Permitted Occupiers, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.7 Not to carry on in the Property any trade profession or business or receive paying guests or exhibit any poster or notice board so as to be visible from the exterior of the Property or use the Property for any other purpose other than a private residence for the Tenant and (if a Garage or Parking Space is specified in the Particulars) for the storage of a private motor car.
- 1.8 Not to use the Property for any immoral, illegal or improper purposes.
- 1.9 To use the Property carefully and properly and not to damage it.
- 1.10 Not to do or permit to be done on the Property anything that may reasonably be considered to be a nuisance or annoyance to the Landlord or the owner or occupiers of any adjoining property.
- 1.11 Not to make any noise or play any radio television audio equipment or musical instrument in or about the Property so as to cause nuisance to neighbours or other adjoining residents or people in the immediate area.
- 1.12 Not to change the supplier of the Utilities and Services as specified in The Particulars without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.13 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such Services to the Property. This includes the installation of any pre-payment meter.
- 1.14 Not to bring into the Property any furniture or furnishings and other personal effects that do not meet the required safety standards.
- 1.15 Not to obstruct the common parts of the Building or any Shared Facilities or keep or leave anything in them.
- 1.16 Not to smoke or to permit a visitor to smoke tobacco or any other substance in the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.17 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Property apart from those required for general household use.
- 1.18 Not to install, take into, use or keep in, the property any heater or like object which requires paraffin or other gaseous fuel, and not to burn candles in the Property without the express written permission of the Landlord (which will not be unreasonable withheld).
- 1.19 Not to keep any animals, reptiles, insects, rodents or birds at the premises without the express written permission of the Landlord (which will not be unreasonably withheld). If permission is given, the Tenant may be asked to pay an additional amount towards the Deposit.
- 1.20 Not to block or cause any blockage to the drains and pipes, gutters and channels in or about the Property.
- 1.21 Not to bring in to the Property any electrical equipment which does not comply with relevant UK electrical regulations.
- 1.22 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the tenancy.
- 1.23 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

Leaving the Property Empty

- 1.24 To advise the Landlord, by giving reasonable written notice, if the Tenant intends being absent from the Property for more than 14 days and provide actual dates the Property will be unoccupied. For any absence over 28 days the Tenant may agree that the Landlord should have access during the period to keep the Property insured and to take reasonable precautions to mitigate damage.

Condition of the Property

- 1.25 Unless written comments or amendments are received by the Landlord within 14 days of Tenancy commencement the Tenant acknowledges that the Inventory attached hereto and forming part of this Agreement is a true and accurate record of the Property and the Contents, including their condition, at the beginning of the Tenancy.
- 1.26 Not to damage the Property or make any alteration in or addition to it or the electrical or plumbing system.

- 1.27 Not to decorate or change the style or colour of the decoration whether it be internal or external, nor to erect any aerial or satellite dish without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.28 To keep the interior of the Property and the Contents in the same condition, cleanliness, repair and decoration, as at the start of the Tenancy with allowance for fair wear and tear.
- 1.29 Not to remove any of the Contents from the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.30 To clean the windows of the Property, (where access is possible,) as often as necessary.
- 1.31 To wash or clean the curtains hanging in such windows, only as agreed with the Landlord in writing.
- 1.32 To keep the Garden in the same character; weed free and in good order and to cut the grass at reasonable intervals during the growing season.
- 1.33 To notify the Landlord as soon as reasonably possible, having regard to the urgency of the matter, of any defect in the Property which comes to the Tenant's attention.
- 1.34 Where the Property includes Shared Facilities, to take proper care of the Contents and clean as appropriate after use.
- 1.35 To replace any light bulbs, fluorescent tubes, fuses or batteries, promptly and when necessary.

Waste and Refuse

- 1.36 To keep the exterior free from rubbish and place all refuse containers etc. in the allocated space for collection on the day for collection.
- 1.37 To undertake disposal of refuse by placing refuse in the receptacles provided and in particular comply with any local authority recycling policy by using the correct containers provided for that purpose. In the case of any dustbins to ensure that all general rubbish that cannot be recycled is placed and kept inside a plastic bin liner before placing in such dustbin.

Letters and Notices

- 1.38 To forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.
- 1.39 To forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Access to the Property

- 1.40 To permit the Landlord or other persons authorised by them at all reasonable times after giving the Tenant at least twenty-four hours written notice (except in an emergency):
 - 1.40.1 To enter the Property to examine the state and condition of the Property and Contents and to carry out repairs or maintenance to the Property or Contents and afford them all facilities so to do.
 - 1.40.2 To enter and view the Property with prospective occupiers during the last two months of the tenancy.

Notice to Repair

- 1.41 If the Landlord gives the Tenant any written notice to remedy a defect, for which the Tenant is responsible, the Tenant shall carry out the repair within one month of the date of the given notice.

Key and Alarm Codes

- 1.42 The Tenant agrees that the Landlord shall hold a set of keys and that the Tenant shall not install or change the door locks or alarm codes, without the express written permission of the Landlord (which will not be unreasonably withheld).
- 1.43 Not to have any keys cut for the locks to the Property without the express written permission of the Landlord (which will not be unreasonably withheld).

Tenant's Possessions

- 1.44 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

At the End of the Tenancy

- 1.45 At the end of the Tenancy the Tenant agrees to:
 - 1.45.1 Give up the Property with vacant possession.
 - 1.45.2 Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the commencement of the Tenancy (reasonable wear and tear excepted) and pay for the repair or replacement of those items damaged or lost during the Tenancy which were the Tenant's responsibility in this Agreement.
 - 1.45.3 Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy.
 - 1.45.4 Return any linen, blankets and towels that may be provided, freshly washed and clean.
 - 1.45.5 Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event that not all keys are returned to the Landlord.
- 1.46 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the property within 28 days after the expiry or sooner termination of the tenancy shall be deemed to have been abandoned. Provided the Landlord has given written notice to the Tenant, or where the Tenant cannot be found after reasonable steps have been taken to trace the Tenant, the Landlord can dispose of such goods as they think appropriate.
- 1.47 To allow the Landlord to erect a reasonable number of 'for sale' or 'to let' signs at the Property during the last two months of the Tenancy.
- 1.48 The Tenant should be present during any inspection of the Property upon check out, to be carried out by or on behalf of the Landlord.

2. Landlord's Obligations

The Landlord hereby agrees with the Tenant as follows:

- 2.1 The Landlord shall arrange for the Property and Contents (not the Tenant's possessions) to be insured under a comprehensive insurance policy and use all reasonable effort to arrange for any damage caused by an insured risk to be remedied as soon as is practicable, and to refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, unless the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Agreement.

6. Notices

6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

Tenancy Deposit Scheme details Dated: *NA*

Inventory Dated: (inventory date) *NA*

Other attachment (please state below) Dated

Signed as an Agreement dated:

The Landlord

Landlords full name:

Company: *NA*

Landlord's signature:

Date: *1/4/19*

Tenant 1

Name:

Signature:

Date: *1/4/19*

18/9/19

Tenant 2

Name:

Signature:

Date: *1/4/19*

17.8.19

Tenant 3

Name:

Signature:

Date: *1/4/19*

Tenant 4

Name:

Signature:

Date: 1/4/19

1.6.19

Tenant 5

Name:

Signature:

Date: 1/4/19

The Particulars

This agreement is made between:

Landlord

Full name:

Address:

Telephone:

And Tenant

Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

leaves 16.4.20

moves out 18.1.20

moves in 26.1.20

leaves 28.3.20

leaves 1.11.19

moves in 1.11.19

leaves 4.4.20

leaves 23.2.20

moves in 23.2.20

leaves 23.3.20

And is made in relation to the property at:

Address: 129 Hamilton Rd., Golders Green, London, NW11 9EG.

With the use of the following Shared Facilities:
Living/Dining area, Kitchen & Bathrooms.

Garden: With use of the garden located: Rear

Parking: No Parking

The Particulars

The main terms of the agreement are:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/10/19 to and including (end date) 1/4/20

Rent

The total rent payable per (week/month) month is £ [REDACTED]

and is payable (weekly/monthly) monthly in advance in the following instalments. The first payment is to be £ [REDACTED] in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £ [REDACTED] should be paid in parts on the

18th 17th 15th 1st 19th
26th 1st 23rd

respectively of each (week/month) month

*() indicates changes to payment dates

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:	Included ✓	Excluded
Council Tax (or similar charge which replaces it):	Included ✓	Excluded
Gas:	Included ✓	Excluded
Electricity:	Included ✓	Excluded
Television licence:	Included ✓	Excluded
Broadband:	Included ✓	Excluded

Deposit (tick as applicable)

A Deposit of £ NA is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

No Deposit will be taken. ✓

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

Tenancy Deposit Scheme details Dated:

Inventory Dated: (inventory date)

Other attachment (please state below) Dated

Signed as an Agreement dated:

The Landlord

Landlords full name: [REDACTED]

Company: NA

Landlord's signature: [REDACTED]

Date: 1/10/19

Tenant 1

Name: [REDACTED]

Signature: [REDACTED]

Date: 1/10/19

Tenant 2

Name: [REDACTED]

Signature: [REDACTED]

Date: 1/10/19

Tenant 3

Name: [REDACTED]

Signature: [REDACTED]

Date: 1/10/19

1/11/19

Tenant 4

Name:

Signature:

Date:

1/10/19

26.1.20

Tenant 5

Name:

Signature:

Date:

1/10/19

23.2.20

The Particulars

This agreement is made between:

Landlord

Full name:

Address:

Telephone:

And Tenant

Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

leaves 3.9.20

returns 4.7.20

leaves 15.8.20

And is made in relation to the property at:

Address: 129 Hamilton Rd., Golders Green, London, NW11 9EG.

With the use of the following Shared Facilities:
Living/Dining area, Kitchen & Bathrooms.

Garden: With use of the garden located: Rear

Parking: No Parking

The Particulars

The main terms of the agreement are:

Number of permitted occupiers

The maximum number of people permitted to occupy the Property is: 5

Term

A FIXED TERM of 6 months commencing on and including (start date) 1/4/20 to
and including (end date) 1/10/20 [REDACTED] (4.7.20)

Rent

The total rent payable per (week/month) month is £ [REDACTED]

and is payable (weekly/monthly) monthly in advance in the following instalments.
The first payment is to be £ [REDACTED] in cleared funds on the signing of this
Agreement and thereafter the sum of (rent) [REDACTED] should be paid in parts on the

18th 4th

respectively of each (week/month) month

*() indicates changes to payment dates

Utility, Council Tax and Charges for Services (tick as appropriate)

Water charges:	Included ✓	Excluded
Council Tax (or similar charge which replaces it):	Included ✓	Excluded
Gas:	Included ✓	Excluded
Electricity:	Included ✓	Excluded
Television licence:	Included ✓	Excluded
Broadband:	Included ✓	Excluded

Deposit (tick as applicable)

A Deposit of £ NA is to be paid in cleared funds on the signing of this Agreement and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of this Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.

No Deposit will be taken. ✓

*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the event of nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. This means that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.

6. Notices

6.1 The Landlord gives notice to the Tenant that in accordance with Section 47 and 48(1) of the Landlord and Tenant Act 1987 that Notices (including Notices in proceedings) may be served on the Landlord at the address specified in The Particulars of this Agreement.

6.2 Any Notice served upon the Tenant in accordance with this Agreement or any statute or regulation then the same may be served properly addressed to the Tenant either at the Property or by sending same by first class post to the Property or at the Tenant's last known address and the same shall be deemed to have been properly served and received by the Tenant in the ordinary course of that first class post being delivered.

7. Consents

7.1 The Landlord confirms that all necessary consents have been obtained to enable the Landlord to enter into this Agreement (whether from Superior Landlord, Lenders, Mortgagees, Insurers, or others).

8. Data Protection

8.1 The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

8.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility suppliers, local authority, any credit agencies, or reference agencies and for debt collection.

9. Attached to and forming part of this Agreement are copies of: (tick as appropriate)

Tenancy Deposit Scheme details Dated:

Inventory Dated: (inventory date)

Other attachment (please state below) Dated

Signed as an Agreement dated:

The Landlord

Landlords full name:

Company: *NA*

Landlord's signature

Date: *1/4/20*

Tenant 1

Name:

Signature:

Date: *1.4.20*

Tenant 2

Name:

Signature:

Date: *4.7.20*

Tenant 3

Name:

Signature:

Date:

Tenant 4

Name:

Signature:

Date:

Tenant 5

Name:

Signature:

Date:

Environmental Health Department
Development & Regulatory Services
The London Borough of Barnet
9th Floor, Barnet House
1255 High Road
Whetstone
London, N20 0EJ

Contact: Arthur Hughes
Tel: 020 8359 7434
Fax: 0870 889 6793
E-mail: arthur.hughes@barnet.gov.uk
Date: 26 July 2017
Our Ref: HMOM/17/55721
Your Ref:

**HOUSING ACT 2004: Part 2, Schedule 5(7): Licensing of Houses in Multiple Occupation
129 Hamilton Road, London, NW11 9EG.**

Following receipt of your application for an HMO Licence, please find enclosed a Notice of Approval to Grant a Licence and the Licence itself for the property.

As discussed previously the licence sets out the various terms and conditions including the maximum number of persons and households permitted to occupy this premises. Please make sure that you note the timescales for compliance with conditions, as they are not all the same.

Failure to comply with a licence condition is an offence liable on conviction to a fine of up to £5,000 for each condition not met. A successful prosecution would also lead to a reassessment of your status as a "fit and proper person" to hold an HMO licence for this and any other property.

I'm sure that such action will not be necessary in this case, and if you need any additional information to assist with your compliance with these conditions please do not hesitate to contact me on the above number.

Please can you email through your certificates to hmos@barnet.gov.uk and contact me on completion of the works in order to arrange an inspection.

Copies of this correspondence are being sent to all those with an interest in the property that you have told us should be notified in your application.

Yours sincerely



Arthur Hughes
Principle Environmental Health Officer

LICENCE NUMBER: HMOM/17/55721

Housing Act 2004
Licence for a House in Multiple Occupation

The London Borough of Barnet approved the application to operate a house in multiple occupation and hereby grant a Licence under section 64 Housing Act 2004 in respect of: -

129 Hamilton Road, London, NW11 9EG

This Authority is satisfied that the most appropriate person to be the licence holder is:

Name:

Of:

The named person having responsibility for the management of the licensed premises is:

Name:


Of:

Issue Date: 26 July 2017

This licence is valid for a period of FIVE years from the date of issue.

This licence is granted on the stipulation that the enclosed conditions shall apply throughout the licence period.

Signed:


Belinda Livesey
Private Sector Housing Manager

All correspondence should be addressed to: -

Private Sector Housing Manager, Environmental Health Department, London Borough of Barnet
9th Floor, Barnet House, 1255 High Road, Whetstone, London, N20 0EJ
Telephone: 020 8359 5355 Fax No: 0870 889 6793 Email: hmos@barnet.gov.uk



HOUSING ACT 2004 PART 2 AND SCHEDULE 5(7)
LICENSING OF HOUSES IN MULTIPLE OCCUPATION

NOTICE OF APPROVAL
TO GRANT A LICENCE IN RESPECT OF A HOUSE IN MULTIPLE OCCUPATION

To: [REDACTED]

Of: [REDACTED]

The London Borough of Barnet 'the Authority' has approved the application for a house in multiple occupation licence for the property known as **129 Hamilton Road, London, NW11 9EG** the 'house'.

The decision to approve the licence was made on 26 July 2017

The Council is of the opinion that the following matters have been satisfied:-

- ♦ The house is reasonably suitable for occupation by not more than **5 persons (5 households)**, as detailed in the attached licence.
- ♦ The licence holder is the most appropriate person to be the licence holder of the house
- ♦ The licence holder is a fit and proper person
- ♦ The manager is the person having control of the house and is a fit and proper person
- ♦ The management arrangements for the house are otherwise satisfactory.

The terms of the attached licence are included in the attached **Schedule 1**.

If you do not agree with the decision to approve the licence you may appeal to First-tier Tribunal (Property Chamber) within 28 days beginning with the date specified in this notice.

Dated: **26 July 2017**

Signed:

Belinda Livesey
Private Sector Housing Manager

This matter is being dealt with by:

Arthur Hughes Private Sector Housing Team Environmental Health Department
London Borough of Barnet, 9th Floor, Barnet House, 1255 High Road, Whetstone, London, N20 0EJ
Tel: 020 8359 7434 Fax No: 0870 889 6793 Email: arthur.hughes@barnet.gov.uk

SEE ATTACHED NOTES

Schedule 1

Licence Terms and Conditions

Re: 129 Hamilton Road, London, NW11 9EG

1. Licence Terms

- 1.1 A licence relates to the property described in the licence approval.
- 1.2 A licence may be granted before the time it is required, but the licence will not come into force until that time.
- 1.3 A licence lasts for a period of **FIVE** years from the date the licence was granted unless the following apply:
 - The licence will cease if the licence holder dies whilst the licence is in force.
 - The licence is revoked under section 70 of the Housing Act 2004.
- 1.4 A licence period continues for a period of **FIVE** years even if the premises is no longer an HMO, unless a valid application is made for the licence to be revoked under section 70 of the Housing Act 2004.
- 1.5 This licence may not be transferred to another person.
- 1.6 If the licence holder dies during the licence period, during the period of 3 months beginning with the date of the licence holder's death, the premises is to be treated for that period as if a Temporary Exemption Notice has been served, exempting the premises from the requirement to be licensed. Procedural issues and appeals as specified in section 62 (6) to (8) of the Housing Act 2004 will apply.
- 1.7 If on the expiry of the initial period stated in 1.6 above, representatives of the deceased licence holder apply for a further exemption from the date the initial period ends, the premises is to be treated for that period as if a second Temporary Exemption Notice had been served, exempting the premises from the requirement to be licensed. Procedural issues and appeals as specified in section 62 (6) to (8) of the Housing Act 2004 will apply.

2 Licence Conditions

Note that all references to 'the Council' in these conditions are to be read as meaning the London Borough of Barnet.

Any reference to 'right' and 'left' aspects are derived facing the front of the property from the street.

Where reference is made to the Council's Adopted Standards for Houses in Multiple Occupation these can be found at <https://barnet.gov.uk/citizen-home/housing-and-community/private-housing/landlords/houses-multiple-occupation.html> or on demand in writing from the Environmental Health Department – HMO Licensing Team, London Borough of Barnet, Barnet House, 1255 High Road Whetstone, London, N20 0EJ.

2.1	Levels of Occupancy (see appendix 1)	
(a)	The maximum number of persons allowed to occupy the property is	5
(b)	The maximum number of households allowed to occupy the property is	5

2.3	Condition of Furniture and Electrical Appliances	
	<p>All soft furnishings supplied by the licence holder to the tenants must comply with the Furniture and Furnishings (Fire) Regulations 1988 (as amended). All furniture supplied by the Licence holder should be maintained in a safe condition.</p> <p>There should be a regular visual inspection of all such furniture to determine the condition of those items.</p> <p>All electrical appliances where present and supplied by the licence holder, should be kept in a safe condition and regularly inspected as part of a maintenance programme. This will require a portable appliance test (PAT) in accord with the following schedule: -</p> <p>Refrigerators/washing machines/electric fires: every 4 Years</p> <p>Portable equipment: every 2 Years</p>	On going
	<p>Inspections of electrical appliances shall be carried out by a suitably qualified person. The Council shall be informed of any remedial works required and any such works shall be carried out within a time period specified by the Council.</p> <p>A declaration as to the safety of electrical appliances and furniture supplied by the licence holder shall be supplied to the Council upon written request.</p>	On going
	A copy of a valid current portable appliance test (PAT) report should be sent to the Council	Within 3 months of the licence issue date
2.4	Electrical Safety	
	The licence holder shall if requested provide the Council with a current Electrical Installation Condition Report for the fixed electrical installation. Any report should be less than five years old at the date of submission.	On going
2.5	Smoke Alarms and Fire Precaution Equipment	
	<p>The licence holder shall ensure that smoke alarms are installed in accordance with BS5839-6:2013 and having regard to the guidance given in the LACORS 'Guidance on fire safety provisions for certain types of existing housing' and keep them in proper working order. A copy of this document can be obtained as follows:</p> <p>ISBN 978-1-84049-638-3</p> <p>Printed by: Newman Thomson Ltd,</p>	On going

- ii. automatic heat detectors complying with BS EN 54-5: 2001 to be installed in the following locations: - **Ground floor shared kitchen**
- iii. automatic smoke detectors complying with BS EN 54-7: 2001 to be installed in the following locations: - **all bedsit rooms, shared lounge/diner and ground, first and second floor hallways and landings**
- iv. provide and install a sufficient number of alarm sounders complying with BS EN 54-3: 2014 so as to achieve sound pressure level of 75dBA at the head of each bed space and 65dBA or 5dBA above any noise likely to persist for a period of more than 30 seconds in all accessible parts of the building.
- v. manual call points complying with BS EN 54-11: 2001, of a uniform type to be installed in following locations: **throughout the staircase escape route**
- vi. the entire system to be wired in suitable cable complying with requirements of BS5839-1: 2013.
- vii. provide and install an isolating protective device (e.g. an isolating switch fuse) to connect the fire alarm control panel to the electrical mains supply. The protective device is to be reserved solely for the purpose of supplying the control panel, its cover to be coloured red and labeled "FIRE ALARM: DO NOT SWITCH OFF". The device should be secure from unauthorised operation
- viii. system to be provided with suitable standby power source designed to operate on the failure of the mains electrical supply.

The manufacturer's instructions are to be followed in determining the correct position and installation of the alarms and regard is to be had to BS 5839-6 2013

Smoke alarms to comply with BS EN 14604:2005 and each alarm to be provided with a 'hush' or silence device.

Alarms should generate a sound pressure level of 75dBA at the bedhead.

The electrical wiring should conform to BS 7671:2008+A3:2015 (*17th edition of the Institute of Electrical Engineers' Wiring Regulations*). Supplier to provide owner/user with information on correct use and maintenance of system.

On completion of the installation the 'Responsible Person' to be supplied with adequate instructions on its use, routine

(c)	<p>Fire blanket/extinguishers required</p> <p>Fire blanket</p> <p>Provide light duty type fire blanket(s) to the ground floor kitchen] in accordance with BS EN 1869:1997. Fire blanket(s) to be contained in red holder, wall mounted 1.5m from the floor and closer to the room exit than the cooking facility and otherwise in accord with the manufacturer's instructions.</p> <p>Dry powder extinguisher (multi-purpose)</p> <p>Provide ground, first and second floor hallways and landings 13A rated multi-purpose (2 kg dry powder) fire extinguisher(s) complying with BS EN 3-7: 2004+A1:2007 (<i>Portable fire extinguishers</i>). Install in accord with BS 5306-8: 2012 (<i>Selection and positioning of portable fire extinguishers. Code of Practice</i>).</p> <p>Location of portable extinguishers</p> <p>Extinguishers are to be located as follows: -</p> <ul style="list-style-type: none"> • on a dedicated stand or hung on wall mounted brackets with the handle approximately 1.5m from the floor level; • in a position such that they do not obstruct the escape route; • close to the exit position from each floor level; • not obstructed by opening doors and not in recesses out of sight; and • away from heaters or areas where they may be subjected to damage. <p>Maintenance and servicing (fire extinguishers)</p> <p>Fire extinguishers and equipment to be regularly maintained and serviced in accordance with BS 5306-3: 2003 (<i>Code of practice for the inspection and maintenance of portable fire extinguishers</i>), namely that the user/manager is to carry out a monthly routine inspection to:</p> <ul style="list-style-type: none"> • Ensure extinguisher in correct position • Check not discharged, lost pressure or suffered obvious damage • Replace any extinguishers which are subject to the above <p>An annual inspection must be carried out by a competent person. The date of the annual inspection must be marked on</p>	<p>Within 6 months of the licence issue date</p>

	within the room. Heating installations must in all other respects, comply with the Council's Adopted Standards for Houses in Multiple Occupation.	
2.9	Energy efficiency	
	The licence holder shall ensure that any roof voids are insulated with 270mm deep mineral wool (or equivalent) insulation between the joists taking care to maintain roof ventilation and to avoid the overheating of proximate electrical cables. Otherwise the installation is to be in accordance with the manufacturer's/suppliers' instructions.	On going
2.10	Security	
	The licence holder shall ensure that all common external, bedsit and flat entrance doors as well as any windows are secure and fitted with suitable locks. In relation to 'shared accommodation', this requirement need not apply to bedroom doors. In the case of external doors and windows in any instance, this condition only applies where such apertures are located on the ground floor of the property unless they are otherwise accessible from an external staircase or structure such as a flat roof, accessible balcony or other fixed apparatus that can be easily climbed. Doors and escape windows to which this condition applies should be fitted with locks that can be operated without the use of a key so that an escape can be made unhindered. The security of the property must in all other respects comply with the Council's Adopted Standards for in Houses in Multiple Occupation.	On going
2.11	Display of Information in Property	
	<p>The licence holder shall ensure that the name, address and contact telephone number (including an emergency contact number) of the manager is displayed and remains displayed, in a prominent position, within the common parts of the property. These details must be kept up-to date.</p> <p>The licence holder shall ensure that a copy of the current licence and the licence conditions are displayed and remain displayed, in a prominent position within the common parts of the property.</p>	Within 1 month of the licence issue date and then annually
2.12	Management practice	
	The licence holder shall, if requested in writing, provide the Council with evidence of the appropriate management practice and procedures in relation to the property. The details should	On going

Appendix 1

129 Hamilton Road, London, NW11 9EG,

Forming part of the licence conditions

Licence in Respect of a House in Multiple Occupation (HMO)

The maximum number of persons and households permitted to occupy the property is based on the number of:

- Bedrooms (and sizes of bedrooms in m²)
- Kitchens
- Bathrooms

The maximum permitted level of occupation for each room based on existing room size alone given below:

Room (location and number if applicable)	Maximum occupancy based on existing bedroom size alone	
	Person(s)	Households Regardless of the number of persons shown in the adjacent column 5
Room: 1 Location: Ground front	2	
Room: 2 Location: Ground rear right	1	
Room: 3 Location: Ground shared lounge / dining room	0	
Room: 4 Location: First front right	0	
Room: 5 Location: First front left	2	
Room: 6 Location: First rear	2	
Room: 7 Location: Second front	1	
Room: 8 Location: Second rear	1	

The level of occupation of the property in its existing condition, and taking into consideration the current mode of occupancy i.e. bedsits, is limited to 5 persons and 5 households. No room should be occupied by more than the maximum occupancy listed in the table above.

Where the current occupation exceeds the permitted number, the permitted level of occupancy can be achieved when the relevant tenancy, tenancies or licence(s) to occupy come to a natural end. Rooms must not then be reoccupied in contravention of the licence.

No alteration which may affect the licence contents or conditions attached to the licence may be made to the

property without the prior written consent of the Council's Private Sector Housing Team. Any proposed alterations should also be discussed with the Council's Building Control and Planning Services as the works may require approval under Building Regulations and/or the Town and Country Planning Acts.

Additional Information

As well as the conditions applying to this licence, there are other various relevant statutory obligations of which you should be aware. Although not an exhaustive list, these include the HMO management regulations, Part 1 of the Housing Act 2004 (the Housing Health and Safety Rating System) and the Fire Safety Order. These are described briefly below.

Management Regulations

Without prejudice to any the conditions contained within this licence, the manager is required to comply with the requirements of the Management of Houses in Multiple Occupation (England) Regulations 2006 or in the case of an HMOs falling within Section 257 of the Housing Act 2004, the Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007. Duties of a manager include:-

- that certain information is provided to occupiers and to be clearly displayed
- to take safety measures, including the maintenance of fire alarms and fire-fighting equipment
- to maintain water supply and drainage
- to supply and maintain gas and electricity
- to maintain common parts, fixtures and appliances (including windows)
- to maintain living accommodation
- and a duty to provide waste disposal facilities

A person commits an offence if he fails to comply with the Regulations and is liable on summary conviction to a fine not exceeding level 5 on the standard scale

Further information concerning these Regulations can be found at:

<http://www.legislation.gov.uk/ukxi/2006/372/contents/made>

<http://www.legislation.gov.uk/ukxi/2007/1903/contents/made>

The Housing Health and Safety Rating System (Housing Act 2004)

The Housing Health and Safety Rating System (HHSRS) introduced under Part 1 of the Housing Act 2004, applies to all residential premises. This is an assessment method for hazards that are most likely to be present in housing and include fire, overcrowding, excess cold conditions, damp and mould, security and electrical safety among others of which there are 29 in total and apply to all residential premises including houses in multiple occupation. Where there are hazards, the assessment could show the presence of serious (category 1) hazards and other less serious (category 2) hazards. The Council has a duty to take the appropriate action in relation to category 1 hazards where these are found.

The Council regardless of these licensing conditions must seek to identify, remove, or reduce category 1 hazards in the property under Part 1 of the Housing Act 2004. Over the duration of a licence, the licence holder may be required to provide full access for further Housing Health and Safety Rating System (HHSRS) assessments to be carried out. Any defects found as a result of an inspection may require enforcement action to be taken.

Fire Safety Order

Development & Regulatory Services
The London Borough of Barnet
Environmental Health
9th Floor, Barnet House
1255 High Road
Whetstone
London, N20 0EJ

BANK OF SCOTLAND PLC
1 Lovell Park Road,
Leeds LS1 1NS.

Contact: Arthur Hughes
Tel: 020 8359 7434
Fax: 0870 889 6793
E-mail: arthur.hughes@barnet.gov.uk
Date: 26th July 2017
Our Ref: HMOM/17/55721
Your Ref:

Dear Sir / Madam

Housing Act 2004 – Licensing of Houses in Multiple Occupation (HMOs)
RE: 129 Hamilton Road, London, NW11 9EG

I understand that you are an interested party of the above property and the HMO Licence application.

I have pleasure in enclosing copies of the Notice of Approval, Licence Document and related information for your attention.

Yours sincerely



Arthur Hughes
Principle Environmental Health Officer

LICENCE NUMBER: HMOM/17/55721

Housing Act 2004
Licence for a House in Multiple Occupation

The London Borough of Barnet approved the application to operate a house in multiple occupation and hereby grant a Licence under section 64 Housing Act 2004 in respect of: -

129 Hamilton Road, London, NW11 9EG

This Authority is satisfied that the most appropriate person to be the licence holder is:

Name: **Radha Venga**

Of: **25 Greenfield Gardens, London NW2 1HT**

The named person having responsibility for the management of the licensed premises is:

Name: **Radha Venga**

Of: **25 Greenfield Gardens, London NW2 1HT**

Issue Date: **26 July 2017**

This licence is valid for a period of **FIVE** years from the date of issue.

This licence is granted on the stipulation that the enclosed conditions shall apply throughout the licence period.

Signed:



Belinda Livesey
Private Sector Housing Manager

All correspondence should be addressed to: -

Private Sector Housing Manager, Environmental Health Department, London Borough of Barnet
9th Floor, Barnet House, 1255 High Road, Whetstone, London, N20 0EJ
Telephone: 020 8359 5355 Fax No: 0870 889 6793 Email: hmos@barnet.gov.uk



HOUSING ACT 2004 PART 2 AND SCHEDULE 5(7)
LICENSING OF HOUSES IN MULTIPLE OCCUPATION

NOTICE OF APPROVAL
TO GRANT A LICENCE IN RESPECT OF A HOUSE IN MULTIPLE OCCUPATION

To: **Mr Radha Venga**

Of: **25 Greenfield Gardens, London, NW2 1HT, ,**

The London Borough of Barnet 'the Authority' has approved the application for a house in multiple occupation licence for the property known as **129 Hamilton Road, London, NW11 9EG** the 'house'.

The decision to approve the licence was made on 26 July 2017

The Council is of the opinion that the following matters have been satisfied:-

- ♦ The house is reasonably suitable for occupation by not more than **5 persons (5 households)**, as detailed in the attached licence.
- ♦ The licence holder is the most appropriate person to be the licence holder of the house
- ♦ The licence holder is a fit and proper person
- ♦ The manager is the person having control of the house and is a fit and proper person
- ♦ The management arrangements for the house are otherwise satisfactory.

The terms of the attached licence are included in the attached **Schedule 1**.

If you do not agree with the decision to approve the licence you may appeal to First-tier Tribunal (Property Chamber) within 28 days beginning with the date specified in this notice.

Dated: **26 July 2017**

Signed:

Belinda Livesey
Private Sector Housing Manager

This matter is being dealt with by:

Arthur Hughes Private Sector Housing Team Environmental Health Department
London Borough of Barnet, 9th Floor, Barnet House, 1255 High Road, Whetstone, London, N20 0EJ
Tel: 020 8359 7434 Fax No: 0870 889 6793 Email: arthur.hughes@barnet.gov.uk

SEE ATTACHED NOTES

Environmental Health Department
Development & Regulatory Services
The London Borough of Barnet
9th Floor, Barnet House
1255 High Road
Whetstone
London, N20 0EJ

Mr Venga
25 Greenfield Gardens
London, NW2 1HT

Contact: Arthur Hughes
Tel: 020 8359 7434
Fax: 0870 889 6793
E-mail arthur.hughes@barnet.gov.uk
Date 26 July 2017
Our Ref: HMOM/17/55721
Your Ref:

Dear Mr Venga

**HOUSING ACT 2004: Part 2, Schedule 5(7): Licensing of Houses in Multiple Occupation
129 Hamilton Road, London, NW11 9EG.**

Following receipt of your application for an HMO Licence, please find enclosed a Notice of Approval to Grant a Licence and the Licence itself for the property.

As discussed previously the licence sets out the various terms and conditions including the maximum number of persons and households permitted to occupy this premises. Please make sure that you note the timescales for compliance with conditions, as they are not all the same.

Failure to comply with a licence condition is an offence liable on conviction to a fine of up to £5,000 for each condition not met. A successful prosecution would also lead to a reassessment of your status as a "fit and proper person" to hold an HMO licence for this and any other property.

I'm sure that such action will not be necessary in this case, and if you need any additional information to assist with your compliance with these conditions please do not hesitate to contact me on the above number.

Please can you email through your certificates to hmos@barnet.gov.uk and contact me on completion of the works in order to arrange an inspection.

Copies of this correspondence are being sent to all those with an interest in the property that you have told us should be notified in your application.

Yours sincerely



Arthur Hughes
Principle Environmental Health Officer

Schedule 1

Licence Terms and Conditions

Re: 129 Hamilton Road, London, NW11 9EG

1. Licence Terms

- 1.1 A licence relates to the property described in the licence approval.
- 1.2 A licence may be granted before the time it is required, but the licence will not come into force until that time.
- 1.3 A licence lasts for a period of **FIVE** years from the date the licence was granted unless the following apply:
 - The licence will cease if the licence holder dies whilst the licence is in force.
 - The licence is revoked under section 70 of the Housing Act 2004.
- 1.4 A licence period continues for a period of **FIVE** years even if the premises is no longer an HMO, unless a valid application is made for the licence to be revoked under section 70 of the Housing Act 2004.
- 1.5 This licence may not be transferred to another person.
- 1.6 If the licence holder dies during the licence period, during the period of 3 months beginning with the date of the licence holder's death, the premises is to be treated for that period as if a Temporary Exemption Notice has been served, exempting the premises from the requirement to be licensed. Procedural issues and appeals as specified in section 62 (6) to (8) of the Housing Act 2004 will apply.
- 1.7 If on the expiry of the initial period stated in 1.6 above, representatives of the deceased licence holder apply for a further exemption from the date the initial period ends, the premises is to be treated for that period as if a second Temporary Exemption Notice had been served, exempting the premises from the requirement to be licensed. Procedural issues and appeals as specified in section 62 (6) to (8) of the Housing Act 2004 will apply.

2 Licence Conditions

Note that all references to 'the Council' in these conditions are to be read as meaning the London Borough of Barnet.

Any reference to 'right' and 'left' aspects are derived facing the front of the property from the street.

Where reference is made to the Council's Adopted Standards for Houses in Multiple Occupation these can be found at <https://barnet.gov.uk/citizen-home/housing-and-community/private-housing/landlords/houses-multiple-occupation.html> or on demand in writing from the Environmental Health Department – HMO Licensing Team, London Borough of Barnet, Barnet House, 1255 High Road Whetstone, London, N20 0EJ.

2.1	Levels of Occupancy (see appendix 1)	
(a)	The maximum number of persons allowed to occupy the property is	5
(b)	The maximum number of households allowed to occupy the property is	5

2.3	Condition of Furniture and Electrical Appliances	
	<p>All soft furnishings supplied by the licence holder to the tenants must comply with the Furniture and Furnishings (Fire) Regulations 1988 (as amended). All furniture supplied by the Licence holder should be maintained in a safe condition.</p> <p>There should be a regular visual inspection of all such furniture to determine the condition of those items.</p> <p>All electrical appliances where present and supplied by the licence holder, should be kept in a safe condition and regularly inspected as part of a maintenance programme. This will require a portable appliance test (PAT) in accord with the following schedule: -</p> <p>Refrigerators/washing machines/electric fires: every 4 Years</p> <p>Portable equipment: every 2 Years</p>	On going
	<p>Inspections of electrical appliances shall be carried out by a suitably qualified person. The Council shall be informed of any remedial works required and any such works shall be carried out within a time period specified by the Council.</p> <p>A declaration as to the safety of electrical appliances and furniture supplied by the licence holder shall be supplied to the Council upon written request.</p>	On going
	A copy of a valid current portable appliance test (PAT) report should be sent to the Council	Within 3 months of the licence issue date
2.4	Electrical Safety	
	The licence holder shall if requested provide the Council with a current Electrical Installation Condition Report for the fixed electrical installation. Any report should be less than five years old at the date of submission.	On going
2.5	Smoke Alarms and Fire Precaution Equipment	
	<p>The licence holder shall ensure that smoke alarms are installed in accordance with BS5839-6:2013 and having regard to the guidance given in the LACORS 'Guidance on fire safety provisions for certain types of existing housing' and keep them in proper working order. A copy of this document can be obtained as follows:</p> <p>ISBN 978-1-84049-638-3</p> <p>Printed by: Newman Thomson Ltd,</p>	On going

- ii. automatic heat detectors complying with BS EN 54-5: 2001 to be installed in the following locations: - **Ground floor shared kitchen**
- iii. automatic smoke detectors complying with BS EN 54-7: 2001 to be installed in the following locations: - **all bedsit rooms, shared lounge/diner and ground, first and second floor hallways and landings**
- iv. provide and install a sufficient number of alarm sounders complying with BS EN 54-3: 2014 so as to achieve sound pressure level of 75dBA at the head of each bed space and 65dBA or 5dBA above any noise likely to persist for a period of more than 30 seconds in all accessible parts of the building.
- v. manual call points complying with BS EN 54-11: 2001, of a uniform type to be installed in following locations: **throughout the staircase escape route**
- vi. the entire system to be wired in suitable cable complying with requirements of BS5839-1: 2013.
- vii. provide and install an isolating protective device (e.g. an isolating switch fuse) to connect the fire alarm control panel to the electrical mains supply. The protective device is to be reserved solely for the purpose of supplying the control panel, its cover to be coloured red and labeled "FIRE ALARM: DO NOT SWITCH OFF". The device should be secure from unauthorised operation
- viii. system to be provided with suitable standby power source designed to operate on the failure of the mains electrical supply.

The manufacturer's instructions are to be followed in determining the correct position and installation of the alarms and regard is to be had to BS 5839-6 2013

Smoke alarms to comply with BS EN 14604:2005 and each alarm to be provided with a 'hush' or silence device.

Alarms should generate a sound pressure level of 75dBA at the bedhead.

The electrical wiring should conform to BS 7671:2008+A3:2015 (*17th edition of the Institute of Electrical Engineers' Wiring Regulations*). Supplier to provide owner/user with information on correct use and maintenance of system.

On completion of the installation the 'Responsible Person' to be supplied with adequate instructions on its use, routine

(c)	<p>Fire blanket/extinguishers required</p> <p>Fire blanket</p> <p>Provide light duty type fire blanket(s) to the ground floor kitchen] in accordance with BS EN 1869:1997. Fire blanket(s) to be contained in red holder, wall mounted 1.5m from the floor and closer to the room exit than the cooking facility and otherwise in accord with the manufacturer's instructions.</p> <p>Dry powder extinguisher (multi-purpose)</p> <p>Provide ground, first and second floor hallways and landings 13A rated multi-purpose (2 kg dry powder) fire extinguisher(s) complying with BS EN 3-7: 2004+A1:2007 (<i>Portable fire extinguishers</i>). Install in accord with BS 5306-8: 2012 (<i>Selection and positioning of portable fire extinguishers. Code of Practice</i>).</p> <p>Location of portable extinguishers</p> <p>Extinguishers are to be located as follows: -</p> <ul style="list-style-type: none"> • on a dedicated stand or hung on wall mounted brackets with the handle approximately 1.5m from the floor level; • in a position such that they do not obstruct the escape route; • close to the exit position from each floor level; • not obstructed by opening doors and not in recesses out of sight; and • away from heaters or areas where they may be subjected to damage. <p>Maintenance and servicing (fire extinguishers)</p> <p>Fire extinguishers and equipment to be regularly maintained and serviced in accordance with BS 5306-3: 2003 (<i>Code of practice for the inspection and maintenance of portable fire extinguishers</i>), namely that the user/manager is to carry out a monthly routine inspection to:</p> <ul style="list-style-type: none"> • Ensure extinguisher in correct position • Check not discharged, lost pressure or suffered obvious damage • Replace any extinguishers which are subject to the above <p>An annual inspection must be carried out by a competent person. The date of the annual inspection must be marked on</p>	<p>Within 6 months of the licence issue date</p>
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	within the room. Heating installations must in all other respects, comply with the Council's Adopted Standards for Houses in Multiple Occupation.	
2.9	Energy efficiency	
	The licence holder shall ensure that any roof voids are insulated with 270mm deep mineral wool (or equivalent) insulation between the joists taking care to maintain roof ventilation and to avoid the overheating of proximate electrical cables. Otherwise the installation is to be in accordance with the manufacturer's/suppliers' instructions.	On going
2.10	Security	
	The licence holder shall ensure that all common external, bedsit and flat entrance doors as well as any windows are secure and fitted with suitable locks. In relation to 'shared accommodation', this requirement need not apply to bedroom doors. In the case of external doors and windows in any instance, this condition only applies where such apertures are located on the ground floor of the property unless they are otherwise accessible from an external staircase or structure such as a flat roof, accessible balcony or other fixed apparatus that can be easily climbed. Doors and escape windows to which this condition applies should be fitted with locks that can be operated without the use of a key so that an escape can be made unhindered. The security of the property must in all other respects comply with the Council's Adopted Standards for in Houses in Multiple Occupation.	On going
2.11	Display of Information in Property	
	<p>The licence holder shall ensure that the name, address and contact telephone number (including an emergency contact number) of the manager is displayed and remains displayed, in a prominent position, within the common parts of the property. These details must be kept up-to date.</p> <p>The licence holder shall ensure that a copy of the current licence and the licence conditions are displayed and remain displayed, in a prominent position within the common parts of the property.</p>	Within 1 month of the licence issue date and then annually
2.12	Management practice	
	The licence holder shall, if requested in writing, provide the Council with evidence of the appropriate management practice and procedures in relation to the property. The details should	On going

Appendix 1

129 Hamilton Road, London, NW11 9EG,

Forming part of the licence conditions

Licence in Respect of a House in Multiple Occupation (HMO)

The maximum number of persons and households permitted to occupy the property is based on the number of:

- Bedrooms (and sizes of bedrooms in m²)
- Kitchens
- Bathrooms

The maximum permitted level of occupation for each room based on existing room size alone given below:

Room (location and number if applicable)	Maximum occupancy based on existing bedroom size alone	
	Person(s)	Households Regardless of the number of persons shown in the adjacent column 5
Room: 1 Location: Ground front	2	
Room: 2 Location: Ground rear right	1	
Room: 3 Location: Ground shared lounge / dining room	0	
Room: 4 Location: First front right	0	
Room: 5 Location: First front left	2	
Room: 6 Location: First rear	2	
Room: 7 Location: Second front	1	
Room: 8 Location: Second rear	1	

The level of occupation of the property in its existing condition, and taking into consideration the current mode of occupancy i.e. bedsits, is limited to 5 persons and 5 households. No room should be occupied by more than the maximum occupancy listed in the table above.

Where the current occupation exceeds the permitted number, the permitted level of occupancy can be achieved when the relevant tenancy, tenancies or licence(s) to occupy come to a natural end. Rooms must not then be reoccupied in contravention of the licence.

No alteration which may affect the licence contents or conditions attached to the licence may be made to the

property without the prior written consent of the Council's Private Sector Housing Team. Any proposed alterations should also be discussed with the Council's Building Control and Planning Services as the works may require approval under Building Regulations and/or the Town and Country Planning Acts.

Additional Information

As well as the conditions applying to this licence, there are other various relevant statutory obligations of which you should be aware. Although not an exhaustive list, these include the HMO management regulations, Part 1 of the Housing Act 2004 (the Housing Health and Safety Rating System) and the Fire Safety Order. These are described briefly below.

Management Regulations

Without prejudice to any the conditions contained within this licence, the manager is required to comply with the requirements of the Management of Houses in Multiple Occupation (England) Regulations 2006 or in the case of an HMOs falling within Section 257 of the Housing Act 2004, the Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007. Duties of a manager include:-

- that certain information is provided to occupiers and to be clearly displayed
- to take safety measures, including the maintenance of fire alarms and fire-fighting equipment
- to maintain water supply and drainage
- to supply and maintain gas and electricity
- to maintain common parts, fixtures and appliances (including windows)
- to maintain living accommodation
- and a duty to provide waste disposal facilities

A person commits an offence if he fails to comply with the Regulations and is liable on summary conviction to a fine not exceeding level 5 on the standard scale

Further information concerning these Regulations can be found at:

<http://www.legislation.gov.uk/uksi/2006/372/contents/made>

<http://www.legislation.gov.uk/uksi/2007/1903/contents/made>

The Housing Health and Safety Rating System (Housing Act 2004)

The Housing Health and Safety Rating System (HHSRS) introduced under Part 1 of the Housing Act 2004, applies to all residential premises. This is an assessment method for hazards that are most likely to be present in housing and include fire, overcrowding, excess cold conditions, damp and mould, security and electrical safety among others of which there are 29 in total and apply to all residential premises including houses in multiple occupation. Where there are hazards, the assessment could show the presence of serious (category 1) hazards and other less serious (category 2) hazards. The Council has a duty to take the appropriate action in relation to category 1 hazards where these are found.

The Council regardless of these licensing conditions must seek to identify, remove, or reduce category 1 hazards in the property under Part 1 of the Housing Act 2004. Over the duration of a licence, the licence holder may be required to provide full access for further Housing Health and Safety Rating System (HHSRS) assessments to be carried out. Any defects found as a result of an inspection may require enforcement action to be taken.

Fire Safety Order