



SITE LOCATION PLAN AREA 2 HA

SCALE: 1:1250 on A4 CENTRE COORDINATES: 523910 , 187754





Supplied by Streetwise Maps Ltd www.streetwise.net Licence No: 100047474 16:06:42 04/12/2020 Room occupancy particulars. Oct 2017 No. of occupants, 5

Vacant

Room I 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 occupancy particulars. Oct 2018 No. of occupants, 5

Room1 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 occupancy particulars. Oct 2019 No. of occupants, 5

Room1 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 occupancy particulars. Oct 2020 No. of occupants, 0

Vacant

Room1 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

The property:	129 Hamilton Road
	Golders Green, London NW11 9EG
The ROOM: mesthe sharer.	ans the Property which has been nominated by the Owner and agree by
The OWNER:	
The SHARER:	
The PERIOD:	1/4/15 - 1/10/15
than the end of the	of contract. Either party may at anytime end this agreement earlier e contract by giving to the other party written or verbal notice of 3 or reserves the right not to renew the contract.
The PAYMENT	per month payable in advance on the
The DEPOSIT:	NO DEPOSIT TAKEN.
* The rent is incl includes the cost	usive of council tax, water, gas and electricity charges. It also of a television license and internet services.
DATED	4/15 DATED 1/4/15
SIGNED Z	SIGNED

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

The property:	129 Hamilton Road
	Golders Green, London NW11 9EG
The ROOM: me the sharer.	ans the Property which has been nominated by the Owner and agree by
The OWNER:	
The SHARER:	
The PERIOD:	1/4/15 - 1/10/15
than the cha of the	of contract. Either party may at anytime end this agreement earlier contract by giving to the other party written or verbal notice of 3 reserves the right not to renew the contract.
The PAYMENT	per month payable in advance on the 18th
	2015 the rent will increase by a
The DEPOSIT:	NO DEPOSIT TAKEN.
* The rent is includes the cost of	sive of council tax, water, gas and electricity charges. It also of a television license and internet services.
DATED 1/4	DATED 1/4/15
SIGNED	
(The Or	wner) (The Sharer)
The House Share A	greement comprises the particulars detailed above whereher the D
is licensed by the or making the Paymen	wher and taken by the sharer for occupation during the period upon
	not permitted on the premises
• No note	on the premises

• Two years maximum stay from first day of tenancy

The property:	129 Hamilton Road	
	Golders Green, Londo	on NW11 9EG
The ROOM: me the sharer.	ans the Property which h	has been nominated by the Owner and agree by
The OWNER:		
The SHARER:	-	
The PERIOD:	1/4/15 -	1/10/15
than the end of th	e contract by giving to the reserves the right not the	
The PAYMENT	_ per mo	onth payable in advance on the/ \$\frac{\sum_{\text{\text{S}}} + \text{\text{\text{\text{S}}}}{\text{\text{\text{\text{\text{C}}}}}
The DEPOSIT:	NO DEPOSIT TAKEN	N.
* The rent is inc includes the cos	clusive of council tax, w t of a television license	vater, gas and electricity charges. It also and internet services.
DATED _//	4/15	DATED 1/4/15
SIGNED	Owner)	SIGNED(The Sharer)
/(The	Owner)	(The Sharer)

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

The property:	129 Hamilton Road
	Golders Green, London NW11 9EG
The ROOM: me the sharer.	eans the Property which has been nominated by the Owner and agree by
The OWNER:	
The SHARER:	
The PERIOD:	20/4/15 - 1/10/15
han the end of th	n of contract. Either party may at anytime end this agreement earlier ne contract by giving to the other party written or verbal notice of 3 er reserves the right not to renew the contract.
The PAYMENT	per month payable in advance on the 20th
The DEPOSIT:	NO DEPOSIT TAKEN.
	clusive of council tax, water, gas and electricity charges. It also tof a television license and internet services.
DATED 20	0/4/15 DATED 20/4/15
SIGNED	SIGNED -

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

The PROPERTY:	129 Hamilton Road, Golders Green
1	London NW11 9EG
	the Property which has been nominated by the Owner and y the sharer.
The OWNER: _	
The SHARER: _	
The PERIOD:/	6/15 - 1/10/15
earlier or verb	contract: Either party may at any time end this Agreement han the end of the contract by giving to the other party written all notice of three weeks. The owner reserves the right not to me contract.
The PAYMENT of each	per month payable in advance on the/ S/_ month.
The DEPOSIT: _NO	DEPOSIT TAKEN
	of council tax, water, gas and electricity charges. It also s the cost of a television licence and internet services.
DATED : 1/6/1	DATED: 1/6/15
SIGNED:	SIGNED:
(The owner)	(The Sharer)

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

contrast restart

HOUSE SHARE AGREEMENT

The PROPERTY:	129 Hamilton Road, Golders Green
_	London NW11 9EG
	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD:	1/10/15 - 1/4/16
earlier or verb	of contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written bal notice of three weeks. The owner reserves the right not to the contract.
The PAYMENTo	per month payable in advance on the/8 12h month.
The DEPOSIT: _No	O DEPOSIT TAKEN
	e of council tax, water, gas and electricity charges. It also es the cost of a television licence and internet services.
DATED: 1/10/	15 DATED: 1/10/15
SIGNED:	SIGNED:
(The owner)	(The Sharer)

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

The PROPERTY:	129 Hamilton Road, Golders Green
_	London NW11 9EG
The ROOM: means agreed	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD:	110/15-1/4/16
earlier or verb	f contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written al notice of three weeks. The owner reserves the right not to the contract.
of each	per month payable in advance on the
*From 1" November 2	2015 the rent will increase by
The DEPOSIT: _NO	DEPOSIT TAKEN
*The rent is <u>inclusive</u> include	of council tax, water, gas and electricity charges. It also es the cost of a television licence and internet services.
DATED:	DATED: 1/10/15
SIGNED:	SIGNED:
(The owner) The House Share Agre	(The Sharer) ement comprises the particulars detailed above whereby the
Room is licensed by the period upon making the	e owner and taken by the sharer for occupation during the

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

contract feel perminated on 5/5/16

HOUSE SHARE AGREEMENT

The PROPERTY:	129 Hamilton Road, Golders Green	
	London NW11 9EG	
	the Property which has been nominated by the Owner by the sharer.	and
The OWNER:		
The SHARER: _		
The PERIOD:	10/15 - 1/4/16	
earlier to	contract: Either party may at any time end this Agrehan the end of the contract by giving to the other party al notice of three weeks. The owner reserves the right he contract.	y written not to
The PAYMENT of each	per month payable in advance on the	Ist
The DEPOSIT: _NO	DEPOSIT TAKEN	
the state of the s	of council tax, water, gas and electricity charges. Is the cost of a television licence and internet service	
DATED : 1/10/1	5 DATED: 1/10/	115
SIGNED:	SIGNED:	
(The owner)	(The Sharer	r)

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

Contract entended to 10/4/16 and ferminated on that day.

HOUSE SHARE AGREEMENT

The PROPERTY:	129 Hamilton Road, Golders Green	
	London NW11 9EG	
	the Property which has been nominated by the Owner an by the sharer.	d
The OWNER:		
The SHARER:		-
The PERIOD:	10/15-1/4/16	
earlier t or verb	contract: Either party may at any time end this Agreem han the end of the contract by giving to the other party will notice of three weeks. The owner reserves the right not ne contract.	ritten
The PAYMENT of each	per month payable in advance on the	
The DEPOSIT: _NO	DEPOSIT TAKEN	
*The rent is <u>inclusive</u> include	of council tax, water, gas and electricity charges. It als the cost of a television licence and internet services.	lso
DATED: 1/10/	DATED: 1/10/1	5
SIGNED:	SIGNED:_	
(The owner)	(The Sharer)	

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

contract on terminated on 23/2/16

The PROPERTY:	129 Hamilton Road, Golders Green
	London NW11 9EG
The ROOM: means agreed	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD:	110/15 - 1/4/16
earlier or verb renew	f contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written all notice of three weeks. The owner reserves the right not to the contract.
The PAYMENT of each	per month payable in advance on the/ S /-
The DEPOSIT: _N	O DEPOSIT TAKEN
*The rent is <u>inclusive</u> include	e of council tax, water, gas and electricity charges. It also es the cost of a television licence and internet services.
DATED: 1/10/	DATED: 1/10/15
SIGNED:	SIGNED;
(The owner	(The Sharer)

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

Cearing date

Cearing date

Extended to

20/4/16

HOUSE SHARE AGREEMENT

The PROPERTY:	129 Hamilton Road, Golders Green
_	London NW11 9EG
	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD: 3	1/2/16 - 1/4/16
earlier or verb	f contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written al notice of three weeks. The owner reserves the right not to the contract.
The PAYMENT of each	per month payable in advance on the/ 5' /
The DEPOSIT: _NO	DEPOSIT TAKEN
	of council tax, water, gas and electricity charges. It also es the cost of a television licence and internet services.
DATED: 1/2/1	DATED: 1/2/16
SIGNED:	SIGNED:
(The owner)	(The Sharer)

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

The PROPERTY:	129 Hamilton Road, Golders Green
	London NW11 9EG
	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD:	24/2/16 - 1/4/16
earlier or verb renew	f contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written al notice of three weeks. The owner reserves the right not to the contract. per month payable in advance on the
	month.
The DEPOSIT: _NO	DEPOSIT TAKEN
*The rent is <u>inclusive</u> include	of council tax, water, gas and electricity charges. It also s the cost of a television licence and internet services.
DATED: 24/2/	DATED: 24/2/16
SIGNED:	SIGNED:
(The owner)	(The Sharer)

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

The PROPERTY:	129 Hamilton Road, Golders Green
	London NW11 9EG
The ROOM: means agreed by	the Property which has been nominated by the Owner and by the sharer.
The OWNER: _	
The SHARER: _	
The PERIOD:	14/16 - 4/10/16
or verba	contract: Either party may at any time end this Agreement han the end of the contract by giving to the other party written I notice of three weeks. The owner reserves the right not to be contract.
The PAYMENT _# of each	_ per month payable in advance on the
The DEPOSIT: _NO	DEPOSIT TAKEN
*The rent is <u>inclusive</u> includes	of council tax, water, gas and electricity charges. It also the cost of a television licence and internet services.
DATED:////	DATED: 1/4/16
SIGNED:	SIGNED:
(The owner)	(The Sharer)

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

The PROPERTY:	129 Hamilton Road, Golders Green
	London NW11 9EG
The ROOM: means agreed	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD:	19/16 - 1/10/16
earlier or verb renew	of contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written that notice of three weeks. The owner reserves the right not to the contract.
The PAYMENT of eac	per month payable in advance on theh month.
The DEPOSIT: _N	O DEPOSIT TAKEN
*The rent is <u>inclusiv</u> includ	e of council tax, water, gas and electricity charges. It also les the cost of a television licence and internet services.
DATED: 1/4/	DATED: 1/4/16
SIGNED:	SIGNED:_
(The owner	(The Sharer)

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

The PROPERTY:	129 Hamilton Road, Golders Green
-	London NW11 9EG
	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER: _	
The PERIOD:	0/4/16 - 10/10/16
earlier or verb	f contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written al notice of three weeks. The owner reserves the right not to the contract.
The PAYMENT _ of each	per month payable in advance on the
The DEPOSIT: _NO	D DEPOSIT TAKEN
The state of the s	e of council tax, water, gas and electricity charges. It also es the cost of a television licence and internet services.
DATED: 10/4	116 DATED: 10/4/16
SIGNED:	SIGNED:_
(The owner)	(The Sharer)

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

The PROPERTY:	129 Hamilton Road, Golders Green
	London NW11 9EG
The ROOM: means agreed l	the Property which has been nominated by the Owner and by the sharer.
The OWNER: _	
The SHARER:	
The PERIOD:	15/16 - 1/10/16
earlier to	f contract: Either party may at any time end this Agreement than the end of the contract by giving to the other party written al notice of three weeks. The owner reserves the right not to the contract.
The PAYMENT of each	per month payable in advance on the 6th.
The DEPOSIT: _NO	DEPOSIT TAKEN
*The rent is <u>inclusive</u> includes	of council tax, water, gas and electricity charges. It also s the cost of a television licence and internet services.
DATED: 6/5/1	DATED: 6/5/16
SIGNED:	SIGNED:_
(The owner)	(The Sharer)

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

Leaving deto

The PROPERTY:	129 Hamilton Road, Golders Green
	London NW11 9EG
The ROOM: means agreed l	the Property which has been nominated by the Owner and by the sharer.
The OWNER:	
The SHARER:	
The PERIOD:	15/16 - 1/10/16
or verba	contract: Either party may at any time end this Agreement han the end of the contract by giving to the other party written all notice of three weeks. The owner reserves the right not to be contract.
The PAYMENTg of each	_ per month payable in advance on the _ 7 + 5 month.
The DEPOSIT: _NO	DEPOSIT TAKEN
*The rent is <u>inclusive</u> includes	of council tax, water, gas and electricity charges. It also the cost of a television licence and internet services.
DATED: 7/5/	DATED: 7/5/16
SIGNED:	SIGNED: 4
(The owner)	(The Sharer)

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

Assured Shorthold Tenancy Agreement

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			
Assured Shorthold Tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996			
✓ furnished☐ unfurnished			
For a dwelling house that is: (Please tick as appropriate)			

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.



The Particulars



THIS AGREEMENT IS MADE BETWEEN:

Full name:		
Company: (if appli	cable)	
Address: _		
	,	Postcode:
Telephone Dayti	me:	Evening:
Email:		
and Wales at which	ance with Sections 47 and 48 Notices (including Notices of	3 of the Landlord & Tenant Act 1987, the Landlord's name and address in England f Proceedings) may be served on the Landlord by the Tenant are:
		20.000
AND Tenant* (S	See Note)	
Lead Tenant:		
Tenant 2:		
Tenant 3:		
Tenant 4:		
AND IS MADE	IN RELATION TO THE	PROPERTY AT:
Address: 12	9 HAMILTON &	2D.
Gol	ders Green	Park and a second a
40	ndon	Postcode: NW119EG
Being part of the	Building known as: —	
Together with the	e Contents as specified	d in the Inventory dated:
With the use of t	he following Shared Fa	cilities: Living / Dining room, Kitchen and
Garden:	With use of the Garde	en located: rear
Parking:	With use of: (tick as applica	parking space garage
	located: NO PA	RKING our frationsey

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

and is
owing instalments. signing of this Agreement and thereafter
6 day of each weekenth) _ month
Included ☑ Excluded ☐ Included ☑ Excluded ☐
Included ☑ Excluded ☐ Included ☑ Excluded ☐
Included Excluded
Included Excluded
Included Excluded
s on the signing of this Agreement t scheme (as per Clause 5 of this Tenant by the Landlord within 30 days
· ·

*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:

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

- To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in:
 - 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.
 - The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement 1.4.3 whether or not the same shall result in court proceedings.
 - The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or 1.4.4 if any standing order payment is withdrawn by the Tenant's bankers.
 - The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the 1.4.5 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.
- 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).
- 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.
- Not to use the Property for any immoral, illegal or improper purposes.
- 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.
- 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.
- 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):
 - 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.
 - To enter and view the Property with prospective occupiers during the last two months of the tenancy. 1.40.2

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:
 - Give up the Property with vacant possession.
 - Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the 1.45.2 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.
 - Leave the Contents in the respective positions that they occupied at the commencement of the Tenancy. 1.45.3
 - Return any linen, blankets and towels that may be provided, freshly washed and clean. 1.45.4
 - Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event 1.45.5 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
- 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.

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 the Tenant of
 - 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 recairing decorating or cleaning the Property or the Cost of the same to the cost of recairing decorating or cleaning the Property or the Cost of the same to the same to the cost of the same to the same t
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 - 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.

Notices 6.

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

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

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**

- The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or 8.1 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 a suppliers, local authority, any credit agencies, or re		bersonal information to utility
9.	Attached to and forming part of this Agreeme	ent are copies of: (tick as appropriate)	
	Tenancy Deposit Scheme details NA	Dated:	
	Inventory	Dated: (inventory date)	
	Other attachment (please state below)	Dated:	
	ned as an Agreement dated: 26 th	sept. 2016	
The	Landlord	_	
200	dlords full name: (repeat as in Particulars)	4	
Cor	npany: (repeat as in Particulars)		
Lan	dlord's signature:	Date: _26/9/	16 Time: 4711
Lan	dlord's witness full name and address:		
		Postcode:	
Lan	dlord's witness signature:	Date:	Time: A Telu
-	ad Tenant		
Nar	The: (repeat as in Particulars)		11
Sig	nature:	Date: _26'7'	16 Time: 49 m
Ten	ant's witness full name and address:		
_		Postcode:	
Ton	ant'e witness signature	Date:	Time:

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 Tanant and I am a second a

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.



The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if applicable)	U
Address:	
	Postcode:
Telephone Daytime:	
Email:	
and Wales at which Notices (including Notices	48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England of Proceedings) may be served on the Landlord by the Tenant are:
Name:	
Address:	
	Postcode:
A CONTRACTOR OF THE CONTRACTOR	
AND Tenant* (See Note)	
.ead Tenant:	
enant 2:	
enant 3:	
(6)	
IND IS MADE IN RELATION TO THE	
ddress: 129 Hamilto	
Golders Gre	en
London	Postcode: NW11 9EG
eing part of the Building known as:	
ogether with the Contents as specified	
ith the use of the following Shared Fa	acilities: bring estad dining room, Kitch
and bathrooms	
Garden: With use of the Garde	en located: Year
Parking: With use of: (tick as applied	cable) parking space garage
located: No go	

The Particulars

THE MAIN TERMS OF THE AGREEMENT ARE:

Term A FIXED TERM of months commencing on and i including (end date)/4 /1 7	including (start date) 1/10/16 to and
Rent	
The total rent payable per (week/month) is	
payable (weekly/monthly) in advance in the	
The first payment is to be £_ in cleared funds or	n the signing of this Agreement and thereafter
the sum of (rent) £ _ should be paid on the (insert no	a) 24 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 appropri	riate)
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:	
Other: (please state)	Included Excluded
Striet: (piease state)	Included Excluded
Deposit (tick as applicable)	
A Deposit of £ is to be paid in cleared and is held under the terms of an authorised tenancy d Agreement) the details of which will be made available of receiving the Deposit.	leposit scheme (as per Clause 5 of this
OLIECEWING THE LIEDOSIT	

*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.

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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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- 5.2 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.
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 - 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
- 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.

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

8.

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

 o.z The Tenant agrees that the Landlord suppliers, local authority, any credit 	may pass on the Tenant's forwarding address and/or other personal information to utility gencies, or reference agencies and for debt collection.
9. Attached to and forming part of	his Agreement are copies of: (tick as appropriate)
Tenancy Deposit Scheme details	
Inventory	Dated:
	Dated: (inventory date)
Other attachment (please state below)	Dated:
Signed as an Agreement dated:	
Please print name then sign and date	110/16
The Landlord	
Landlords full name: (repeat as in Particula	
Company: (repeat as in Particulars)	
Landlord's signature:	
	Date: 1/10/16 Time:
	Postcode:
Landlord's witness signature:	Date:Time:
Lead Tenant	
Name: (repeat as in Particulars)	
Signature:	
Tenant's witness full name and addres	Date: 1/10/16 Time:
	Postcode:
Tenant's witness signature:	Date:Time:

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

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.



Jan 7 date

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if applicable)	3
Address:	
27 - 12 1 Lin E	Postcode:
Telephone Daytime:	Evening:
Email:	
Notices: In accordance with Sections 47 and 48 of and Wales at which Notices (including Notices of F	of the Landlord & Tenant Act 1987, the Landlord's name and address in England 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 P	PROPERTY AT:
Address: 129 Hamilton	Rd.
Golders Green	
	Postcode: NW 119EG
Being part of the Building known as:	
Together with the Contents as specified in	the Inventory dated:
	lities: Living and diving room, Kitchen
Garden: With use of the Garden	located: rear
	e) parking space garage
located: No Par	King

THE MAIN TERMS OF THE AGREEMENT ARE:

A FIXED TERM of months commencing on and inc	
A FIXED TERM of months commencing on and inc	
and the state of t	cluding (start date) 1/10/16 to and
including (end date) 1/4/17	
Rent	
The total rent payable per (week/month) is £	and is
payable (weekly/monthly) for monthly in advance in the for	
The first payment is to be £_ in cleared funds on t	the signing of this Agreement and thereafter
the sum of (rent) £ should be paid on the (insert no.)	15+ doubt and thereafter
by: (tick as applicable)	day of each (week/month) _ month
commencing on (insert date when 2nd rent payment due)	
and the state when 2 in remi payment due)	
Utility, Council Tax and Charges for Services (tick as appropriate	te)
Water charges:	Included Excluded
Council Tax (or similar charge which replaces it):	Included ☑ Excluded □
Gas:	Included Excluded
Electricity:	
elevision licence:	
elephone: line rental	Included 🗹 Excluded 🗌
	Included Excluded
roadband:	Included Excluded
ther: (please state)	Included Excluded
eposit (tick as applicable)	
A Deposit of £	
A Deposit of £ is to be paid in cleared fur and is held under the terms of an authorised tenancy deposit of which will be made as it to be paid in cleared fur and is held under the terms of an authorised tenancy deposit of which will be made as it to be paid in cleared fur and is to be paid	ocit cahana (oi
Agreement) the details of which will be made available to of receiving the Deposit.	the Tenant by the Landlord within 30 days
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.
 - 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
- 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
- 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):
 - 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.
 - To enter and view the Property with prospective occupiers during the last two months of the tenancy. 1.40.2

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:
 - Give up the Property with vacant possession.
 - Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the 1.45.2 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
- 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's Obligations

The Landlord hereby agrees with the Tenant as follows:

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**

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

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.

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**

- The Tenant hereby consents to the Landlord and/or the National Landlords Association processing any information or 8.1 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 suppliers, local authority, any credit agencies, or r	the Tenant's forwarding address and/or	other personal inc
9.	suppliers, local authority, any credit agencies, or r Attached to and forming part of this Agreem Tenancy Deposit Salaman Authority	reference agencies and for debt collection	on.
	Tenancy Deposit Scheme details NA	rein are copies of: (tick as appropriate)	
	Inventory	Dated:	
	inventory	Dated: (inventory date)	
	Other attachment (please state below)	Dated:	
The L Landle Comp	ed as an Agreement dated: 1/10/ point name then sign and date andlord ords full name: (repeat as in Particulars)		
	ord's signature: ord's witness full name and address:	Date://	0/16_Time:
andla	edlati	Postcode:	
andioi	rd's witness signature:	Date:	T:
ead T	enant		IIIIe;
	repeat as in Particulars)		
	re:	Date: 1/2	116 -
enant's	witness full name and address:		1/6 _Time:
nant's	Witness signet was	Postcode:	
	witness signature:		Time:

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.

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THIS AGREEMENT IS MADE BETWEEN:

Landlord		
Full name:		
Company: (if ap	pplicable)	
Address: _		
	_	
		Postcode:
Telephone Day	ytime:	Evening:
Email:		
and waies at wine	en Notices (including Notices of Proceedings) ma	
Name:		
Address:		
		Postcode:
AND Tenant*	(See Note)	
Lead Tenant: _		
Tenant 2:		
AND IS MADE	IN RELATION TO THE PROPERTY	AT-
	29 Hamilton Rd.	
	volders Green	
9.		
	London	Postcode: N W 11 9EG
Being part of the	ne Building known as:	
ogether with th	he Contents as specified in the Invento	rv dated:
Vith the use of t	the following Shared Facilities:	ing and dining room, 14 tchen
and but	Throops	
Garden:	With use of the Garden located:	(car
Parking:	With use of: (tick as applicable) parking sp	ace garage
	located: No partting	

THE MAIN TERMS OF THE AGREEMENT ARE:

Term	
A FIXED TERM of months commencing o	n and including (start date) 1/10/16 to and
including (end date) 1/4/17	o and
Rent	
The total rent payable per (week/month) month	is £ and is
payable (weekly/monthly) monthly in advance	e in the following instalments.
The first payment is to be £ in cleared fu	
the sum of (rent) £ should be paid on the	(insert no.) 10th day of each (week/month) mouth
by: (tick as applicable)	, and a second the second that
commencing on (insert date when 2nd rent payment due)	
Utility, Council Tax and Charges for Services (tick a	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
	Included Excluded
Other: (please state)	Included Excluded
Deposit (tick as applicable) A Deposit of £ is to be paid in c	cleared funds on the signing of this Agreement
Deposit (tick as applicable) A Deposit of £ is to be paid in cand is held under the terms of an authorised tensor.	cleared funds on the signing of this Agreement
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- 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.
- 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):
 - 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.
 - To enter and view the Property with prospective occupiers during the last two months of the tenancy. 1.40.2

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.
 - Give up the Property and the Contents in the same state of cleanliness, condition and decoration as it was at the 1.45.2 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.
 - Return any linen, blankets and towels that may be provided, freshly washed and clean. 1.45.4
 - Return all keys to the Landlord and pay reasonable costs of having new locks fitted and new keys cut in the event 1.45.5 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.

Landlord's Obligations

The Landlord hereby agrees with the Tenant as follows:

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.

- To pay all assessments and outgoings in respect of the Property, which are the responsibility of the Landlord.
- 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).
- To ensure that gas appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 and 2.4 that a copy of the Gas Safety Check Certificate will be given to the Tenant at the commencement of the Tenancy.
- 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

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

- 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

- 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):
 - Any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it 4.3.1 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;
 - Or if the Tenant (without making prior arrangements in writing with the Landlord) leaves the property vacant or 4.3.5 unoccupied for more than 3 weeks.

Effect of Termination

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

5. The Deposit

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.

- 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.
- 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.
 - Compensation in respect of the Tenant's use and occupation in the event that the Tenant fails to vacate the 5.3.3 Property on the due date.
 - The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this 5.3.4 Agreement whether or not the same shall result in court proceedings.
 - The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured 5.3.5 or if any standing order payment is withdrawn by the Tenant's bankers.
 - The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as 5.3.6 at the commencement of the Tenancy (reasonable wear and tear excepted). 5.3.7
 - Any other monies owed by the Tenant to the Landlord.
 - 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:		
	ned as an Agreement dated:			
	Landlord			
	llords full name: (repeat as in Particulars)			
	pany: (repeat as in Particulars)	0		
		Date://D	0//6 Time:	
Land	lord's witness full name and address:	-	7	
Land	lord's witness signature:		Time:	
Lead	Tenant			
Name	2: (repeat as in Particulars)			
Signa	ture:	Date: 1/10	/16_Time:	
Tenan	t's witness full name and address:		11110.	
		Postcode:		
Tenan	t's witness signature:	Date:	Time:	

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 th	e

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 AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if applicable)	
Address:	
	Postcode:
Telephone Daytime:	
	•
	22 47 40 - (N - 1 - N - 1
and Wales at which Notices (including	ns 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in Englanding 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	
Address: 129 Ham	
Golders Car	cen
London	Postcode: NW 119EG
Being part of the Building know	wn as:
Together with the Contents as	specified in the Inventory dated:
	hared Facilities: Living / dinning avea latetren
berth.	died i domines.
Garden: With use of the	ne Garden located: _ / ea.f
	tick as applicable) parking space garage
located: _ N	o parling

THE MAIN TERMS OF THE AGREEMENT ARE:

Term A FIXED TERM of months commencing on and including (end date) /10/17	including (start date) //3/17 to and
Rent	
The total rent payable per (week/month) month is	
payable (weekly/monthly) in advance in the	e following instalments.
The first payment is to be $\mathfrak{L}_{_}$ in cleared funds of	on the signing of this Agreement and thereafter
the sum of (rent) £ should be paid on the (insert r	no.) 1st day of each (week/month) _ mouth
by: (tick as applicable)	
commencing on (insert date when 2nd rent payment due)/4 / / /	
Utility, Council Tax and Charges for Services (tick as appro-	Driate)
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: (antine	Included Excluded
Broadband:	Included Excluded
Other: (please state)	
	Included Excluded
Deposit (tick as applicable)	
A Deposit of £ is to be paid in cleared	d funds on the signing of this Agreement
Agreement) the details of which will be made available	denosit scheme (as per Clause 5 of this
of receiving the Deposit.	75 Mark by the Earlaided within 30 days
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.

Tenant's Obligations

The Tenant hereby agrees with the Landlord as follows:

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

- To pay the Rent at the times and in the manner specified in The Particulars whether or not it has been formally demanded.
- To pay the Utility, Council Tax (or similar charge which replaces it) and Charges for Services as specified in The Particulars.
- To pay to the Landlord all costs and expenses, on an indemnity basis, incurred by the Landlord in: 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.
 - The service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement 1.4.3 whether or not the same shall result in court proceedings.
 - The cost of any Bank or other charges incurred by the Landlord if any cheque written by the Tenant is dishonoured or 1.4.4 if any standing order payment is withdrawn by the Tenant's bankers.
 - The cost of repairing, decorating or cleaning the Property or the Contents so they are to the same standard as at the 1.4.5 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.
- 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).
- 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.
- Not to use the Property for any immoral, illegal or improper purposes.
- 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
- 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).
- 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
- 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.
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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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- 1.29 Not to remove any of the Contents from the Property without the express written permission of the Landlord (which will not be unreasonably withheld).
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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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 - 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.
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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.

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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;
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5. The Deposit

.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.

- 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
- 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.

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

8.

- 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 of suppliers, local authority, any credit agencies, or		
9.	Attached to and forming part of this Agree	ment are copies of: (tick as appropriate)	
	Tenancy Deposit Scheme details NIA	Dated:	
	Inventory	Dated: (inventory date)	
	Other attachment (please state below)	Dated:	
13	ned as an Agreement dated:		
	se print name then sign and date		
	e Landlord adlords full name: (repeat as in Particulars)		
	mpany: (repeat as in Particulars)	5. 11.	21.5
Lan	dlord's signature:	Date: _// 3	3/17_Time:
Lan	dlord's witness full name and address:		
		Postcode: _	
Lan	ndlord's witness signature:	Date:	Time:
Lea	ad Tenant		
Nar	me: (repeat as in Particulars)		
Sig	nature:	Date:/	3/17 Time:
Ten	ant's witness full name and address:		*
		Postcode: _	
Ten	ant's witness signature:	Date;	Time:

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.

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 AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if applicable)	<u> </u>
Address:	
	_Postcode:
Telephone Daytime:	Evening:
Email:	
Notices: In accordance with Sections 47 and 48 or and Wales at which Notices (including Notices of Programme 2017).	f the Landlord & Tenant Act 1987, the Landlord's name and address in England roceedings) may be served on the Landlord by the Tenant are:
Name:	
Address:	
	Postcode;
AND Tenant* (See Note)	
Lead Tenant:	
Tenant 2:	
Tenant 3:	
renant 4:	
AND IS MADE IN RELATION TO THE P	ROPERTY AT:
Address: 129 Hamilton	Rel
Corlders Circen	
London	Postcode: NW 11 9EG
Being part of the Building known as:	
Together with the Contents as specified in	the Inventory dated:
	ities: living / dianing room, leit Green
bathoon	
Garden: With use of the Garden lo	ocated: Tear
Parking: With use of: (tick as applicable,	parking space garage
located: No park	
1	

THE MAIN TERMS OF THE AGREEMENT ARE:

The maximum number of people permitted to occupy the Property is: One pason par room		
Term A FIXED TERM of months commencing on including (end date) [1/10/17]	and including (start date) 1/3/17 to and	
moduling (end date)		
Rent		
The total rent payable per (week/month)		
payable (weekly/monthly) in advance	in the following instalments.	
The first payment is to be £ in cleared fur		
the sum of $(rent)$ £ _ should be paid on the $(rent)$	insert no.) 1 St day of each (week/month) month	
by: (tick as applicable)		
commencing on (insert date when 2nd rent payment due)1/4_	117	
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: Cond line	Included Excluded	
Broadband:	Included Excluded	
Other: (please state)	Included Excluded	
Deposit (tick as applicable)		
and is held under the terms of an authorised tena	leared funds on the signing of this Agreement ancy deposit scheme (as per Clause 5 of this illable to the Tenant by the Landlord within 30 days	

*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.

- 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
- 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.

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.

- 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.
- The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utility 82

3.10	suppliers, local authority, any credit agencies, or reference agencies and for debt collection.		
9.	Attached to and forming part of this Agreemen	nt are copies of: (tick as appropriate)	
	Tenancy Deposit Scheme details NA	Dated:	
Inventory		Dated: (inventory date)	
	Other attachment (please state below)	Dated:	
AND THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IN COLUM			
Sig	ned as an Agreement dated:		
Pleas	e print name then sign and date		
The	Landlord		
Lan	dlords full name: (repeat as in Particulars)		
Cor	npany: (repeat as in Particulars)		
Lan	dlord's signature:	Date://:	3//7_Time:
Lan	dlord's witness full name and address:		
		Postcode: _	
Lan	dlord's witness signature:	Date:	Time:
Lea	d Tenant		
Nan	ne: (repeat as in Particulars)		
Sigr	nature:	Date: 1/-	3/17 Time:
Tena	ant's witness full name and address:		
		Postcode: _	
Tena	ant's witness signature:	Date:	Time:

Assured Shorthold Tenancy Agreement

For a dwelling nouse 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 AGREEMENT IS MADE BETWEEN:

Landlord		
Full name:		
Company: (if applic	cable)	
Address:		
		Postcode:
Table Barre		
	ne:	
and Wales at which	Notices (including Notices of Proce	Landlord & Tenant Act 1987, the Landlord's name and address in England bedings) may be served on the Landlord by the Tenant are:
Name:		
Address:		
		Postcode:
AND Tenant* (Se	e Note)	
Lead Tenant:		
Tenant 2:		
Tenant 3:		
Tenant 4:		
AND IS MADE I	N RELATION TO THE PRO	PERTY AT:
Address: 12	9 Hamilton Rd.	
Go	Iders Green	
	London	Postcode: NW 11 9EG
Reing part of the	Building known as:	1 odloddo.
		And the state of t
	Contents as specified in the	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
With the use of the	ne following Shared Facilitie	s: Living Idinning onea, Kitchenand
bathro	om	
Garden:	With use of the Garden loca	ated: rear
Parking:	With use of: (tick as applicable)	parking space garage
	located: No Parki	
	/	

THE MAIN TERMS OF THE AGREEMENT ARE:

The maximum number of people permitted to occupy the Property is: One person pur 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) is:	£_ and is	
payable (weekly/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	a) 18 day of each (week/month) Month	
by: (tick as applicable)		
commencing on (insert date when 2nd rent payment due) 18/4//	7	
Utility, Council Tax and Charges for Services (tick as appropri	riate)	
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 Gre	Included Excluded	
Broadband:	Included Excluded	
Other: (please state)	Included Excluded	
Deposit (tick as applicable)		
A Deposit of £ is to be paid in cleared and is held under the terms of an authorised tenancy of Agreement) the details of which will be made available of receiving the Deposit. No Deposit will be taken.	deposit scheme (as per Clause 5 of this	
THE DOPOSIL WIII DO LANGIT.		

^{*}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
- 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	.2 The Tenant agrees that the Landlord may pass on the Tenant's forwarding address and/or other personal information to utilit 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:		
	ned as an Agreement dated:	117		
The	e Landlord			
Lan	idlords full name: (repeat as in Particulars)			
Cor	mpany: (repeat as in Particulars)			
Lan	ndlord's signature:	Date: 18/3	// 7_ Time:	
	ndlord's witness full name and address:	,		
		Postcode:		
Lan	ndlord's witness signature:	Date:	Time:	
Lea	ad Tenant	30000 pt = 0000/P		
Nar	me: (repeat as in Particulars)			
Sigi	nature:	Date: 18/3/	77Time:	
Ten	ant's witness full name and address:			
		Postcode:		
Ten	ant's witness signature:	Date:	Time:	

THIS AGREEMENT IS MADE BETWEEN:

Landlord		
Full name:		
Company: (if app	plicable)	
Address:		
		B. C.
		Postcode:
Telephone Day	time:	Evening:
and wates at willow	in Notices (including Notices of Proceed)	andlord & Tenant Act 1987, the Landlord's name and address in England ings) 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 PROPE	RTY AT:
Address: _/	29 Hamilton Ro	4
an	olders Coneen	
		Postcode: N & 119EG
Being part of the	e Building known as:	
	e Contents as specified in the In	Wonton, datad.
vith the use of t	the following Shared Facilities:	Living/dinning room 15+ Can
Garden:	With use of the Garden located	d: reer
Parking:	With use of: (tick as applicable) park	king space garage
	located: No parking	ng

THE MAIN TERMS OF THE AGREEMENT ARE:

Term	
A FIXED TERM of 6 months commencing on and in	noluding (start date) 1/4/17 to and
including (end date)	to and
Rent	
The total rent payable per (week/month) is	£ and is
payable (weekly/monthly) monthly in advance in the	following instalments.
	the signing of this Agreement and thereafter
the sum of (rent) £ should be paid on the (insert no	
by: (tick as applicable)	day of each (week/month)
commencing on (insert date when 2nd rent payment due)	
Utility, Council Tax and Charges for Services (tick as appropri	riate)
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)	Included Excluded
Deposit (tick as applicable)	
7	funds on the signing of this Agreement
A Deposit of £ is to be paid in cleared	
A Deposit of £ is to be paid in cleared and is held under the terms of an authorised tenancy de	Prosit schame (as per Clause F of this
A Deposit of £ is to be paid in cleared and is held under the terms of an authorised tenancy de Agreement) the details of which will be made available to freceiving the Deposit.	Prosit schame (as per Clause F of this

*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

- 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
- 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.

Consents

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.

- 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 passuppliers, local authority, any credit agencies	ass on the Tenant's forwarding address and/or c es, or reference agencies and for debt collection	other personal information to utility
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: _//	14/7	
Please print name then sign and date		
The Landlord	1	
Landlords full name: (repeat as in Particulars) _	Kerella and Lone k.	Verge
Company: (repeat as in Particulars)		O
Landlord's signature:	Date: 1//	1/12 -
,	Date:/_	/// Time:
Landlord's witness full name and address	S:	
	Postcode:	
andlord's witness signature:	Date:	Time:
Lead Tenant		
Name: (repeat as in Particulars)		
Signature:	Data: 1/14	1/7
enant's witness full name and address:		//7Time:
	Postcode:	
enant's witness signature:	Date:	Time:



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 th Landlord and Tenant in relation to this Property. Such amendments will be signed or initialle by the parties prior to the grant of this tenancy.
The Tanant understands that the Landlard will be entitled to receive accession when the

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 AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if applica	able)
Address:	
	Postcode:
Telephone Daytin	ne:Evening:
Email:	
	nce with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:
Name:	
Address:	
	Postcode:
AND Tenant* (Se	e Note)
Lead Tenant:	
Tenant 2:	
Tenant 3:	
Tenant 4:	
AND IS MADE I	N RELATION TO THE PROPERTY AT:
Address: 12	9 Hamilton Rd.
Cio	Iders Concen
	endon Postcode: NW 119EG
Being part of the	Building known as:
Together with the	Contents as specified in the Inventory dated:
With the use of th	ne following Shared Facilities: Living/dinning area, Kitchen
Garden:	With use of the Garden located: Year
Parking:	With use of: (tick as applicable) parking space garage
	located: No per 15/19.

THE MAIN TERMS OF THE AGREEMENT ARE:

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) 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	a) 24 day of each (week/month) months	
by: (tick as applicable)		
commencing on (insert date when 2nd rent payment due)		
Utility, Council Tax and Charges for Services (tick as approp	oriate)	
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: Lend Gra	Included Excluded	
Broadband:	Included Excluded	
Other: (please state)	Included Excluded	
Deposit (tick as applicable)		
A Deposit of £ is to be paid in cleared and is held under the terms of an authorised tenancy (Agreement) the details of which will be made available of receiving the Deposit.	deposit scheme (as per Clause 5 of this	

*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.

	suppliers, local authority, any credit agencies, or refe	erence agencies and for debt collection.			
9.	Attached to and forming part of this Agreeme	ched to and forming part of this Agreement are copies of: (tick as appropriate)			
	Tenancy Deposit Scheme details MA	Dated: (inventory date)			
	Inventory				
	Other attachment (please state below)	Dated:			
Sig	ned as an Agreement dated:		echanismos il tradi imperio di funda potro di cui di dello di il il fino di di Ango, access American		
Pleas	se print name then sign and date				
The	Landlord				
Lan	dlords full name: (repeat as in Particulars)				
Cor	npany: (repeat as in Particulars)				
Lan	dlord's signature:	Date: _ <i>l</i> /4	/17 Time:		
Lan	dlord's witness full name and address:				
		Postcode:			
Lan	dlord's witness signature:	Date:	Time:		
Lea	ad Tenant				
Nar	me: (repeat as in Particulars)				
Sig	nature:	Date: 1/4	1/17_Time:		
Ten	ant's witness full name and address:				
		Postcode:			
Ten	ant's witness signature:	Date:	Time:		

THIS AGREEMENT IS MADE BETWEEN:

Landlord		19
Full name:		
Company: (if applica	ble)	
Address: _		
+		
		Postcode:
Telephone Daytim	ne:	Evening:
Email:		
Notices: In accordar and Wales at which N	lotices (including Notices of Proceedings	ord & Tenant Act 1987, the Landlord's name and address in England s) may be served on the Landlord by the Tenant are:
Name: _ Ao a	bove	
Address:		
		Postcode:
AND - 14		
AND Tenant* (See		
Lead Tenant:		
Tenant 2:		
Tenant 3:		
Tenant 4:		
	RELATION TO THE PROPER	TY AT:
	ders Creen	
Lo	ndon	Postcode: NW 11 9EG
Being part of the	Building known as:	
Together with the	Contents as specified in the Inv	entory dated:
With the use of th		Living I dinning area, kit Chen
Garden:	With use of the Garden located:	rear
Parking:	With use of: (tick as applicable) parking	ng space garage
	located: No parting	

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers The maximum number of people permitted to occupy the Property is:		
		g on and including (start date) 1910/17 to and
paya	able (weekly/monthly)munthlyin adva	is £ and is nce in the following instalments.
the s		the (insert no.) / day of each (week/month)
Utili	ity, Council Tax and Charges for Services	tick as appropriate)
Wate	er charges:	Included Excluded
Cour	ncil Tax (or similar charge which replaces it):	Included Excluded
Gas:		Included Excluded
Elect	stricity:	Included Excluded
Telev	vision licence:	Included Excluded
Telep	phone: line restal.	Included Excluded
Broa	adband:	Included Excluded
Othe	er: (please state)	Included Excluded
Dep	posit (tick as applicable)	THE RESERVE OF THE PARTY OF THE
	and is held under the terms of an authorised Agreement) the details of which will be made of receiving the Deposit.	I in cleared funds on the signing of this Agreement tenancy deposit scheme (as per Clause 5 of this e available to the Tenant by the Landlord within 30 days
1	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.

	suppliers, local authority, any credit agencies, or	나는 사람들이 얼마나 아니는 아이들이 아니는	
9.	Attached to and forming part of this Agreen	ment are copies of: (tick as appropriate)	
	Tenancy Deposit Scheme details NA	Dated:	
	Inventory	Dated: (inventory date)	
	Other attachment (please state below)	Dated:	
	ned as an Agreement dated: ///	7/17	
	e print name then sign and date		
	Landlord		
Lan	dlords full name: (repeat as in Particulars)	U	
Cor	npany: (repeat as in Particulars)		
Lan	dlord's signature:	Date: _///o/	17 Time:
Lan	dlord's witness full name and address: _		
		Postcode:	
Lan	dlord's witness signature:	Date:	Time:
Lea	nd Tenant		The state of the state of the state of
Nar	Me: (repeat as in Particulars)		
Sign	nature:	Date: 1/10/	17_Time:
Ten	ant's witness full name and address:		
-		Postcode:	
Ten	ant's witness signature:	Date:	Time:

	Left 18	The Particulars
	TUIC A CONTRACTOR OF THE EN:	TERMS OF THE AGREEMENT ARE:
		Number of permitted occupiers The maximum number of people permitted to occupy the Property is: 5
	Full name: Company: (If applicable)	ano
		A FIXED TERM of 6 months commencing on and including (start date) 1/10/11 including (end date) 1/4/18
	Postcode:	Rent
		The total rent payable per (week/month) month is £ and is
	Email:	The first payment is to be £ in cleared funds on the signing of this Agreement and thereafter the sum of (rent) £
	Name:	the sum of (rent) £ should be paid on the (insert no.) LD to day of each (week/month) by: (tick as applicable)
	Address:Postcode:	commencing on (insert date when 2nd rent payment due)
	AND Tenant* (See Note)	Utility, Council Tax and Charges for Services (tick as appropriate)
	Lead Tenant:	Water charges: Included Excluded L
	Tenant 3:	Gas: Included, Excluded L
	Tenant 4:	Electricity: Included 🗹 Excluded 🗸
	AND IS MADE IN RELATION TO THE PROPERTY AT: Address: 129 Hamston Rel.	Television licence: Telephone: Line rental Included Excluded Included Excluded Included Excluded Included Inc
	Crolders Green	Telephone: Live rendre Broadband: Included Excluded Included Excluded Included Excluded
	Zonden Postcode: NW 119EG	Other: (please state) Included [Excluded [
	Being part of the Building known as: Together with the Contents as specified in the Inventory dated:	Deposit (tick as applicable)
	With the use of the following Shared Facilities: 15 Holy be Abroom living	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
	Garden: With use of the Garden located: Veer	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 3 of receiving the Deposit.
	Parking: With use of: (tick as applicable) parking space garage	No Deposit will be taken.
	located: No partising	*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the enterprise of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued. That legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant with the tenant for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreement.
1		that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual to the send the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreent end the tenancy for all Tenants. The group of Tenants shall be known collectively as 'The Tenant' throughout this Agreent
	6. Notices	
	6.1 The Landlord gives notice to the Tenant that in accordance we that Notices (including Notices in proceedings) may be served this Agreement.	with Section 47 and 48(1) of the Landlord and Tenant Act 1987 ed on the Landlord at the address specified in The Particulars of
	6.2 Any Notice served upon the Tenant in accordance with this A served properly addressed to the Tenant either at the Properly	rty or by sending same by first class post to the Property or at
	the renant's last known address and the same shall be deem the ordinary course of that first class post being delivered. 7. Consents	ned to have been properly served and received by the Tenant In
	7.1 The Landlord confirms that all necessary consents have been (whether from Superior Landlord, Lenders, Mortgagees, Insu	n obtained to enable the Landlord to enter into this Agreement urers, or others).
	8. Data Protection 8.1 The Tenant hereby consents to the Landlord and/or the Nation	onal Landlords Association processing any information or
	personal details on or of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant as defined in the Data Properties of the Tenant agrees that the Landlord may pass on the Tenant agree that the Landlord may pass on the Tenant agree that the Landlord may pass on the Tenant agree that the Landlord may pass on the Tenant agree that the Landlord may pass on the Landlord may pass on the Landlord may pass on the La	t's forwarding address and/or other personal information to utility
	9. Attached to and forming part of this Agreement are co	oples of: (tick as appropriate)
		ated: ated: (inventory date)
		ated:
	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:Time:
	Landlord's witness full name and address:	
		Postcode:
	Landlord's witness signature:	Date:Time:
	Lead Tenant	
	Name: (repeat as in Particulars)/	
	Signature:	Date:Time:
	Tenant's witness full name and address:	
		Postcode:
	Tenant's witness signature:	
		Date:Time:
		continued overleaf

THIS AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if ap	
Address: _	
	Postcode:
Telephone Day	time:Evening:
Notices: In accor	dance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England hydroces (including Notices of Proceedings) may be served on the Landlord by the Tenant are:
Address:	
	Postcodo:
AND Tenant*	
Lead Tenant: _	
Tenant 2:	
Tenant 3:	
	IN RELATION TO THE PROPERTY AT:
-2	29 Hamilton Rd.
	ders Creen
	molon Postcode: NW119EG
Being part of the	Building known as:
	e Contents as specified in the Inventory dated:
Vith the use of t	he following Shared Facilities: Living I diming area, Kitchen
battro	en al garden
Garden:	With use of the Garden located: Cear
Parking:	With use of: (tick as applicable) parking space garage
	located: No purking

THE MAIN TERMS OF THE AGREEMENT ARE:

Term A FIXED TERM of 6 months commencing on and including the second state of the second seco	including (start date)to and
including (end date) 1/4/18	
Rent	
The total rent payable per (week/month) month is	_ and is
payable (weekly/monthly) in advance in the	e following instalments.
The first payment is to be £ in cleared funds of	n the signing of this Agreement and thereafter
the sum of (rent) £ should be paid on the (insert n	o.) 15th 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 to the council Tax and Charges for Services)	oriate)
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 clearer and is held under the terms of an authorised tenancy Agreement) the details of which will be made available of receiving the Deposit.	denosit scheme (as per Clause 5 of this
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.

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Data Protection 8.

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- 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.	participation of the same
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:	
	ned as an Agreement dated://	0/17	
	e Landlord		
Lan	dlords full name: (repeat as in Particulars)/		
Cor	mpany: (repeat as in Particulars)		
Lan	dlord's signature:	Date: 1/10/	/ 7Time:
Lan	dlord's witness full name and address:		
		Postcode:	
Lan	dlord's witness signature:	Date:	Time;
Lea	ad Tenant		
Nar	me: (repeat as in Particulars)		
Sigi	nature:	Date: ///	0/17 Time:
Ten	ant's witness full name and address:		/
		Postcode:	
Ten	ant's witness signature:	Date:	Time:

Ceft 6/2/18

The Particulars

THIS AGREEMENT IS MADE BETWEEN:

Landlord	
Full name:	
Company: (if app	olicable)
Address:	
2.010 0.00	Postcode:
Telephone Dayt	time:Evening:
Email:	
and Wales at which	dance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord's name and address in England h Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are:
	above
Address:	
	Postcode:
AND Tenant*	
Lead Tenant:	
Tenant 2:	
Tenant 3:	
Tenant 4:	
	IN RELATION TO THE PROPERTY AT:
Address:	29 Hamilton Rd.
	rolders Concen
/	hendon Postcode: NW 119EG
Being part of the	e Building known as:
	ne Contents as specified in the Inventory dated:
With the use of t	the following Shared Facilities: Living (dinning area, Kitche,
ballo	on and garden
Garden:	With use of the Garden located:
Parking:	With use of: (tick as applicable) parking space garage
	located: No purking.

THE MAIN TERMS OF THE AGREEMENT ARE:

A FIX	XED TERM of months commencing on an	nd including (start date)
inclu	uding (end date) 1/4/18	
Ren	t	
The	total rent payable per (week/month)	is £_ and is
paya	able (weekly/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 s	sum of (rent) £ should be paid on the (inse	rt no.) 6th day of each (week/month) _ month
by: (t	tick as applicable)	
com	mencing on (insert date when 2nd rent payment due)	
Utili	ity, Council Tax and Charges for Services (tick as ap)	propriate)
Wate	er charges:	Included Excluded
Cour	ncil Tax (or similar charge which replaces it):	Included Excluded
Gas:		Included Excluded
Elect	tricity:	Included Excluded
Telev	vision licence:	Included Excluded
Telep	phone: Line rental.	Included Excluded
Broa	adband:	Included 🗹 Excluded 🗌
Othe	er: (please state)	Included Excluded
Dep	osit (tick as applicable)	
	A Deposit of £ is to be paid in clear and is held under the terms of an authorised tenand Agreement) the details of which will be made availa	ared funds on the signing of this Agreement by deposit scheme (as per Clause 5 of this ble to the Tenant by the Landlord within 30 days

*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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- 8.2 The Tenant agrees that the Landlord may pass on the Tenant's fo

	suppliers, local authority, any credit agencies, or	reference agencies and for debt collection	other personal information to utility
9.			
	Tenancy Deposit Scheme details NA	Dated:	
Inventory Dated: (inventory date)			
	Other attachment (please state below)	Dated:	
	ned as an Agreement dated: ///	0/17	
	Landlord		
	dlords full name: (repeat as in Particulars)		
	npany: (repeat as in Particulars)		
	dlord's signature:	Date: //	10/17 Time:
	dlord's witness full name and address:		Time.
		Postcode:	
Lanc	flord's witness signature:		Time:
Lead	d Tenant		
Vam	e: (repeat as in Particulars)		
Signa	ature:	Date: ///	0/17 Time:
Гепа	nt's witness full name and address:		THIO.
		Postcode:	
ena	nt's witness signature:	Date:	Time:

lest 24/12/17

THIS AGREEMENT IS MADE BETWEEN:

Landlord		
Full name:		
Company: (if app.	licable)	
Address:		
	/	
		Postcode:
Telephone Dayt	rime:	Evening:
Email:		
Notices: In accord and Wales at which	lance with Sections 47 and 48 of Notices (including Notices of Pre	the Landlord & Tenant Act 1987, the Landlord's name and address in England occeedings) 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 PR	ROPERTY AT:
Address: /	29 Hamilton A	El.
-	Idors Cycen	
		Postcode: NW119EG
Being part of the	e Building known as: ——	
Together with th	e Contents as specified in	the Inventory dated:
With the use of t	the following Shared Facili	ties: Kytchen, bathrooms living
	dinning over	
Garden:	With use of the Garden lo	and the state of t
Parking:	With use of: (tick as applicable)	parking space garage
	located: No par	long

THE MAIN TERMS OF THE AGREEMENT ARE:

Number of permitted occupiers	o e
The maximum number of people permitted to occupy the	e Property is: 5
Term	
A FIXED TERM of months commencing on a	and including (start date)
including (end date) 1/4/18	
Rent	
The total rent payable per (week/month)	
payable (weekly/monthly) monthly in advance i	n the following instalments.
The first payment is to be £n cleared fund	ds on the signing of this Agreement and thereafter
the sum of (rent) £ _ should be paid on the (in	sert no.)day of each (week/month)
by: (tick as applicable)	
commencing on (insert date when 2nd rent payment due)	
Utility, Council Tax and Charges for Services (tick as a	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 claused and is held under the terms of an authorised tena Agreement) the details of which will be made avail 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.

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- 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 Agree		
g.	Tenancy Deposit Scheme details NA	Dated:	
	Inventory	Dated: (inventory date)	
	Other attachment (please state below)	Dated:	
	ned as an Agreement dated:/	10/17	
	e print name then sign and date	471	
	e Landlord dlords full name: (repeat as in Particulars)		
Cor	npany: (repeat as in Particulars)		
Lan	dlord's signature:	Date: _/	//0//7 Time:
Lan	dlord's witness full name and address:	7	
_		Postcode	e:
Lan	dlord's witness signature:		Time:
Lea	nd Tenant		
Nar	ne: (repeat as in Particulars)		
Sign	nature:	_Date:	///0/17 Time:
Ten	ant's witness full name and address:		
		Postcode	9:
Ten	ant's witness signature:	Date:	Time:

The Particulars	THE MAIN TERMS OF THE AGREEMENT ARE:
THIS AGREEMENT IS MADE BETWEEN: Landlord	Number of permitted occupiers The maximum number of people permitted to occupy the Property is:
Full name: V Company: (* applicable)	Term A FIXED TERM of 75 months commencing on and including (start date) 13/2/18 to and
Address:	including (end date) 1/10/18
Postcode:	
Telephone Daytime:Evening:	The total rent payable per weekmonth in advance in the following instalments.
Email: otices: 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:	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.) 13 day of each (week/month) the sum of (rent) £ should be paid on the (insert no.) 13 day of each (week/month) the sum of (rent) £ should be paid on the (insert no.) 13 day of each (week/month) the sum of (rent) £
dress:	by: (tick as applicable) C
Postcode:	commencing on (insert date when 2nd rent payment due) 13/3/18
Tenant* (See Note)	Utility, Council Tax and Charges for Services (tick as appropriate) Water charges: Included Excluded Excluded
Tenant:	Council Tax (or similar charge which replaces it): Included Excluded
3:	Gas: Included Excluded Included Excluded Included Excluded Included Included
4:	Included Fixcluded
MADE IN RELATION TO THE PROPERTY AT:	Television licence: Telephone: Line rendal. Included Excluded Excluded Included Included
129 Hamilton Rd Folders Green	Broadband:
London No Postcode: NW119EG	Other: (please state) Included Excluded
of the Building known as:	
th the Contents as specified in the Inventory dated: Long Change	Deposit (tick as applicable) A Deposit of £ is to be paid in cleared funds on the signing of this Agreement
of the following Shared Facilities: Living/dinning area, Kitchen	and is held under the terms of an authorised tenancy deposit scheme (as per Clause 5 of the Agreement) the details of which will be made available to the Tenant by the Landlord within
: With use of the Garden located: / el-/	of receiving the Deposit.
: With use of: the as applicable, parking space garage	No Deposit will be taken.
located: No Parking	*Note: All Tenants will be jointly and severally liable for the Tenant's obligations contained within this Agreement. In the nonpayment of Rent and/or other breach of the Agreement, any individual Tenant or group of Tenants may be pursued that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenants.
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The Particulars	The Particulars THIS AGREEMENT IS MADE BETWEEN:
THE MAIN TERMS OF THE AGREEMENT ARE:	THIS AGREEMENT IS MADE BETWEEN:
Number of permitted occupiers	Landlord Full name:
The maximum number of people permitted to occupy the Property is:	Company: ************************************
Term A FIXED TERM of 7 months commencing on and including - 8/3/18 to and	Address
including are are 1/10/18	Postcode
Rent monthly	Telephone Daytime:Evening:
The total rent payable per per per per sector 3	Email: Propert And 1987, the Landlord's name and address in England
payable payment is to be £ : in cleared funds on the signing of this Agreement and thereafter	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:
The first payment is to be £:	Name:
by: the state of	Address:Postcode:
commencing on rear answers and areas areas and areas and areas and areas areas and areas areas a	
Utility, Council Tax and Charges for Services and Exercises	AND Tenant* (See Note) Lead Tenant:
Water charges: Included Excluded Excluded	Lead Tenant: Tenant 2:
Council Tax (or similar charge which replaces it): Included Excluded Included Excluded Included Excluded Included Inc	Tenant 3:
Included To Evoluded To	Tenant 4:
Electricity: Television licence: Included Excluded I	AND IS MADE IN RELATION TO THE PROPERTY AT:
Telephone: phon line Telephone: phon line Included Excluded Excluded	Address: 129 Hamilton Rd.
Broadband: Included Excluded Excluded	Golders Green.
Other: Committee Included Excluded	London Postcode: NWII 9EG
	Being part of the Building known as:
Deposit to a society of f is to be paid in cleared funds on the signing of this Agreement	Together with the Contents as specified in the Inventory dated: Diving Idinains as a Character Section Contents Co
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 Topont by the Leadlard within 30 days	With the use of the following Shared Facilities: Living Idinning even, Icitches
Agreement) the details of which will be made available to the Tenant by the Landlord within 30 days of receiving the Deposit.	Sardon With use of the Garden located: (least
No Deposit will be taken.	Garden: With use of the Garden located:
*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	Parking: With use of: toras accidence parking space _ garage _
that legal action may be brought against any one or any group of the Tenants. Notice to leave by any individual Tenant will also	located: No parlaing
this Agreement.	ay be served on the Landlord at the address specified in The Particulars of
6.2 Any Notice served upon the Tenant in accordance served properly addressed to the Tenant either at t	e with this Agreement or any statute or regulation then the same may be t the Property or by sending same by first class post to the Property or at
the Tenant's last known address and the same sha the ordinary course of that first class post being de	nall be deemed to have been properly served and received by the Tenant in
	ts have been obtained to enable the Landlord to enter into this Agreement
(whether from Superior Landlord, Lenders, Mortga 8. Data Protection	
	/or the National Landlords Association processing any information or the Data Protection Act 1998.
	n the Tenant's forwarding address and/or other personal information to utility
9. Attached to and forming part of this Agreem	
☐ Tenancy Deposit Scheme details NA	Dated:
☐ Inventory	Dated: (inventory date
Other attachment (piease state below)	Dated:
Signed as an Agreement dated: Please print name then sign and date	
The Landlord Landlords full name: (repeat as in Particulars)	
Landlords full name: (repeat as in Particulars)	
Company: (repeat as in Particulars)	
Landlord's signature:	Date: 8/3/18
Landlord's witness full name and address:	
	Postcode:
Landiord's witness signature:	Date: Time:
Lead Tenant	
Name: (repeat as in Particulars,	
Signature: _	Data 8/3/18 -
	Date: 5/5//8 Time:
Tenant's witness full name and address:	
	Postcode:
Tenant's witness signature	Date

STATE OF STREET

Ine Particulars	The Particulars THE MAIN TERMS OF THE AGREEMENT ARE:	
THIS AGREEMENT IS MADE BETWEEN:	Number of possitted occupiers	is:
Landlord Full name:	The maximum number of people permitted to occupy the Property	
Company: Account	Term A FIXED TERM of 6 months commencing on and include	ding latest dates 1/4/18 to and
Postcode: 4	including (end date) 1/10/18	
Telephone Daytime: Evening:	The total rent payable per //week/months month is £	
Email:	payable (weekly/monthly	the signing of this Agreement
Notices: In accordance with Sections 47 and 48 of the Landlord & Tenant Act 1987, the Landlord by the Tenant are: and Wales at which Notices (including Notices of Proceedings) may be served on the Landlord by the Tenant are: Name:	The first payment is to be £ in cleared funds of the the sum of (rent £ should be paid on the (insert no.)	1st day of each week month, worth
Address:Postcode:	by: (tick as applicable)	
	commencing on arsert date when 2nd rent payment due.	rate)
AND Tenant* (See Vote	Utility, Council Tax and Charges for Services (tick as appropriate of the services) Water charges:	Included Excluded
Lead Tenant:/ Tenant 2:	Water charges: Council Tax (or similar charge which replaces it):	Included Excluded
Tenant 2: Tenant 3:	Gas:	Included Excluded Included Excluded Included Excluded Included Inc
Tenant 4:	Electricity: Television licence:	Included Excluded Included Excluded Included Excluded Included
AND IS MADE IN RELATION TO THE PROPERTY AT	Television licence: Telephone: Line Kental	Included Excluded
Address: 129 Hamilton Rel	Telephone: Line fental Broadband:	Included Excluded
Goldes Green Postcode: NW 11 9EG Forelon	Other: /c/easa state	Included [Excluded [
aing part of the Building known as:		
One tente as specified in the Inventory dated:	Deposit tok as applicable. A Deposit of £ is to be paid in cleaning to the paid t	cleared funds on the signing of this Agreeme
ith the use of the following Shared Facilities:	A Deposit of £	ancy deposit scheme (as per Clause 5 of the
Garden: With use of the Garden located:	No Deposit will be taken.	
Parking: With use of: to as ass case parking space _ garage _ located: No parking	*Note: All Tenants will be jointly and severally liable for the Tenant's conpayment of Rent and/or other breach of the Agreement, any indicates the second several sev	the Tapanta Notice to leave by any individual Tenar
located: No por to 3	that legal action may be brought against any one or any group of the end the tenancy for all Tenants. The group of Tenants shall be known and the tenancy for all Tenants.	own collectively as 'The Tenant' throughout this Agr
9. Attached to and forming part of this Agreement are compared to an action of the part of	Protection Act 1998. nt's forwarding address and/or other personal information to utility agencies and for debt collection. copies of: Itox as appropriate. 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: 2/4/18 Time:	
Landlord's witness full name and address:		
	Postcode.	
Landlord's witness signature	Date:Time:	
Lead Tenant		
Name: repeat as in Removales		
Signature:	Date 1/4/18 Time.	
Signature:		
Tenant's witness full name and address.		
	Postcode,	
	Data	
Tenant's witness's grature		

THIS AGREEMENT IS MADE BETWEEN:		
	THE MAIN TERMS OF THE AGREEMENT ARE:	
Landlord Full name:	Number of permitted occupiers The maximum number of people permitted to occupy the Property	is:
Company: **screace	Term	
Address:	A FIXED TERM of 6 months commencing on and includ	ing 1/4/18 to and
Postcodo	including lend care _ 1/10/18	
Telephone Daytime: Evening:	Rent The total rent payable per week mont menth is £	and is
Email:	payable westy money monthly in advance in the fol	
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:	The first payment is to be L_	e signing of this Agreement and thereafter
Name: Address:	by: (to as applicable)	15t day of each west month
Address: Postcode:	commencing on the seri date when 2nd rent payment due.	
AND Tenant* (See Note)	Utility, Council Tax and Charges for Services (tok as appropri	
ead Tenant:	Water charges:	Included Excluded
enant 2:	Council Tax (or similar charge which replaces it):	Included Excluded
nant 3:	Gas:	Included Excluded
nant 4:	Electricity:	Included Excluded
D IS MADE IN RELATION TO THE PROPERTY AT:	Television licence:	Included Excluded
ress: 129 Hamilton Rd.	Telephone: Line rental	Included Excluded
011 0 1 1 1 9E	Broadband:	Included Excluded
Coolders Coreen, London Postcode: NW 119EG	Other: clease state	Included _ Excluded _
part of the Building known as:	Deposit tex as assured	
her with the Contents as specified in the Inventory dated: he use of the following Shared Facilities: Living/clinning area Baltroon Citchen	A Deposit of £ is to be paid in clean and is held under the terms of an authorised tenar Agreement) the details of which will be made avail of receiving the Deposit.	ared funds on the signing of this Agreement ncy deposit scheme (as per Clause 5 of this able to the Tenant by the Landlord within 30 day
Garden: With use of the Garden located: Cent	No Deposit will be taken	
arking: With use of: to as accided parking space garage	*Note: All Tenants will be jointly and severally liable for the Tenant's honpayment of Rent and/or other breach of the Agreement, any individuals.	idual Tenant or group of Tenants may be pursued. This me
located: No partising	that legal action may be prought against any one or any group of the end the tenancy for all Tenants. The group of Tenants shall be known	Tenants Notice to leave by any notificual lenant will also
suppliers, local authority, any credit agencies,	ss on the Tenant's forwarding address and/or other personal information to utility or reference agencies and for debt collection. reement are copies of: tex as appropriate.	
Tenancy Deposit Scheme details A A Inventory Other attachment (please state below	Dated: Dated: (invertory date) Dated:	
Tenancy Deposit Scheme details A A Inventory Other attachment (please state below	Dated: (inventory date)	
Tenancy Deposit Scheme details NA Inventory Other attachment (please state below) Signed as an Agreement dated:	Dated: (inventory date) Dated:	
Tenancy Deposit Scheme details NA Inventory Other attachment /please state below	Dated: (inventory date) Dated:	
Tenancy Deposit Scheme details A A Inventory Other attachment please state below Signed as an Agreement dated: Please print name tren sign and date The Landlord	Dated: (invertory date) Dated:	
Tenancy Deposit Scheme details A A Inventory Other attachment (please state below) Signed as an Agreement dated: Please print name then sign and date	Dated: (invertory date) Dated:	
Tenancy Deposit Scheme details A Inventory Other attachment (please state below Signed as an Agreement dated: Please print name tren sign and date The Landlord	Dated: (invertory date) Dated:	
Tenancy Deposit Scheme details NA Inventory Other attachment (piezse state below) Signed as an Agreement dated: Please print name then sign and date The Landlord Landlords full name: (repeat as in Particulars)	Dated: (invertory date) Dated:	
Inventory Other attachment (please state below) Signed as an Agreement dated: Please print rame their sign and date The Landlord Landlords full name: (repeat as in Particulars) Company: (repeat as in Particulars)	Dated: (Invertory date) Dated: Date: 1/4/18 Time.	
Inventory Other attachment /please state below. Signed as an Agreement dated: Pease print name tren sign and date The Landlord Landlords full name: (repeat as in Particulars) Company: (repeat as in Particulars) Landlord's signature:	Dated: (Invertory date) Dated: Date: 1/4/18 Time.	
Inventory Other attachment /please state below. Signed as an Agreement dated: Pease print name tren sign and date The Landlord Landlords full name: (repeat as in Particulars) Company: (repeat as in Particulars) Landlord's signature:	Dated: (Invertory date) Dated: Date: 1/4/18 Time.	
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Tenancy Deposit Scheme details Inventory Other attachment (please state bolow) Signed as an Agreement dated: Pease prot name tren sign and date The Landlord Landlords full name: (repeat as in Particulars) Company: (repeat as in Particulars) Landlord's signature: Landlord's witness full name and address: Landlord's witness signature;	Dated: (Inventory date) Date: 1/4/18 Time. Postcode: Date: Time:	
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Tenancy Deposit Scheme details	Dated: (Inventory date) Date: 1/4/18 Time. Postcode: Date: Time:	
Tenancy Deposit Scheme details NA Inventory Other attachment (phases state bolow)	Date: 1/4/18 Time: Postcode: Date: Time:	
Tenancy Deposit Scheme details Inventory Other attachment (presses stare bolow) Signed as an Agreement dated: Pease protreme then sign and date The Landlord Landlords full name: (repeat as in Particulars) Company: (repeat as in Particulars) Landlord's signature: Landlord's witness full name and address: Landlord's witness signature: Lead Tenant Name: (repeat as in Particulars) Signature: Signature:	Date: 1/4/18 Time: Postcode: Date: Time:	
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	THE MAIN TERMS OF THE ACRES MENT ARE.	
The Particulars	THE MAIN TERMS OF THE AGREEMENT ARE:	
THIS AGREEMENT IS MADE BETWEEN:	Number of permitted occupiers The maximum number of people permitted to occupy the Prop	erty is:
Landlord Full name:	Term	
Full name: Company: (if applicable)	A FIXED TERM of 6 months commencing on and including and care 19/10/18	icluding 17/4/18 to and
Address:	Rent	
Postcode: _	The total rent payable per was month is £	
Telephone Daytime:Evening:Evening:		n the signing of this Agreement and thereafter
Email:	d addr the sum of the Should be hald on the	19th day of each were worth
and Wales at which Notices (including Notices of Proceedings) may be served on the Landiord by the Tenant's Name:	by: to as accidant	
Address:Postcode:	commencing on reservation and reservations	
	Utility, Council Tax and Charges for Services (Council Tax and Charges (Council Tax an	Included Excluded
AND Tenant* (See Note) Lead Tenant:	Council Tax (or similar charge which replaces it):	Included Excluded Excluded
Tenant 2:	Gas:	Included Excluded
Tenant 4:	— Electricity: — Television licence:	Included Excluded Included Excluded
Tenant 4:	Television licence: Telephone: Levelline	Included Excluded Excluded Excluded
AND IS MADE IN RELATION TO THE PROPERTY AT: Address: 129 Hamilton Rel.	Broadband:	Included Excluded Excluded Excluded Excluded
Colders Concen	Other: Desse state	
London — Postcode: Www 119EC		
eing part of the Building known as:	A Deposit of £ is to be paid in clea	ared funds on the signing of this Agreement
gether with the Contents as specified in the Inventory dated: th the use of the following Shared Facilities: Litchen, bath com, Liv	and is held under the terms of an authorised tenand Agreement) the details of which will be made availa	icy deposit scheme (as per Clause 5 of this
Linning room	of receiving the Deposit.	by the Landidia within 30 day
Garden: With use of the Garden located:	No Deposit will be taken *Note: All Tenants will be jointly and severally liable for the Tenant's ob	pilgations coord
Parking: With use of: (tick as applicable) parking space garage	*Note: All Tenants will be jointly and severally liable for the Tenant's ob- conpayment of Rent and or other breach of the Agreement, any individ- that egal action may be brought against any one or any group of the Te	dual Tenant or group of Tenants may be pursued. This mentants. Notice to leave by any ordividual Tenant will also
located: No parking	and the tanancy for all Tanants. The group of Tanants shall be known o	e lenant throughout this Agreement
8.2 The Tenant agrees that the Landlord many suppliers, local authority, any credit age	andlord and/or the National Landlords Association processing any information of defined in the Data Protection Act 1998. Inay pass on the Tenant's forwarding address and/or other personal information gencies, or reference agencies and for debt collection. In the Data Protection Act 1998. In a pass on the Tenant's forwarding address and/or other personal information gencies, or reference agencies and for debt collection. In the Data Protection Act 1998. In a pass on the Tenant's forwarding address and/or other personal information of the personal infor	
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: <u>19/4/18</u> Time:_	
Landlord's witness full nane and address	SS:	
Landlord's witness signature:	Postcode:	
Lead Tenant		
Name: (repeat as in Particulars)		
Signature:		
	Date: 19/4/18_ Time:	
Tenant's witness full name and address: _	Tille.	

Postcode:

Tenant's witness signature:

The Particulars
This agreement is made between:

Landlord

Full name:

Address:

Telephone:

· oropiiono.

And Tenant

Tenant 2

Tenant 3

Tenant 4

Tenant 5

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 occup	by the Property is:5	
Term		1
A FIXED TERM of Six months commencing on a	and including (start da	te) 1/10/18 to
and including (end date) - 1/4/19		
Rent		
The total rent payable per (week/month)	s £	
Agreement and thereafter the sum of (rent) £_	leared funds on the	
15+ 15+ 8th 13th 18th respect	ively of each (week/m	onth month
*() indicates changes to payment dates	ivoly of odor (weeking	onary
Utility, Council Tax and Charges for Services (tick	(as appropriate)	Excluded
Council Tax (or similar charge which replaces it):	Included	Excluded
Gas:	Included	Excluded
Electricity: Television licence:	Included	Excluded Excluded
Broadband:	Included	Excluded
Deposit (tick as applicable) A Deposit of £ NA is to be paid in cleared funds and is held under the terms of an authorised tenancy of this Agreement) the details of which will be made Landlord within 30 days of receiving the Deposit.	y deposit scheme (a	is per Clause 5

*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:

Address:

Telephone:

And Tenant

Tenant 2

Tenant 3

Tenant 4

Tenant 5

And is made in relation to the property at:

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

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The Particulars		
The main terms of the agreement are:		
Number of permitted occupiers		
The maximum number of people permitted to occup	y the Property is: 5	
Term		
A FIXED TERM of Six monthscommencing on a	nd including (start dat	(e) 1/4/19 to
and including (end date) 1/10/19		
Rent	1	
The total rent payable per (week/month) Morthly is	£_	
Agreement and thereafter the sum of (rent) £ Str. 15th 18th 19th	eared funds on the should be paid	signing of this in parts on the
*() indicates changes to payment dates	vely of each (week/mo	onth) Month.
a s management design		
payment dates		
and the second s		
Utility, Council Tax and Charges for Services (tick	as appropriate)	
Utility, Council Tax and Charges for Services (tick	Included	Excluded
Utility, Council Tax and Charges for Services (tick) Water charges: Council Tax (or similar charge which replaces it):	Included Included	Excluded
Utility, Council Tax and Charges for Services (tick Water charges: Council Tax (or similar charge which replaces it): Gas:	Included Included	Excluded Excluded
Utility, Council Tax and Charges for Services (tick) Water charges: Council Tax (or similar charge which replaces it): Gas: Electricity:	Included Included Included	Excluded Excluded Excluded
	Included Included	Excluded Excluded

Deposit (tick as applicable)

A Deposit of $\underline{\mathcal{E}}$ 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: A Landlord's signature:	Date:	1/4/19
Tenant 1		
Name: Signature:	Date:	1/4/19
Tenant 2		18/9/19
Name: Signature:	Date:	1/4/19
Tenant 3	_	
Name: Signature:	Date:	1/4/19

Tenant 4

141

Name: Signature: Date: 1/4/19

Tenant 5

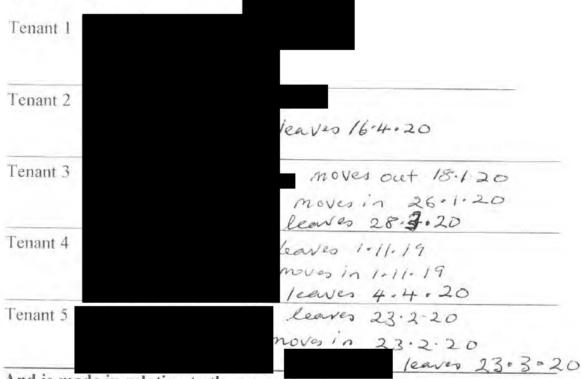
Name: Signature:

The Particulars
This agreement is made between:

Landlord

Full name:		
Address:		
Telephone:		

And Tenant



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 main terms of the agreement are: Number of permitted occupiers		
The maximum number of people permitted to occup	y the Property is: 5	
Term A FIXED TERM of <u>6 months</u> commencing on a	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	£	
The first payment is to be £ in cl Agreement and thereafter the sum of (rent) £	ance in the following leared funds on the should be paid ively of each (week/mo	signing of this in parts on the
Utility, Council Tax and Charges for Services (tick	as appropriate)	
Water charges: Council Tax (or similar charge which replaces it): Gas: Electricity: Television licence: Broadband:	Included Included Included Included Included	Excluded Excluded Excluded Excluded Excluded Excluded
Deposit (tick as applicable)		
A Deposit of £ NA is to be paid in cleared funds and is held under the terms of an authorised tenancy	s on the signing of the deposit scheme (a	is Agreement s 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.

The Particulars

^{*}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).

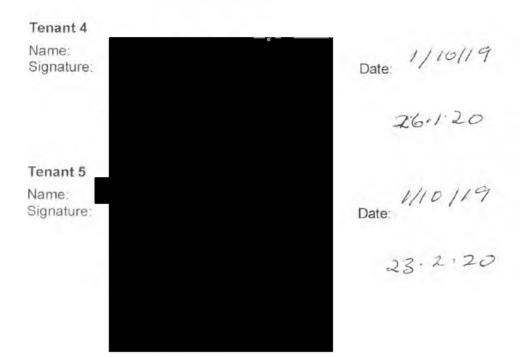
8. Data Protection

- 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: Tenant 1 Date: 1/10/19 Name: Signature Tenant 2 Date: 1/10/19 Name: Signature: Tenant 3 1/10/19 Date: //11/19 Name: Signature:



The Particulars		
This agreement is made between:		
Landlord		
Full name:		
Address:		
Telephone:		
And Tenant		
Tenant 1		
	leaves 3.9-20 returns 4.7.20	
Tenant 2	returns 4.7.20	
	leaves 15.8.20	
Tenant 3		
Tenant 4		
Tenant 5		et o
And is made in relation to the property a	t:	_

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

Number of permitted occupiers		
The maximum number of people permitted to occup	y the Property is: 5	
Term		
A FIXED TERM of 6 Months commencing on a	nd including (start dat	e) 1/4/20 to
and including (end date) -1/10/20		(4.7.20
Rent		
The total rent payable per (week/month)is	£	
Agreement and thereafter the sum of (rent)	eared funds on the should be paid	signing of this in parts on the
*() indicates changes to payment dates	vely of each (week/mo	onth) Month
() indicates enauges to payment dates		
A Commence of the commence of the		
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 V	Excluded
Broadband:	Included /	Excluded

Deposit (tick as applicable)

The Particulars

The main terms of the agreement are:

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

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- 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).

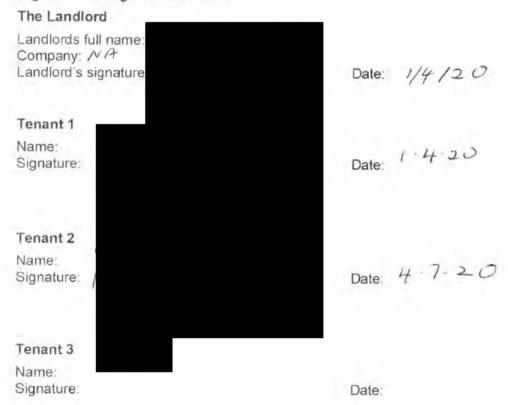
8. Data Protection

- 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:



renant 4	
Name: Signature:	Date:
Tenant 5	
Tenant 5 Name:	

- 1

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: Fax: 020 8359 7434 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

Notes II.

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

10.	
Of:	
The London Borough of Barnet 'the Authority' has approved the applic occupation licence for the property known as 129 Hamilton Road, London	ration for a house in multiple ndon, 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 detailed in the attached licence. The licence holder is the most appropriate person to be the licence. The licence holder is a fit and proper person. The manager is the person having control of the house and is a fit. The management arrangements for the house are otherwise satisfied. 	than 5 persons (5 households), a ce holder of the house it and proper person
The terms of the attached licence are included in the attached Schedu	le 1.
If you do not agree with the decision to approve the licence you may ap Chamber) within 28 days beginning with the date specified in this notice	opeal to First-tier Tribunal (Property e.
Dated: 26 July 2017	
Signed:	Shin
	Relinda Livesey

Tel: 020 8359 7434 Fax No: 0870 889 6793 Email: arthur.hughes@barnet.gov.uk

SEE ATTACHED NOTES

London Borough of Barnet, 9th Floor, Barnet House, 1255 High Road, Whetstone, London, N20 0EJ

Arthur Hughes Private Sector Housing Team Environmental Health Department

This matter is being dealt with by:

Private Sector Housing Manager

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	
	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.	On going
	There should be a regular visual inspection of all such furniture to determine the condition of those items.	
	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: -	
	Refrigerators/washing machines/electric fires: every 4 Years	
	Portable equipment: every 2 Years	
	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. 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.	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	
	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:	On going
	ISBN 978-1-84049-638-3	
	Printed by: Newman Thomson Ltd,	

- 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) Fire blanket/extinguishers required

Within 6 months of the licence issue date

Fire blanket

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.

Dry powder extinguisher (multi-purpose)

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 (Portable fire extinguishers). Install in accord with BS 5306-8: 2012 (Selection and positioning of portable fire extinguishers. Code of Practice).

Location of portable extinguishers

Extinguishers are to be located as follows: -

- 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.

Maintenance and servicing (fire extinguishers)

Fire extinguishers and equipment to be regularly maintained and serviced in accordance with BS 5306-3: 2003 (Code of practice for the inspection and maintenance of portable fire extinguishers), namely that the user/manager is to carry out a monthly routine inspection to:

- Ensure extinguisher in correct position
- Check not discharged, lost pressure or suffered obvious damage
- Replace any extinguishers which are subject to the above

An annual inspection must be carried out by a competent person. The date of the annual inspection must be marked on

	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	
	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. 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.	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)		
	Person(s)	
Room: 1 Location: Ground front	2	
Room: 2 Location: Ground rear right	1	
Room: 3 Location: Ground shared lounge / dining room	0	Households Regardless of the
Room: 4 Location: First front right	0	number of persons shown in the adjacent
Room: 5 Location: First front left	2	column 5
Room: 6 Location: First rear	2	5
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

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: Tel: Arthur Hughes 020 8359 7434

Fax:

0870 889 6793

E-mail

arthur.hughes@barnet.gov.uk

Date Our Ref: 26th July 2017 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

· March

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 HMOM/17/55721

Our Ref: Your Ref:

Dear IVIr 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.

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.

- 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	
A 1200	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.	On going
	There should be a regular visual inspection of all such furniture to determine the condition of those items.	
	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: -	
	Refrigerators/washing machines/electric fires: every 4 Years	
	Portable equipment: every 2 Years	
	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. A declaration as to the safety of electrical appliances and furniture supplied by the licence holder shall be supplied to the	On going
	Council upon written request.	
	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
.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
	The state of the s	
2.5	Smoke Alarms and Fire Precaution Equipment	
	The Program I II I I I I I	On going
	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	On going

- 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) Fire blanket/extinguishers required Within 6 months of the licence issue date Fire blanket Provide light duty type fire blanket(s) to the ground floor in accordance with BS EN 1869:1997 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 Dry powder extinguisher (multi-purpose) 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 (Portable fire extinguishers). Install in accord with BS 5306-8: 2012 (Selection and positioning of portable fire extinguishers. Code of Practice). Location of portable extinguishers Extinguishers are to be located as follows: 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. Maintenance and servicing (fire extinguishers)

Fire extinguishers and equipment to be regularly maintained and serviced in accordance with BS 5306-3: 2003 (Code of practice for the inspection and maintenance of portable fire extinguishers), namely that the user/manager is to carry out a monthly routine inspection to:

- Ensure extinguisher in correct position
- Check not discharged, lost pressure or suffered obvious damage
- Replace any extinguishers which are subject to the above

An annual inspection must be carried out by a competent person. The date of the annual inspection must be marked on

	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
.11	Display of Information in Property	
	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. 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.	Within 1 month of the licence issue date and then annually
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)	
Room: 1	2	
Location: Ground front		
Room: 2	1	
Location: Ground rear right		
Room: 3	0	
Location: Ground shared lounge / dining		Households
room		Regardless of the
Room: 4	0	number of persons
Location: First front right		shown in the adjacent
Room: 5	2	column
Location: First front left	-	
Room: 6	2	5
Location: First rear	-	
Room: 7	1	-
_ocation: Second front	•	
Room: 8	1	-
ocation: Second rear	•	

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