

**ASSURED SHORTHOLD TENANCY AGREEMENT
OF FURNISHED ACCOMMODATION**

TENANCY AGREEMENT

DATE: 20.....

PREMISES:

LANDLORD: R.A.Lanza

LANDLORD ADDRESS: 55 The Banks Sibley Loughborough Leicestershire LE12 7RD

TENANT(s): 1. 2.
3. 4.
5. 6.

TERM: A term of months from the Commencement Date.....

RENTAL PERIOD:

RENT:

DEPOSIT:

1. The Landlord lets and the Tenant takes the Premises for the Term and at the Rent specified above
- [Read Condition 6 below before signing] 2. This Tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out overleaf with the amendments and additions to them (if any) set out under the heading 'Special Tenancy Conditions' overleaf
3. The Tenant shall pay to the Landlord on the signing of this Agreement the amount of the Deposit and the house is not reserved until all deposits are paid.
4. This tenancy includes the use of the Landlord's furniture and effects

GENERAL TENANCY CONDITIONS

**TENANT'S
OBLIGATIONS**

1. The Tenant will
 - 1.1. Pay the Rent to the Landlord at the times and in the manner specified and will pay interest at the rate of 5 per cent per annum above the base rate from time to time of Royal Bank of Scotland plc on any rent in arrears for more than fourteen days calculated from the date upon which such rent was due to be paid to the date upon which it is actually paid.
 - 1.2. Deliver to the Landlord as soon as reasonably practicable (and in any event within 21 days) the original of any letter notice or other communication delivered to the Tenant or left at or fixed to the Premises and which is addressed to the Landlord or to the owner or which may affect the Landlord or his interest in the Premises and will not do (or refrain from doing) anything in relation to any such letter notice or other communication which may be to the detriment of the Landlord.
 - 1.3. Keep the interior of the Premises during the Term in as good and clean state of repair condition and decoration as the Premises are in at the commencement of the Term and make good all damage and breakages to the Premises which may occur during the Term (fair wear and tear and damage by accidental fire excepted)
 - 1.4. Not damage or injure the Premises or make any alteration or addition to the Premises
 - 1.5. Permit the Landlord or the Landlord's employees or agents to enter the Premises at all

reasonable times to inspect the same and the Landlord's furniture and effects therein (if any) and to carry out works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary

- 1.6. Keep the drains gutters and pipes of the Premises clear of tenant waste and the garden (if any) neat and free from weeds
- 1.7. Replace all broken glass or lost keys.
- 1.8. Not assign sublet or part with possession of the whole or any part of the Premises
- 1.9. Not take in any lodger or paying guest without the prior written consent of the Landlord
- 1.10. Not use the Premises other than for the purposes of a single private dwelling house nor carry on or permit to be carried on upon the Premises any profession trade or business whatsoever nor do or suffer to be done in the Premises or elsewhere anything which may be or become a nuisance annoyance or inconvenience to the Landlord or the tenants or occupiers of any neighbouring premises or which may vitiate any insurance of the Premises or increase the premium for such insurance
- 1.11. Not fix or suffer to be fixed to the exterior or windows of the Premises any notice board notice sign advertisement or poster
- 1.12. Not without the prior written consent of the Landlord keep or suffer to be kept in the Premises any cat dog or other pet
- 1.13. Deliver up the Premises to the Landlord at the end of the tenancy in the same good clean state of repair condition and decoration as they were in at the commencement of the Term (fair wear and tear and damage by accidental fire excepted)

FURNITURE

2. If the letting includes the use of furniture and effects
 - 2.1. the furniture and effects shall be as specified in an Inventory signed by the Tenant
 - 2.2. the Tenant will
 - 2.2.1. not damage or remove from the Premises any of the furniture and effects
 - 2.2.1. make good all damage and breakages to the furniture and effects which may occur during the term
 - 2.2.3. leave the furniture and effects at the end of the tenancy in the same position as they were in the commencement of the Term
 - 2.2.4. clean or pay for the cleaning of all carpets furniture linen counterpanes blankets and curtains (if any) included in the letting which shall have been soiled during the tenancy

FORFEITURE

3. PROVIDED that if the Rent or any part thereof shall be in arrear for fourteen days after the same shall have become due whether legally demanded or not or if there shall be a breach of any of the obligations on the part of the Tenant the Landlord may re-enter the Premises or any part thereof in the name of the whole and immediately thereupon the tenancy shall absolutely determine without prejudice to any other rights and remedies of the Landlord

LANDLORD'S OBLIGATIONS

4. The Landlord agrees with the Tenant as follows
 - 4.1. To pay and indemnify the Tenant against all rates taxes assessments and outgoings in respect of the Premises (other than those mentioned in 1.2 above) and
 - 4.2. That the Tenant paying the Rent and performing the obligations on the part of the Tenant may quietly possess and enjoy the Premises during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
 - 4.3. To pay the electricity, gas, water and tv license as part of the annual figure.

MISCELLANEOUS 5.

(in common

- 5.1. If the Premises comprise part only of a building the letting shall include the use with others) of access ways to and from the Premises inside the building
- 5.2. "Premises" in these Conditions includes Landlord's fixtures and fittings thereon
- 5.3. If a deposit is paid it shall be retained by the Landlord as security for performance of the Tenant's obligations and shall be repayable to the Tenant only after the end of the tenancy and after deduction therefrom of any sums required to compensate the Landlord whether wholly or in part for any breach of obligation on the Tenant's part
- 5.4. If two or more persons are together the Tenant their obligations to the Landlord shall be joint and several
- 5.5. References to the masculine gender include the feminine to the singular include the plural and to "month" mean calendar month.
- 5.6. The Notes in square brackets in the margins of this form are for guidance only and have no contractual effect
- 5.7. The Landlord notifies the Tenant that the Tenant may serve notices (including notices in proceedings) on the Landlord at Bird Wilford and Sale Solicitors 20 Church Gate Loughborough Leicestershire LE11 1UD
- 5.8. Any changes to personnel details i.e. address, mobile numbers, the landlord must be notified.
- 5.9. Contact with landlord must be in office hours unless of an emergency.
- 5.10. Viewings during the letting period are acceptable between the hours of 10-7

SPECIAL TENANCY CONDITIONS

- 6.2. There shall be incorporated into this Agreement such of the provisions set out below in Condition 6 as both the landlord and the Tenant shall have initialled:
- 6.3. No Smoking.
- 6.4. No Pets.
- 6.5. No Items Placed in the cellar from fixtures or fittings.
- 6.6. No Adhesive or sticking agents i.e. Blue Tack to be used on walls.
- 6.7. Gas and Electricity capped at £..... Any over spend will be invoiced at the end of the tenancy.
- 6.8. Lost keys: (Due to the nature of the high security keys) any replacement keys will be charged at £48 each. The loss of more than 3 keys in any one tenancy period shall result in the locks being changed at a minimum cost of £150.

[Note: Both Landlord this and Tenant must initial against each added provision.]

Signed by Landlord: Signed by Head Tenant: Date:

SIGNED BY THE LANDLORD:

1) PRINT NAME:

WITNESS:

NAME:

ADDRESS:

OCCUPATION:

WITNESS SIGNATURE:

SIGNED BY THE TENANT(S)

1) PRINT NAME:

2) PRINT NAME:

3) PRINT NAME:

4) PRINT NAME:

5) PRINT NAME:

6) PRINT NAME:

WITNESS SIGNATURE: **DATE:**

PARTICULARS

(1)Tenants Name (lead house member)

Parents address.....post code.....

Home

Mobile

Email

(2)Tenants Name

Parents address.....post code.....

Home

Mobile

Email

(3)Tenants Name

Parents address.....post code.....

Home

Mobile

Email

(4)Tenants Name

Parents address.....post code.....

Home

Mobile

Email

(5)Tenants Name

Parents address.....post code.....

Home

Mobile

Email