

APS - STUDENT LETTING TENANCY AGREEMENT

Agreement for letting a house on a ASSURED SHORTHOLD TENANCY under part I of the housing act 1988

An Agreement made the _____ day of _____

Between **Vernon Hanaray**

Of **Allyed Property Services**
"Alverne House", 113 Victoria Street,
Hartshill, Stoke on Trent, ST4 6EU

(Hereinafter called "The Landlord", which expression shall where the context so admits include the person(s) for the time being entitled to immediate possession of the premises but for the tenancy hereby created) of the one part

And
Of

(hereinafter called "The Tenant" which expression shall where the context so admits include the person(s) deriving title from the tenant) of the other part.

1. WHEREBY IT IS AGREED as follows:

(1) The landlord agrees to let and the tenant agrees to take the property (hereinafter called "The Premises") Described in part 1 of this tenancy agreement, subject to the conditions (known as exceptions and reservations) in part 2 through to 6 of this tenancy agreement:

FOR THE TERM of _____ [month(s)][year(s)] from the _____ Day of _____ ***
[and thereafter to be extended on request] _____ until the tenancy shall be determined]

At the [TERMLY][MONTHLY] RENT of £ _____
payable without any deduction and in [ARREAR][ADVANCE],
by equal instalments of £ _____ each [TERM][MONTH]

During the tenancy hereby created, the rent payments are to be made on the FIRST Day of EACH [TERM] [MONTH]

(2) The tenancy hereby created may be terminated by the tenant before the expiration of the term certain by giving THREE MONTH's notice in writing, expiring on the LAST DAY of any month.

*** Which includes an optional _____ [month(s)] summer retainer

2. THE TENANT AGREES with the landlord as follows

- (1) to pay the rent on the agreed days, for the duration of this tenancy agreement.
- (2) to pay all charges for telephone calls during the occupation of the premises by The Tenant. If live broadcasts are watched (i.e. watching Live TV) The Tenant is responsible for the property TV licence.
- (3) to use the premises in a careful and tenant like manner. To keep all those parts of the premises which the landlord is not liable by the terms of this agreement in as good repair and condition as they are now in, for the duration of the tenancy, making allowance for reasonable wear and tear.
- (4) NOT TO SMOKE CIGARETTES or to use any CANDLES inside of The Premises, under any circumstance.
- (5) WITHOUT EXCEPTION no portable HEATING APPLIANCES (Electric space heaters..etc) to be used on the premises, those who ignore this shall have their tenancy terminated.
- (6) to keep the bathroom VENTILATED when in use, by opening the window, and to keep all trickle vents throughout The Premises in the open position.
- (7) to either replace or pay The Landlord the value of all objects or household effects lost, destroyed or damaged beyond repair. To pay the landlord the cost of repair of all articles which are damaged but repairable, provided that the tenant has been responsible for the loss, destruction or damage. The tenant shall be under no liability for loss, destruction or damage caused by accidental fire or general wear and tear.
- (8) not to remove or permit to be removed any of the objects that were in the property upon occupation.
- (9) to ensure that all GARBAGE/WASTE/RECYCLING collections are adhered to and not to leave rubbish, in bags or otherwise, on The Premiss.
- (10) to use the premises for the purpose of single private and residence only and not to take in any lodgers or paying guests. Pets are also forbidden unless written consent is provided by the landlord or his agents.
- (11) not to carry on any profession, trade or business on or from the premises.
- (12) not to use or permit the use of the premises in such a manner as to cause a nuisance or annoyance to the owners or occupiers of neighbouring lands or buildings.
- (13) not to make any alterations or additions to the premises or any part thereof without first obtaining the landlords consent to the proposed alteration or addition (such consent not to be unreasonably withheld)
- (14) not to assign, under-let or part with possession of the premises or any part thereof without first obtaining the landlords consent in writing (such consent not to be unreasonably withheld)
- (15) TO PERMIT THE LANDLORD OR HIS AGENT, with or without workmen, to enter upon and examine the conditions of the premises at all reasonable times, provided at least twenty four hours notice is given to the tenant; provided always that in cases of real emergency the required notice period need not be complied with.
- (16) to give the landlord promptly a copy of any notices received concerning the premises or any neighbouring lands or premises.
- (17) to report promptly to the landlord all defects or wants of repair in the premises which is the duty of the landlord to repair.

(18) The Houses are heated using the latest GlowWorm Ultra Com 28/30 CXI boilers. The heating is set via a Lyric smart thermostat, which the tenant can control up to a maximum of 21C. The thermostat is set to maintain the chosen temperature at all times. Under NO CIRCUMSTANCES can any person interfere with the heating system.

(19) No keys shall be left in either the front or back doors of the property, which would prevent access in an emergency situation.

(20) In the event of lost keys, replacements shall be given at the charge of £10 per key.

3. THE LANDLORD AGREES with the tenant as follows:

(1) The landlord agrees to pay the utility bills for water, gas, electricity and internet.

(2) that the tenant shall peacefully hold and enjoy the premises during the tenancy without any interruption by the landlord or any person lawfully claiming under or in trust of him

(3) to keep in repair the structure and exterior of the dwelling house comprised in the premises (including the drains, gutters and external pipes)

(4) to keep in repair and proper working order the installations of the premises for the supply of water, gas, electricity and for sanitation (including basins, sinks, baths and sanitary conveniences but not, except as aforesaid, fixtures, fittings and appliances for making use of The supply of water gas and electricity) and for boiler maintenance of heat and water.

(5) maintain the gardens of the premises

This term shall not be construed as requiring the landlord:

(a) to carry out any works or repairs for which the tenant is liable by virtue of his duty to use the premises in the Tenant like manner.

(b) to rebuild or reinstate the premises in the case of destruction or damage by fire, or by storm, flood or other inevitable accident.

(c) to keep in repair or maintain anything which the tenant is entitled to remove from the premises.

4. PROVIDED ALWAYS that if any rent is in arrears for FOURTEEN days after it has become due (whether formally demanded or not) or if the tenant fails to observe any of the stipulations contained in paragraph 3 hereof or becomes bankrupt the landlord may at any time terminate the tenancy. In the event, the landlord will serve notice on the tenant in accordance with the requirements of the Housing Act 1988, and will not take possession of the premises other than through obtaining a possession order from the court;

5. THE address of the landlord at which notices may be served upon him by the tenant is:

Allied Property Services

“Alverne House”, 113 Victoria Street, Hartshill, Stoke on Trent, ST4 6EU

6. WHERE a covenant is made with persons jointly, it shall be deemed to be made with them jointly and severally (this means, for example, in relation to the rent all the joint tenants can be pursued for any rent arrears, or the landlord can claim the whole amount owing from an individual tenant)

Dated

Between

Vernon Hanaray
Allyed Property Services
"Alverne House" 113 Victoria Street,
Hartshill, Stoke on Trent, ST4 6EU,
Mobile: 07713-113-113

And

Agreement

For letting of

On an assured short hold tenancy

No Deposits Required

AS WITNESS the hands of the said parties hereto the day and year first above written.

WITNESS to the signature of the said

<u>NAME</u>	<u>SIGNATURE</u>	<u>NAME</u>	<u>SIGNATURE</u>