

ASSURED SHORTHOLD TENANCY AGREEMENT
(DEPOSIT HELD BY AGENT UNDER TENANCY DEPOSIT SCHEME/DISPUTE RESOLUTION SERVICE LIMITED)

For letting a dwelling on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important legal document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your rights and obligations under this agreement, you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

DATE: .../.../.....

THIS TENANCY AGREEMENT IS BETWEEN

Name of Landlord and Agent Landlord:
whose Agent is: **Tomlinson Estate Management of 143 Lenton Boulevard, Lenton, Nottingham, NG7 2BT**

Name(s) of Tenant(s) AND
1.
2.
3.
4.

Address of Property The property being:
(" the property")

Term From .../.../..... until 12 noon on .../.../.....

Rent At the rate of £.....
The Deposit is payable in addition.
The Council tax is not included and is payable in addition.
The Utility charges are not included and are payable in addition.

Rent Payment The Rent is payable in advance, as per below unless agreed otherwise

Deposit The Deposit of £..... is paid by or on behalf of the Tenant. The Agent is a member of the Tenancy Deposit Scheme.

Utility Charges The Rent is £..... Of which, £..... per week is for the supply of gas, water, electricity, broadband & park rates (If applicable).

Maximum number of occupants ...

Initial:.....

IT IS AGREED as follows:-

1. Where the context admits:
 - (1a) The "Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
 - (1b) The "Tenant" includes the persons deriving title under the Tenant and where several tenants agree to take the premises together each tenant shall be jointly and severally liable for any payment of costs arising with regard to the tenancy
 - (2) Any agreement not to do something is also an agreement not to allow someone else to do it.
2. The Property is let together (in common with others) with the right to use such common parts as are outside the property (if any) (for example a stairwell in an apartment block) designated by the Landlord for use in connection with the Property ("the Shared Accommodation")
3. The Property is also let together with the fixtures, fittings, furniture and effects in the Property including those specified in the Inventory signed by the parties (if supplied) with the use of the same in the Shared Accommodation (if any) ("the Furniture and Effects"). The Inventory will be supplied at the time of occupation (defined as the time upon which the first key is collected from the Landlord or Agent) and must be returned to the Landlord or Agent within 48 hours of supply, else the existing Inventory will be deemed full and correct. It is understood that the property is let in the condition it is seen in, decorating is not necessarily completed every year and that the walls and woodwork may be marked/stained from previous tenancies.
4. Where the Property is within a building containing a basement or cellar having no habitable rooms then the basement or cellar is excluded from the premises let under this Agreement but the Tenants shall have a right of access to such basement or cellar to use any electrical appliances provided there by the Landlord or to have access to installations for the supply of utilities to the Property (but not otherwise). Where the property includes a garage, access and use of the garage does NOT form part of the tenancy agreement. Tenants may request access to the garage for the storage of bicycles but such consent is at the absolute discretion of the Landlord
5. In the event of Council Tax or any other charge levied on the property replacing the Council Tax being payable in respect of the Property, the responsibility of paying such bills falls entirely on all the Tenants who should be jointly and severally liable to the issuing authority. The Tenant indemnifies the Landlord from and against all liability which may be incurred by the Landlord as a result of the Tenant ceasing to occupy the property as his sole or main residence or of any member of the household ceasing to be a student to take up employment or claim housing benefit

FURTHERMORE the Tenant consents to the Landlord or his Agents advising the Council, utility suppliers and any other company that may relate to the tenancy of the Tenant's names, contact details, forwarding addresses and responsibilities. And for the Council and service suppliers to advise the Landlord or his Agents of any details pertaining to the accounts at the termination or sooner determination of the Tenancy

6. Any notice to be served under this Agreement or under any statutory enactment relating to the Tenancy or the Property shall be treated as served if sent by first class pre-paid post to the Property or the address of the Landlord, Landlord's Agent or hand delivered to either place.
7. The Landlord or his Agent shall not be obliged to deal with or enter into any negotiations or discussions with any parties other than those named as the Tenant in this Agreement with regard to the provisions of this Agreement or in relation to the Property generally. No one other than the named parties to this Agreement has any right by virtue of the Contracts (Right of Third Parties) Act 1999 to enforce its terms. Acceptance of cheques or other payments in settlement of Rent drawn on accounts other than those of the Tenant named herein shall be on the basis that any such payment is made by an agent on behalf of the Tenant named herein and is not acceptance of such party as being the Tenant nor can it be taken to imply that the drawer of the cheque or other payment is recognised as the Tenant
8. The Tenant will:
 - (1) Pay the Rent at the times and in the manner specified in this Agreement whether formally demanded or not
 - (2) When Utility Bills are **NOT** inclusive: Pay for all gas and electric light and power which shall be consumed or supplied on or to the Property during the tenancy, the water charges charged in respect of the Property during the tenancy and the amount of all charges made for the use of the telephone (if any), internet or the television licence or other utilities supplied to the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy. Proof of such payments will be provided to the Landlord at the end of the tenancy before any deposits can be returned
 - (2a) When Utility Bills **ARE** Inclusive: The Agent will pay the suppliers of gas, water, electricity & broadband to the property and as such the Tenant Covenants to ensure at all times that a fair usage of £..... per tenant, per week, for such services is adopted throughout the tenancy. If, in the reasonable opinion of Tomlinson Estate Management Ltd, the utility bills exceed those that would normally be expected at the Property, the amounts exceeding the normal expected usage will be charged to the tenant and any arrears deducted from the final deposit. The Tenant further agrees not to change the service providers during the Term. Tomlinson Estate Management Ltd and the Landlord reserve the right to withdraw an inclusive utility package if the terms of this are subject to abuse by the Tenant
 - (2b) Whether utility bills are inclusive or not: The Tenant will not change or permit to be changed, the gas, electricity or water supplier without the prior written consent of the Landlord or his Agents. The Tenant will not install or permit to be installed, any additional or alternative telephone or television equipment or satellite dish or water meter without the prior written consent of the Landlord or his Agents
 - (3) Pay the Deposit to the Landlord on the date of this Agreement and return the completed Deed of Guarantee, and proof of guarantor address and proof of standing order completion (or post-dated cheques if by prior arrangement) within 10 working days of the "finalise your tenancy" letter/email being sent, or prior to the commencement of the Term, whichever is sooner.
 - (4) The Tenant acknowledges that in accordance with Clause 13(9) no keys to the Property will be handed over to the Tenant until both the Deposit in full has been paid, and the Guarantee (duly completed) has been returned, to the Landlord. The Landlord reserves the right to terminate the tenancy agreement if all guarantor forms are not received within the specified time period.
 - (5) Pay the Park Estate Rates only where the Property address is in 'The Park Estate'.
 - (6) Not damage or injure the Property or make any alteration to it or addition to it nor decorate any part of the Property without the prior written consent of either the Landlord or the Landlord's Agent such consent not to be unreasonably withheld. The Landlord will not be under any obligation to affect any alteration, addition, decoration or repair to the Property unless agreed in writing with the Tenant
 - (7) Report all items of disrepair to the Landlord or Landlord's Agent promptly, accurately and fully in the manner specified by the Landlord. The Tenant will pay the Landlord for any reasonable costs charged by tradesmen which are incurred as a result of inaccurate, inadequate or untimely reporting, resulting in no such repair or attendance being necessary

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- (8) Not smoke or vape any substance, or use candles, oil burners and other similar products in the property at any time. Charges will be made to the tenant(s) responsible, to remove the smell of smoke and any other damage caused by such actions
- (9) Prevent the Fixtures and Effects from being destroyed or damaged and not remove any of them from the Property or store any of them in any basement or cellar rooms which is not a habitable basement or cellar
- (10) Not leave the Property unoccupied for more than 14 days without notifying the Landlord
- (11) Keep the Property secure at all times whether occupied or not including securing all external doors and windows other than those in occupied rooms. When the Property is unattended, fasten securely all locks fitted to doors and windows of the Property and set the burglar alarm where applicable. Not leave keys in locks or in view when the Property is unattended or when the household has retired for the night
- (12) Jointly with the other persons using them keep the Property and any Shared Accommodation clean, tidy and undamaged. If any furniture needs replacing or if the Property needs cleaning or if other repairs or redecoration are required to the Property on its surrender at the end of the Term (fair wear and tear excepted) then the Tenant will pay a proportionate part (according to the number of people sharing the Shared Accommodation) of the costs of cleaning (At a rate of £25 per hour), repair or replacement
- (13) If after a routine inspection of the Property during the tenancy it is found unclean and in an unsatisfactory condition, the Landlord reserves the right to have the Property cleaned at a rate of £25 per hour which will be charged to the Tenants accordingly
- (14) Keep the interior of the Property in good repair and in good decorative order (damage by fire and other insured risks and fair wear and tear excepted). In particular not use 'Blutac' or any form of adhesive substance or any nails, screws or tacks on the walls, floors, doors and ceilings of the Property
- (15) Permit the Landlord or the Landlord's Agent at reasonable hours to enter the Property (a) to view the state and condition, (b) to affect repairs works or improvements thereto, (c) to conduct viewings for prospective tenants or buyers and (d) to carry out any obligation imposed by law. Where access has been arranged by appointment pay any callout charge if they are denied access or are unable to gain access
- (16) Not sublet, assign, license or transfer or otherwise part with occupation of the Property or any part thereof, and not to sell or offer for sale, assign, underlet or create or allow to be created any lien upon the contents therein or any part thereof
- (17) Not turn off the electricity, gas or water mains supply from within the Property (except in an emergency) unless expressly requested by the landlord. In addition not switch off the pilot lights on the boiler at any time except in an emergency
- (18) Not use or permit to be used any fridge, freezer, storage heater, convection heater, fan heater or similar item in any bedroom without the prior written consent of the Landlord
- (19) Clean all windows of the Property and paint work surrounding the same at least once every twelve weeks
- (20) Keep in a clean and tidy manner the garden of the Property and to use best endeavours to keep the Property free from rubbish or offensive matter
- (21) Arrange for all refuse to be removed from the interior and exterior of Property at least once in every week and placed in the appropriate colour coded bin. Where there is a general refuse dustbin or wheelie bin, the Tenant will ensure that all rubbish is placed and kept inside plastic bin liners within it. The Tenant will not allow bins to overflow. Where there is a recycling bin, The Tenant will comply with any recycling arrangements relating to refuse disposal at a Property as notified to the Tenant, including only placing clean recyclable materials in the recycling bin and not placing any plastic bags or bin liners into the recycling bin. The Tenant will place the dustbins out for collection as late as possible the night before every collection by the Council. The Tenant will move the bins off the street and back onto the property within 24 hours of the collection date. Information on bin collections and recycling rules can be obtained from local authority websites. If as a failure to undertake this instruction any charge is levied by the Council to the Landlord such amount will be refundable to the Landlord by the Tenant
- (22) Where the Landlord provides a television aerial, dish, or similar, it will be repaired at the discretion of the Landlord. The Landlord shall not accept any responsibility for unsatisfactory radio or television reception
- (23) If a mattress is stained during the tenancy by the Tenant or parties related to the Tenant the mattress will be replaced in full at the cost of the Tenant. The mattress will not be spot cleaned
- (24) The Landlord accepts no responsibility for damage to, or loss of, or theft of the Tenant's personal belongings. It is strongly recommended that the Tenant take out personal possessions cover through a reputable insurer
- (25) That the property shall be occupied only by those named in this agreement
- (26) Not carry on in the Property any profession, trade or business, or let apartments or take in any lodger or paying guests
- (27) Not place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (28) Not introduce into the Property any furnishings which do not comply with the tests set out in the Furniture and Furnishings (Fire) (Safety) Regulations 1988 and any amendments to these regulations. These regulations prohibit furnishings which do not pass certain fire safety tests
- (29) Not allow any pets onto the Property without the written permission of the Landlord or their Agent. The Landlord reserves the right to withdraw the permission at any time for good reason
- (30) Not permit or suffer to be done on the Property anything which may be, or may be likely to cause, a nuisance, harassment or annoyance to any person residing, visiting or otherwise engaged in lawful activity in the locality. This responsibility includes the actions of the Tenant's visitors. In particular the Tenant shall not make or permit any noise, or play any radio, television or other equipment, in or about the property between the hours of 10pm and 7am so as to be an audible nuisance outside the Property.

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- (31) Not do anything which might entitle the Landlord's insurers to refuse or reduce payment in the event of a claim and not do anything which might cause the Landlord's insurance premiums to increase
- (32) Inform the Landlord or the Landlord's Agents immediately on receipt of any notice served by a local authority in regard to the Property
- (33) Not use the Property for any illegal or immoral purposes
- (34) On being requested to do so to notify the Landlord in writing of the identity of each utility supplier for the Property together with the reference and any account number
- (35) If, for any reason, a credit meter is installed at the Property by any utility supplier then following the expiry of the tenancy pay the cost of changing back such meter, as charged by the supplier
- (36) Not fit or change any locks at the Property, or make or have made any duplicate keys to the existing locks at the property, without the previous written permission of the Landlord or Agent
- (37) In the event of lost keys a replacement must be requested from the Landlord only and not from any other source. The cost of a replacement key can vary depending upon design. Should a Tenant lose their key to the property in circumstances which the landlord determines (at his sole discretion) requires the locks to be changed, for example but not limited to, a key being lost with the property address attached, then the household will be charged for the locks to be changed and new keys supplied to all tenants, Landlord and the Landlord's Agent
- (38) Where the building within which the Property is comprised includes any non-inhabitable basement or cellar not to put any goods or belongings or rubbish in the basement or cellar or to otherwise use the same for storage
- (39) Inform the landlord of any changes in their name, email address, contact phone number, or home address of the signatory of their Guarantee
- (40) Pay and arrange for the removal of all vermin, pests and insects, if infestation begins during the Term, woodworm and woodboring insects excepted, unless such infestation occurs as a failure of the Landlord to fulfil his repairing obligations.
- (41) In cold weather or when the Property is unoccupied protect the premises from frost by providing adequate heating for the premises
- (42) Subject to the Landlord's obligations in Clause 13(1) hereof, ensure all taps, showers, wash basins, water closets, cisterns, domestic water heaters and waste and other internal pipes in or connected with the Property are kept clean and open, and not damage the pipes, wire conduit fittings and apparatus within or exclusively serving the Property. In addition not cause or unreasonably permit any blockage to the sinks, baths, shower trays, toilets, drains and pipes. Common causes of blockages for which the Tenant would be responsible include, but are not limited to, putting fat or rice down the sink, failure to remove hair from plugholes and flushing inappropriate things (such as nappies or sanitary towels) down the toilet.
- (43) Make sure that the Property is kept properly ventilated, and make good use of extractor fans where provided, so as to reduce the occurrence of condensation; and wipe away any occurring condensation to prevent any resultant mould and damage to the property, its fixtures, fittings and contents
- (44) Not instruct any contractor to carry out any work at the Property and in particular not arrange for the boarding up of the Property in the event of any burglary. The Landlord must be notified of any repairs required using the procedure outlined to the Tenant, except emergency repairs which must be notified using the emergency phone number provided. The emergency phone number is provided by the Agent as a voluntary service, the reported fault must carry the risk of immediate injury to people or major damage to the Property. Examples are: Escape of gas or fumes, Electrical fittings in contact with water, live or bare electric wiring, sewage overflowing into the home, outside doors that need secured, burst storage tanks, cylinders or pipes, failure of all lights or all power, failure of heating systems in severe weather and where no alternative is available, failure of all communal lighting
- (45) Pay interest on any rent or other sums payable under this Agreement which remain outstanding and unpaid for 14 days after the date when the same became payable at the rate of 3% per annum above The Bank of England base rate (as varied from time to time) from 14 days when the same became payable until payment (such interest to be paid both before and after any Court judgement)
- (46) Comply with all requirements imposed by law in relation to the Property (except for any which the Landlord is obliged by law to observe) and not to allow anything to be done which may be a breach of the term of any licence relating to the Property
- (47) Carry out any visual inspection or check required to the fire detection or burglar alarm systems at the premises
- (48) Notify the Landlord of any change to the burglar alarm code. When vacating the property, return the code to the same as when the tenancy started and inform the Landlord accordingly
- (49) Provide any batteries needed to any smoke alarm system at the Property and at all times ensure that such working batteries remain in the smoke alarm detector. The Tenant will report any faulty smoke alarm detector immediately to the Landlord
- (50) Not tamper or interfere with any fire extinguishers/blankets, fire alarms or fire detection system at the Property, not tamper with the fire doors or remove or disconnect self-closing devices, not obstruct the fire exit routes, and immediately notify the Landlord of any faults in the alarm system of which the Tenant becomes aware
- (51) Not store bicycles within the Property
- (52) Permit the Landlord to display signs on the exterior of the Property indicating that the Property is for sale or to let
- (53) Pay for the repair of and/or replace all such items of the Furniture and Effects as shall be broken, damaged or destroyed during the tenancy due to the fault of the Tenant or any other resident of the Property or any visitor or other person for whom the Tenant is responsible (reasonable wear and tear and damage by fire and other insured risks excepted)
- (54) Vacate the Property at the end of the tenancy and leave the Property in a clean state and condition. If the keys are not collected within one month of the beginning of the tenancy it shall be assumed that the Property was in a clean state and condition at the start of the tenancy
- (55) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
- (56) Leave the curtains in a clean condition and hung in an appropriate manner and pay the reasonable costs incurred by the Landlord in doing so if the Tenant fails to comply with this provision
- (57) Not exceed the maximum number of occupants who are permitted to reside at the property

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9. If the Rent or any instalment or part thereof shall be in arrears for more than 14 days after the same it shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant, the Landlord (or the Landlord's Agent) may re-enter on the Property and immediately the tenancy shall absolutely determine. This is without prejudice to the other rights and remedies of the Landlord. This right may not be exercised by the Landlord without obtaining a Court Order at any time while anyone is residing at the property.
10. The Landlord agrees with the Tenant as follows:
- (1) The Landlord shall be entitled to charge £50.00 (Including VAT) or any reasonable costs incurred (if higher) in the event of the Tenant (or any of the persons named as the Tenant) desiring to be released from the contract before the expiry of the tenancy.
 - (2) The provisions of this Clause do not affect any liability to pay Rent or otherwise comply with the terms of this Agreement. This provision does not allow the Tenant (or any person named as the Tenant) to terminate this Agreement before it expires or prejudice the Landlord's rights under this Agreement.
11. The Landlord agrees with the Tenant as follows:
- (1) To pay all assessments and outgoings in respect of the Property (except the water charges, council tax, charges for the supply of gas or electric light and power and the use of any telephone or internet services unless agreed otherwise) and any other charges for which the Tenant is responsible under this agreement.
 - (2) The Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any unlawful interruption from the Landlord or any person claiming under or in trust for the Landlord
 - (3) To return to the Tenant any Rent payable for any period while the Property is rendered uninhabitable by fire or any other risk against which insurers are effective
12. The Landlord will hold the Deposit and refund it to the Lead Tenant (As assigned on the first page of this agreement) once the Tenant has vacated the Property at the end of the tenancy (however it ends) but less any deductions properly made by the Landlord to cover:
- (1) any unpaid Rent or other charges under Clause 8(2) and the Landlord is authorised but not obliged to pay these on behalf of the Tenant
 - (2) the cost of remedying breaches of any of the Tenant's agents under this agreement
 - (3) compensation for the Tenant's use and occupation of the Property if the Tenant fails to vacate on the due date or give proper notice.
 - (4) Any interest earned on the Deposit will belong to the Agent
 - (5) The Agent must tell the Tenant within ten working days of the end of the tenancy if they purpose to make any deductions from the Deposit.
 - (6) If there is no dispute the Agent will keep or repay the deposit according to the agreed deductions and the conditions of this agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord agreeing the allocation of the Deposit.
 - (7) The Tenant should try to inform the Agent via the Agents website Deposit section if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Agent as due from the Deposit within 20 working days after the termination or earlier ending of the Tenancy and the Tenant vacating the property. The Agent will only discuss deposit return enquiries and disputes via email. The Lead Tenant is to be the sole contact regarding any deductions from the deposit. The Agent is not obligated to communicate to any Guarantor regarding deductions and do so at their own discretion. The Scheme's Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of the TDS and if the ICE is later asked to resolve any dispute may refuse to adjudicate in this matter.
 - (8) If, after 10 working days following the notification of a dispute to the Agent and reasonable attempts have been made in that time to resolve any differences of opinion there remains and unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will (subject to sub-clause (9) below) be submitted to the ICE for adjudication, all parties agreeing to co-operate with the adjudication.
 - (9) The Statutory Rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by sub-clauses (5) to (8).
 - (10) If the Property is sold or where the Agent manages the Property if it ceases to manage it the Agent may pay the Deposit to a person who is a member of the Tenancy Deposit Scheme (operated by the Dispute Service) or arrange to protect it under one of the other authorised tenancy deposit protection schemes even though the Agent holds the Deposit as a stake-holder.
13. It is agreed as follows:
- (1) The Tenancy Agreement shall take effect subject to the provisions of Sections 11 to 16 of the Landlord and Tenant Act 1985 if applicable to the tenancy. These provide that the Landlord is responsible for keeping the structural exterior and certain installations in the property for the supply of water, gas and electricity, space heating and water heating.
 - (2) For the purposes of Clause 6.15 of the Civil Procedure Rules (which allows for service of claim forms by a contractually agreed method) in the event of any claim being issued in Court in relation to this Agreement the claim form may be served in any way permitted under the rules on any person named as the Tenant on the Landlord at the address respectively specified above (or such other address in England or Wales as may be notified from time to time in writing by any party to the other parties).
 - (3) In the event of the Property or any of the Furniture and Effects not being in a clean condition at the beginning of the tenancy:
 - (a) The Tenant shall report any repairs or cleaning required to return the Furniture or Effects to proper working order, to the Landlord's Agent, using the form created for this purpose on the Agent's website in accordance with the 'moving in information' issued to the Tenant. Failure to follow this reporting procedure will result in delayed processing of the information
 - (b) The Tenant accepts that the Landlord will clean, repair or replace damaged Furniture or Effects at his discretion within a reasonable timescale after receiving notice of the repairs required in accordance with 13 (3)(a) above. The target timescales for repairs are outlined in the 'Moving in Information' issued to the Tenant, although during periods of high demand such as the early part of the academic year, these timescales may be extended. Marks and scuffs to the paintwork or other decorative features shall be remedied only at the Landlord's absolute discretion
 - (c) The keys must be collected within one month of the beginning of the Term. If they are collected later than this date then the Property will be deemed fully clean upon entry and the Landlord will not be obliged to carry out any further cleaning under this clause
 - (4) The Landlord shall be entitled to have and retain a set of keys for the Property to be used in an emergency or if the Property is unoccupied or where arrangements for access have been agreed with the Landlord or to carry out any repairs or cleaning which has been notified to the Landlord by the Tenant.
 - (5) When giving notice that the Landlord intends to enter the Property for any reason this may be done by the Landlord specifying the times between which entry may be required.
- Initial:.....

- (6) If any of the Tenant's furniture or belongings remain at the Property once the Tenancy has ended and the Tenant has vacated the Landlord may treat these as abandoned unless the Landlord acting reasonably considers it economic to store them in which case the Landlord may store them at the expense of the Tenant and notify the Tenant of this. The Landlord shall be entitled to be paid all reasonable costs incurred in connection with the removal disposal or storage of any such furniture or belongings.
- (7) The Tenant shall not be entitled to take possession of the Property or to any keys to the Property unless and until:
- (a) The full amount of the Deposit has been paid to the Landlord
 - (b) A Guarantee in a form reasonably satisfactory to the Landlord has been provided in respect of each Tenant
 - (c) The first instalment of Rent for the Property has been paid.
- In the event that the Tenant has failed to comply fully with this obligation within one month of the beginning of the Tenancy the Landlord may by notice in writing determine the tenancy with immediate effect.
- (8) The Tenant shall return the keys (house keys, gate keys and meter keys) to the Landlord's Agent by hand, obtaining a time stamp as proof of return, on or before the last day of the Tenancy. Any house keys held after the last day of the tenancy may result in a change of locks including keys for tenants, Landlord and the Landlord's Agents which will be charged to the Tenant
- (9) The Tenant consents to the Landlord or his Agents advising other Landlords, Agents or referencing agents undertaking tenant referencing, of the details of the tenancy including any late or unpaid rental amounts. These details, as well as Tenant contact details and forwarding addresses may also be passed to Tracing Agents or Debt Recovery Agents or similar in connection with the recovery of rent arrears
14. **NOTICE** under Section 48 of the Landlord and Tenant Act 1987. The Tenant is hereby notified that notices (including notices in proceedings) may be served on the Landlord by the Tenant at 143 Lenton Boulevard, Lenton, Nottingham, NG7 2BT
15. The Tenant hereby declares that s/he has not misrepresented or failed to disclose circumstances to the Landlord or the Landlord's Agent in order to acquire the tenancy.
16. Notice is hereby given to the Tenant that possession of the Property may be obtained under Ground 2 Schedule 2 of the Housing Act 1988.

Initial:.....

SIGNED by the Landlord or his/her agent named above

By signing this agreement the Agent **is not** personally liable to the Tenant.

SIGNED by the Tenants named above

1.
2.
3.
4.

Dated .../.../.....

SAMPLE