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11 Furzton Lake Business Park
Shirwell Crescent, Furzton
Milton Keynes, MK4 1GA

ASSURED SHORTHOLD TENANCY AGREEMENT

dated

[DATE]

between

[LANDLORD]

and

[TENANT]

relating to

[PREMISES ADDRESS]

Notes for Tenants

This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.

If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice from a Solicitor, Citizens Advice Bureau or Housing Advice Centre before signing.

The Right Place Ltd | Company No: 10335053 | Registered in England, 1st Floor, Woburn House, 84 St Benedicts Street, Norwich NR2 4AB



AGREEMENT

This is an Assured Shorthold Tenancy under Section 19A of the Housing Act 1988, as amended under Part 3 of the Housing Act 1996

1. GRANTING THE TENANCY

Parties: (A) [Landlord] hereinafter called 'THE LANDLORD'
AND

(B) [Tenant] hereinafter called 'THE TENANT(S)'
AND

(C) [Guarantor] hereinafter called 'THE GUARANTOR(S)'

The obligations under this Agreement apply to and are enforceable against all Tenants and Guarantors jointly and severally.

Property: The Landlord lets and the Tenant(s) take the Premises situated at and known as:

[Premises Address]

hereinafter called 'THE PREMISES', together with fixtures, fittings, furniture and effects therein which are specified in any inventory provided by the Landlord and collectively referred to herein as 'THE CONTENTS'. The Tenant has seven days from the receipt of any inventory to comment on or request amendments, after which time the Tenant shall be deemed to accept the inventory and report of condition as a full and accurate record of the condition of the Premises and its Contents.

Tenancy Date: This Agreement is made the 0 day of [Month] 0.

Term: The tenancy is for a Fixed Term period of 6 months commencing on and expiring on . The Tenant understands that the Landlord will be entitled to recover possession of the Premises at the end of the Fixed Term. If, after the Fixed Term period both Landlord and Tenant wish to continue the tenancy it will continue from month-to-month as a Contractual Periodic Tenancy.

Notice Period: If the Tenant wishes to end their tenancy at the end of the Fixed Term period they must give the Landlord a minimum of two month's notice, which must end on the Fixed Term expiry date above. If the Tenant wishes to end the Periodic Tenancy they must give the Landlord a minimum of two month's notice, which must end the day before a contractual rent payment day. If the Landlord wishes to end the Periodic Tenancy they must give the Tenant a minimum of two month's notice, which must end the day before a contractual rent payment day.

Agreed Rent: The agreed rent is £0.00 per calendar month, which is to be paid in advance without any deduction whatsoever on the [day] of each month by Standing Order into the Landlord's nominated bank account, the first such payment being due on the signing of this Agreement. On each anniversary of the date of this Agreement the rent may be increased in line with the Retail Price Index, or by 5%, whichever is the greater.

Deposit: The Landlord acknowledges receipt from the Tenant the sum of £0.00 by the way of a (non-interest bearing) deposit, which will be held by the Landlord as stakeholder. The deposit will be protected by Tenancy Deposit Solutions Limited in accordance with their Terms and Conditions. The Terms and Conditions and Alternative Dispute Resolution rules governing the protection of the deposit, including the repayment process can be found at www.mydeposits.co.uk. The Tenant pays the Deposit as security for the performance of their obligations and to pay and compensate the Landlord for any breach of those obligations. It is agreed that this sum shall not be transferable by the Tenant in any way and at any time against payment of the rent.

Arbitration: The Tenant hereby agrees that should a dispute arise between them and the Landlord with regards to any other matter in any way covered by the tenancy of the above-mentioned Premises to let **The Dispute Resolution Service** act as arbitrators and agrees to be bound by their decision.

Tenant(s) Signature(s)

2. THE TENANT HEREBY COVENANTS

- 2.1. To use the Premises in a tenant-like manner.
- 2.2. To keep:
- 2.2.1. the interior (including but not limited to the painting, decoration, and papering thereof) and the exterior (including but not limited to the gardens and outbuildings) of the Premises clean and tidy;
- 2.2.2. all those parts of the Premises that the Landlord is not liable to repair in as good and tenable state of repair and condition as at the beginning of the Term, 'reasonable wear & tear' excepted;
- 2.2.3. the Premises at all times well and sufficiently ventilated and warmed during the tenancy.
- 'Reasonable Wear & Tear' is defined as "unavoidable detriment occurring as a result of reasonable, non-negligent use, which cannot be corrected by professional cleaning methods". Otherwise, it is classed as damage and may result in deductions from the Tenant's security deposit.**
- 2.3. To pay the rent on the day and in the manner aforesaid, otherwise **to pay interest at the rate of 3% per annum over the current Bank of England base rate on any rent arrears of more than fourteen days, or any other payments due under this Agreement**, calculated from the date upon which such payment became due to be paid, to the date upon which it is actually paid
- 2.4. **To pay for the cost of replacing any lost keys, or other security devices.** If the loss results in locks needing to be changed, the costs of a locksmith, new lock and replacement keys for the Tenant, Landlord, his Agent and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred, there will be a charge of £15 per hour for the time taken replacing lost keys or other security devices.
- 2.5. **To indemnify the Landlord for any loss incurred by the Landlord as a result of the Tenant failing to keep a previously agreed appointment with any third party at the Premises.**
- 2.6. **To keep the decoration, carpets and curtains clean and in good repair and condition, maintain all electrical/mechanical equipment in good working order and perform minor household maintenance** (including, but not limited to renewing light bulbs, tap washers, bath / shower sealant, etc), 'reasonable wear & tear' excepted. To immediately pay the Landlord or his Agent the value of replacement of any furniture or effects lost damaged or destroyed, or at the option of the Landlord replace any of the Contents which may be broken, lost, destroyed or damaged by the Tenant, his family, friends, servants or Agents so as to be unusable with others of similar value and appearance.
- 2.7. **To keep all electric lights in good working order** and in particular to replace all fuses, bulbs, fluorescent tubes and starters as and when necessary.
- 2.8. **To keep any and all smoke/fire or carbon monoxide detectors in good working order, to ensure that they are checked on a regular basis** (periods between checks not to exceed six months) and to notify the Landlord or his Agents immediately should the units become faulty. Not to remove or reposition within the Premises any such devices.
- 2.9. **To clean the windows of the Premises inside and outside as often as may be necessary** to restore them to the condition that they were provided at the commencement of the term.
- 2.10. **To pay and indemnify the Landlord against all rates, charges and taxed assessments** (of annual or recurring nature) and all water sewerage charges in respect of the Premises and for all gas and electricity consumed or supplied on or off the Premises (including all fixed, standing and re-connection charges) and all charges for the use of the telephone (if any) at the Premises, including rent and repair during the term of which a proper proportion of the amount of any such charges to be assessed according to the duration of the term and to pay any costs incurred by the landlord as a result of the tenant ceasing to occupy the Premises as his main and principle home during the term. In the event of any supply of water, gas, electricity, telephone or internet services to the Premises being disconnected as a consequence of the non-payment by the Tenant of the whole or any part of the charge relating to the same, or as a result of any other act or omission on the part of the Tenant, then the Tenant shall indemnify the Landlord for any costs associated with reconnecting or resuming those services.
- 2.11. **Not to have a key meter installed at the Premises**, or any other meter operated by the insertion of coins or a pre-paid card or key without the Landlord's prior written consent, not to be withheld unreasonably.

Tenant(s) Signature(s)

- 2.12. **Not to lop, cut down, remove or otherwise injure any trees, shrubs or plants growing at the Premises**, not by yourself, your family, friends, servants or Agents, nor alter the general character of the garden (if applicable), including all driveways, pathways, lawns, hedges and rockeries, but keep them neat, clean, tidy and weed-free at all times and in seasonal order as at the start of the tenancy.
- 2.13. **Not to cause or suffer any damage or injury to be done to the Premises**, not by yourself, your family, friends, servants or Agents, nor make any alterations or additions to the Premises of the style or colour of the decorations, nor erect any other buildings or structure whatsoever without the Landlords consent in writing, nor alter or change or install any locks on any doors or windows in or about the Premises or have any additional keys made for any locks without the prior written consent of the Landlord, to replace all broken glass in doors and windows damaged during the tenancy and not to glue, stick or otherwise fix anything whatsoever to the exterior or interior of the Premises without the Landlord's written consent.
- 2.14. **Not to remove, permit, cause or suffer to be removed any of the Contents from the Premises** or from the respective positions in the Premises that they occupy at the commencement of the Term.
- 2.15. **Not to smoke, or permit any smoking at the Premises**, including the smoking of e-cigarettes (vaping), without the written consent of the Landlord.
- 2.16. **Not at any time to bring onto the Premises, or any part thereof a waterbed of any description, portable heaters fired by liquid or bottled gas fuels**, nor permit or cause or suffer the same to be brought onto the Premises, or any part thereof.
- 2.17. **Not to carry on, permit, cause or suffer to be carried out any business, trade or profession upon the Premises**, but use the Premises only as a single private residence for the maximum number of residents (as listed under Parties (B) and their children).
- 2.18. **Not to permit, cause or suffer to be done on the Premises anything which may be, or become a nuisance or annoyance to the Landlord or the occupier of any adjoining Premises**, or which may render the Landlord's insurance of the Premises void or voidable, or increase the rate of premium for such insurance.
- 2.19. **Not to use, permit, cause or suffer the Premises to be used for any illegal, immoral, disorderly or anti-social purpose.**
- 2.20. **Not to make any noise** or play any radio, television set, hi-fi or any other music system or musical instrument in or about the Premises between the hours of 11 p.m. and 7 a.m. so as to be audible outside the Premises, nor permit, cause, or suffer the same.
- 2.21. **Not to block or cause any blockage to the drains, pipes, gutters and channels in, or about the Premises**, nor any ventilation provided for the purpose of Gas Safety.
- 2.22. **Not to allow any washing machine in the Premises to be left to operate by itself automatically**, unless the Tenant is present at all times in the Premises during such operation. **The Tenant shall be solely and fully responsible for any damage to the Premises and all Fixtures, Fittings, Furnishings and Effects therein caused as a result of the breach of this Clause.**
- 2.23. **Not to introduce into the Premises any gas appliance** without the prior written consent of the Landlord. The Tenant shall produce to the Landlord on an annual basis a gas safety certificate for any such appliance.
- 2.24. With the exception of pilot lights on gas-operated water heaters (but not on gas cookers), electrically operated clocks and such other items designed for continuous operation, all gas and electrical equipment shall be turned off at all times when the Tenant is not in the Premises. **The Tenant shall be solely and fully responsible for any damage to the Premises and all Fixtures, Fittings, Furnishings and Effects therein caused as a result of the breach of this Clause.**
- 2.25. Not to keep, permit or suffer to be kept at the Premises or any part thereof any dog, cat, bird, or other living creature whatsoever without the Landlord's written consent, not to be withheld unreasonably. **Where consent is granted, the Tenant agrees to abide by the Pet Policy terms in Schedule 1 attached to this agreement and to pay to the Agent a fee of £50 to amend this Agreement.**
- 2.26. **Not to allow the Premises to be occupied as a 'House in Multiple Occupation'**, or contrary to the terms of this Agreement, use the Premises in such a way as to require it to be licensed under the Housing Act 2004. **This will usually apply if the Tenant permits additional people to live in the Premises.**

Tenant(s) Signature(s)

- 2.27. **Not to leave the Premises vacant or unoccupied for a period in excess of 14 days** without first giving Notice to the Landlord of the intention so to do and obtaining a written acknowledgement of such Notice from the Landlord. The Tenant remains responsible for the security of the Premises when unoccupied.
- 2.28. **Not to replace, vary, assign, or otherwise change any of the tenants named in this Agreement**, take in lodgers or paying guests, under-let, share or part with possession or cease occupation of the whole or any part of the Premises without the Landlord's prior written consent, not to be withheld unreasonably. Where such consent is given **the Tenant will pay to the Agent a fee of £50 per agreed variation** (or any reasonable costs incurred if higher) to amend this Agreement.
- 2.29. Not to sell, charge or share possession of the Contents or any part of them.
- 2.30. The Tenant irrevocably authorises the Local Authority Benefits Service, Post Office and the relevant utility companies (gas, electricity, water and telephone) to disclose to the Landlord all relevant financial and other information relating to the Tenant and the Premises, where such information is required for the Tenant to satisfactorily discharge his or her obligations under this tenancy. This authority shall extend to disclosure of the Tenant's whereabouts, if the Tenant has left the Premises with rent, or other monies owing. It is also a condition of this Tenancy Agreement that the Tenant allows payment of any Housing Benefit claim directly to the Landlord, where such opportunity exists.
- 2.31. To permit the Landlord, or his Agents, having been given 24 hours notice, at reasonable hours in the daytime (unless in the case of emergency) to enter the Premises to view their state and condition and that of the Contents, to take inventories and to execute repairs and other necessary works upon the Premises, or any part of the building of which the Premises form part, or any adjoining or adjacent building, or permit the Landlord or his Agents to give notice to the Tenants of all the dilapidations, wants of repair, cleansing, painting, restoration to the interior of the Premises there found and of all such breakage, loss, destruction or damage of, or to the Contents as the Tenant shall be bound to make good there found and by such notice require the Tenant to repair, cleanse, paint, restore or make good the same within one month from the service of such notice and if the Tenant fails by himself, his servants or Agents to execute the said work within the said period the Landlord to enter upon the Premises to execute the said work at the Tenants expense.
- 2.32. To permit the Landlord or his Agent at reasonable hours in the daytime to enter the Premises during the last two months of the term with prospective Tenants and at any time with the prospective purchasers of the Landlords interest in the Premises.
- 2.33. To notify the Landlord forthwith in writing of any defect in the Premises other than such as the Tenant is liable to remedy as soon as is practicable after such a defect comes to the notice of the Tenant. If the Tenant requests a repair and on inspection the problem has been caused by a failure on the part of the Tenant (i.e. drains blocked by the Tenant's waste, or boiler repair claims caused by not having any credit on a utility meter), the Tenant agrees to be responsible for the reasonable cost of the contractors visit.
- 2.34. Within 7 days of receipt of any notice given or any order made by any authority in respect of the Premises to give full particulars thereof to the Landlord and take all reasonable steps to comply with the same and join with the Landlord in taking such other reasonable action thereto as the Landlord may decide.
- 2.35. The Tenant hereby acknowledges responsibility for insuring any belongings that are brought into the Premises and are not owned by the Landlord.
- 2.36. **To pay and arrange for the removal of all vermin**, pests and insects, such as rats, mice, birds, squirrels, bees, wasps, cockroaches, ants, fleas, mites and bedbugs (woodworm and wood boring insects excepted), if infestation begins during the Term, unless such infestation occurs irrefutably and solely as a failure of the Landlord to fulfil his repairing obligations.
- 2.37. **To protect the Landlord from loss arising from a claim** against the Tenant as a consequence of a breach by the Tenant of any covenant contained in this Agreement. Such loss shall be deemed to include any charges which the Landlord may reasonably incur in connection with proceedings in a court of law against the Tenant, but without prejudice to a Tenant's right to have such costs assessed by the relevant court.
- 2.38. In the event of the Tenant giving Notice of his intention to vacate before the termination of this Agreement, **the Tenant agrees to pay any reasonable costs incurred in the re-letting, together with the rent until a new tenancy takes effect**, up to and including the full term of this Agreement. Requests to vacate the Premises prior to the ending of this lease must be submitted in writing and must be agreed by the Landlord or his Agent.

Tenant(s) Signature(s)

- 2.39. The Tenant hereby acknowledges that removal from the Premises of their belongings will be deemed as voluntary surrender of the Premises. The Landlord will be free to enter the Premises. The Tenant acknowledges that this does not negate any legal obligation they have under the terms of this Agreement.
- 2.40. At the end of the term:
- 2.39.1. to yield up the Premises and Contents and any articles substituted for the same in such state of repair or condition as shall be in accordance with the Tenant's obligation under this Agreement.
- 2.39.2. **to make good or pay for the repair or replacements of such of the Contents as have been broken, lost or damaged during the Term, 'reasonable wear & tear' excepted.**
- 2.39.3. to arrange, at the expense of the Tenant, for the Premises to be cleaned as required to reinstate the Premises to the same order as it was provided at the commencement of the tenancy, 'reasonable wear & tear' excepted, **including the washing & ironing of all nets and curtains, cleaning the oven and shampooing the carpets.**
- 2.39.4. to leave the Contents in the rooms and places in which they were at its commencement.

3. THE LANDLORD HEREBY COVENANTS

- 3.1. To permit the Tenant, so long as he pays the rent and performs his obligations under this Agreement quietly, to use and enjoy the Premises during the Term without any interruption from the Landlord or any person rightfully claiming under, or in trust for the Landlord.
- 3.2. To keep in repair the structure and exterior of the Premises (including the drains, gutters and external pipes) and insure against damage by fire.
- 3.3. To take all reasonable steps to ensure that the Premises shall comply with the Homes (Fitness for Human Habitation) Act 2018.
- 3.4. To keep in repair and proper working order the installations in the said Premises, in accordance with Section 11 of The Landlord & Tenant Act 1985.
- 3.5. This Agreement shall not be construed as requiring the Landlord:
- 3.5.1. to carry out any works or repairs for which the Tenant is liable by virtue of his duty to use the Premises in a tenant-like manner.
- 3.5.2. to rebuild or reinstate the Premises in case of destruction or damage by fire or by tempest, flood or other inevitable accident.
- 3.5.3. to repair or replace any portable electrical equipment, or fixed appliances that fail during the course of the tenancy, in accordance with Section 11 of The Landlord & Tenant Act 1985.
- 3.5.4. to keep in repair or maintain anything that the Tenant is entitled to move from the Premises.
- In determining the standard of repair required by this clause, regard shall be had to the age, character and prospective life of the Premises.

4. FORFEITURE OF THIS AGREEMENT

- 4.1. The Landlord reserves the right to re-enter the Premises (subject to his statutory rights to do so) and immediately thereon the tenancy shall terminate without prejudice to his other rights and remedies if:
- 4.1.1. the Rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;
- 4.1.2. the Tenant breaches this Agreement;
- 4.1.3. the Tenant becomes bankrupt;
- 4.1.4. an Interim Receiver of the Premises is appointed;
- 4.1.5. the Premises shall be left vacant or unoccupied for more than 14 days without the Landlord or his Agent having been previously notified in writing;
- 4.1.6. any of the Grounds 2, 7, 7A, 7B, 8, 10-15 and 17 in Schedule 2 of the Housing Act 1988 apply.

This clause does not affect your rights under the Protection from Eviction Act 1977.

Tenant(s) Signature(s)

- 4.2. The Landlord reserves the right to re-enter the Premises by lawful means if any of the Tenants or their authorised or unauthorised occupiers do not have the Right to Rent in the United Kingdom, as determined by Section 22 of the Immigration Act 2014.

5. THE DEPOSIT

- 5.1. The Deposit taken is by way of a non-interest bearing deposit. The Landlord agrees to repay the deposit to the Tenant in accordance with the Terms and Conditions of the deposit protection provider, after deducting all arrears of rent and any other reasonable sums that may then be due from the Tenant to the Landlord as a result of any breach by the Tenant or any of the Tenants obligations under this Agreement.
- 5.2. The Tenant shall not be entitled to repayment of the Deposit, or any part thereof until 10 working days after the end of the Term and only then once the Tenant has vacated the Premises, the keys have been returned and the Landlord and/or his Agent have had the opportunity to inspect the Premises. The Deposit will be returned providing that the rent is up to date and only then providing that:
- 5.2.1 **the Premises are returned in the condition in which it was let**, having due regard to cleanliness of all walls, floors, carpets, curtains, net curtains, oven, fridge, freezer, sink, bath, shower, etc.
- 5.2.2 **there has been no damage to the Premises**, or any items therein.
- 5.2.3 **the Tenant has not undertaken any work at the Premises** without obtaining prior written permission from the Landlord.
- 5.2.4 **all bills are paid** (gas, electric, water, Council Tax, telephone, broadband, cable/satellite television, TV license, etc) and receipts provided.
- 5.2.5 the Tenant is not in breach of any part of this Agreement.
- 5.3 In the event that any of the Tenant's obligations outlined above have not been satisfactorily discharged prior to vacation of the premises, **the Tenant will remain responsible for payment of the rent until such reasonable time as they have been concluded by the Landlord, his Agent or tradesmen.**
- 5.4 Where the Landlord is entitled to do anything at the cost or expense of the Tenant and thereby incurs a loss, then the **Tenant shall pay by way of damages the loss suffered by the Landlord promptly and when requested to do so**, failing which the Landlord may treat his loss as a deductible sum from the Deposit in accordance with clause 5.5 hereof at the end of the Tenancy.
- 5.5 The Deposit has been taken for the following purposes:
- 5.5.1 Any fees or other monies that the Landlord or his Agent is entitled to recover from the Tenant.
- 5.5.2 Any rent or other money due or payable by the Tenant under the Tenancy of which the Tenant has been made aware and which remains unpaid after the end of the Tenancy. This will include a fee that any Agent is entitled to recover from the Tenant.
- 5.5.3 Any damage, or compensation for damage, to the Premises, its Fixtures and Fittings, or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for 'reasonable wear & tear', the age and condition of each and any such item at the commencement of the Tenancy, insured risks and repairs that are the responsibility of the Landlord.
- 5.5.4 The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the Tenant's obligations under the Agreement, including those relating to the cleaning of the Premises, the Contents and its Fixtures and Fittings.
- 5.5.5 Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the Premises for which the Tenant is liable.

Note: Adjudicators will consider claims against the Deposit in the order set out above.

Tenant(s) Signature(s)

6. IT IS AGREED AND DECLARED

6.1 That it is intended that this Agreement shall create an Assured Shorthold Tenancy as defined in Section 19A of the Housing Act 1988 and as amended by the Housing Act in 1996 and the provisions for the recovery of possession by the Landlord in Section 21 therefore apply.

6.2 That immediately before the granting of this tenancy, the Tenant has stipulated that he is not himself or jointly with any other person a protected or statutory Tenant of the Premises.

7. GENERAL

7.1 It is hereby agreed that any notice, request or demand necessary to be served on the Tenant may be so served in writing by leaving it for the Tenant at the Premises, or by sending it through the post by ordinary post addressed to the Tenant at the Premises.

7.2 Written notices shall be deemed served on the Tenant on the day of being left at the Premises, or the day after posting by first class post to the Tenant at the Premises.

7.3 For the purposes of Sections 47 & 48 of The Landlord & Tenant Act 1987 any notice, request or demand, or any other instrument under this Agreement may be served in writing on the Landlord or his authorised Agent by sending it through the post by ordinary post addressed to 11 Shirwell Crescent, Milton Keynes MK4 1GA.

7.4 Written notices shall be deemed served on the Landlord on the second normal business day (Saturdays, Sundays and public holidays excepted) after being posted by first class post to the Landlord or his Agent at the address above.

7.5 For the avoidance of doubt, any notices given under or in connection with this Agreement that are required to be served in writing may not be served by email, unless acknowledged by the receiving party as having been received. In such circumstances, the notice shall be deemed as having been received when acknowledged by the receiving party by return email.

7.6 Where the Premises are subject to a mortgage granted before, or after the beginning of the tenancy and the mortgagee is, or may be entitled to exercise a Power of Sale and may require possession for the purpose of disposing of the Premises in the exercise of that power, the Landlord hereby gives notice to the Tenant that possession of the Premises may be recovered under Grounds 1 & 2 in Part 1 of Schedule 2 of the Housing Act 1988.

7.7 The Tenant hereby agrees that the Landlord may dispose of any belongings left behind by the Tenant seven days after the expiry of this Agreement, by total destruction if necessary and to indemnify the Landlord against any third party claims.

8. LANDLORD’S BREAK CLAUSE

8.1 The Landlord may bring the tenancy to an end at any time before the expiry of the fixed term (but not within six months of the commencement date) by giving to the Tenant at least two months’ written notice stating that the Landlord requires possession of the Premises. A notice under Section 21 of the Housing Act 1988 will suffice to implement this sub-clause.

9. ELECTRONIC SIGNATURE AND COUNTERPARTS

9.1. This agreement may be executed in any number of counterparts, each of which when executed shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

9.2. Transmission of an executed counterpart of this agreement (but for the avoidance of doubt not just a signature page) by fax, email (in PDF, JPEG or other agreed format), or any other electronic format as agreed between the parties shall take effect as delivery of an executed counterpart of this agreement.

9.3. No counterpart shall be effective until each party has executed and delivered at least one counterpart.

9.4. This agreement has been entered into by the parties on the date on which they have signed it, electronically or otherwise.

Tenant(s) Signature(s)

SIGNED BY (OR ON BEHALF OF) THE LANDLORD(S):

.....

SIGNED BY THE TENANT(S):

I/we hereby confirm that I/we have read and have understood this document in its entirety:

(1)

(2)

(3)

(4)

GUARANTOR

I hereby confirm that I have read and have understood this document in its entirety:

SIGNATURE

ADDRESS

.....

.....

OCCUPATION

Date / /

Tenant(s) Signature(s)