



## **Assured Shorthold Tenancy Agreement**

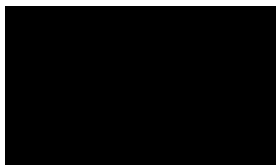
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**FOR**

**4, The Mont, Bristol, BS6 5ED**

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Tenants:



## Contents

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**This agreement sets out the conditions of your tenancy. You should read it carefully to make sure it includes everything you need to know and nothing that you are not prepared to agree to. If you are not sure about something in this agreement, you should get independent legal advice before you sign it.**

Section 1 – Definitions

Section 2 – Mains terms of the Agreement

Section 3 – Your responsibilities (Tenant)

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Section 5 – Inventory and condition of the Premises

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## Section 1: Definitions

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**1 The Agreement**

References to 'The Agreement' or 'The Agreement' are to this Tenancy Agreement

**2 The Premises**

This includes any parts of the house or flat, gardens, paths, fences, boundaries or other outbuildings or parking spaces that belong to us and form part of the tenant. When the tenancy is part of a larger building, the premises include the right to use the shared access and other similar facilities.

**3 The Inventory and condition of the premises**

The document we have had prepared showing details of our fixtures, fittings, furnishings, equipment and so on, including the condition of the premises in general. We will rely on the inventory at end of the tenancy to assess the condition of the property and assess any damage (other than reasonable wear and tear), so you should check it carefully at start of the tenancy.

**4 Guarantor**

Any person who has agreed to meet all of the Tenant's responsibilities under the agreement in the event the Tenant defaults on any of their obligations under this Agreement.

**5 Joint and several liability**

Where the tenant is more than one person the Tenant's covenants are joint and several. The expressions 'Joint & Several' means that jointly the tenants are responsible for the payment of all rent and all liabilities falling upon the tenants during the Tenancy or any extension of it. Individually each Tenant is also responsible for payment of all rent and all liabilities falling upon the Tenants as well as any breach of the Agreement.

**6 The Landlord**

The expression 'Landlord' shall include anyone lawfully entitled to the Premises at the end of the tenancy.

**7 The Landlord's Agent or Managing Agent**

The agent asked to manage the premises and tenancy on the landlord's behalf.  
Clifton Rentals Limited & Bristol Student Lets Limited

[REDACTED]

**8 Fixtures & Fittings**

References to the 'Fixtures & Fittings' mean any of the Landlord's contents, including all items contained in the Inventory and signed on behalf of the parties at the commencement of the Agreement or any items replacing them, including reference to any of the fixtures, fittings, furnishings or effects, floor, ceiling and wall coverings.

**9 The Deposit**

Means any single amount of money paid by the Tenant or third party to the agent under the Tenancy as security against the performance of the Tenant's obligations under the tenancy, the discharge of any liabilities, any damage to the Premises and/or non-payment of rent during the Tenancy.

**10 Relevant Persons**

Relevant persons mentioned in the Prescribed information pages attached to this Agreement means any other person or company paying the deposit on behalf of the tenant, e.g. local authority, parent, or Guarantor. Relevant persons will be given details of the scheme with which the deposit will be registered.

**11 Right to Rent**

The provisions of the Immigration Act 2014 and subsequent amendments, additions or replacements and guidance to the same that pertain to the requirements upon Landlords and Tenants.

**12 Insured Risks**

Means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion, and any other risks against which the Landlord decides to insure against from time to time and Insured Risk means any one of the Insured Risks.

**13 Term**

Means the period for which the property is Let under this agreement and any subsequent period when the Tenants remain in the Property.

## Section 2: Main terms of this Agreement

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14 **Date on which this agreement was made:**

02/07/2024

15 **The parties involved:**

A. AHF INVESTMENTS LTD, represented by the agent Clifton Rentals Limited & Bristol Student Lets Limited, [REDACTED]

AND

B. The tenants:

[REDACTED]

[REDACTED]

[REDACTED]

16 **The Premises:**

4, The Mont, Bristol, BS6 5ED, United Kingdom

17 **The term of the Tenancy:**

Contract length: 184 days

Beginning on 01/08/2024

Ending on 31/01/2025

Hereafter on a rolling month-by-month basis, during which at any point tenants can give 1 months notice to vacate the property.

18 **The Rent:**

The monthly rent for the Property is as detailed in the rent schedule listed below. The Lead Tenant must pay the rent in advance for the term of the tenancy as set out above.

PLEASE ENSURE RENT PAYMENTS FOR THE PROPERTY ARE MADE IN 1 TRANSACTION BY THE LEAD TENANT.

The Lead Tenant must pay the rent to our bank by standing order using the below account details:



Payment Reference: Included under 'Additional Considerations' and as dictated within e-mail communications.



All rent payments are exclusive of Council Tax, Water, Electricity & Gas, Telephone/Broadband & TV license)

**Rent payment schedule**

Tenant number	Tenant name
1	
2	
3	

Charge date	Tenant number			Sub-total
	1	2	3	
01/08/24	583.33	583.33	583.33	1,749.99
01/09/24	583.33	583.33	583.33	1,749.99
01/10/24	583.33	583.33	583.33	1,749.99
01/11/24	583.33	583.33	583.33	1,749.99
01/12/24	583.33	583.33	583.33	1,749.99
01/01/25	583.35	583.35	583.35	1,750.05
<b>Sub-total</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>10,500.00</b>
All amounts are in GBP (£)				

**19 The Deposit:**

The sum of 1,750.00 shall be paid by Tenants to the Agent upon the signing of this Agreement by way of a security deposit

- 19.1 The landlord's Agents will protect the Deposit within 30 days of the commencement of the Tenancy or receipt of the Deposit, whichever is earlier, and give to the Tenant and to any relevant person a copy of the prescribed information together with details of the scheme applicable to the registration of the Deposit.

19.2 The Deposit has been taken for the following purposes

- 19.2.1 Any fees or other monies that the Landlord is entitled to recover from the Tenant pursuant to the agreement.
- 19.2.2 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 tenancy.
- 19.2.3 Any damage, or compensation for damage, to the Premises, it's Fixtures and Fittings, or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and 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.
- 19.2.4 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 this Agreement, including those relating to the cleaning of the premises and its Fixtures and Fittings, and contents.
- 19.2.5 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.
- 19.2.6 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.
- 19.2.7 For any loss or expense incurred by the Landlord or the Landlord's Agent in relation to any breach of the Tenant's obligations under this agreement.

**At the end of the tenancy**

- 19.3 The Landlord must tell the Tenant within ten working days of the end of the tenancy if they propose to make any deductions from the Deposit.
- 19.4 If, after ten working days following the notification of a dispute to the Landlord and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will be submitted to the Deposit Protection Service for adjudication. All parties agree to co-operate with the adjudication process.
- 19.5 The rights of the landlord and of the Tenant to take legal action through the County Court remain unaffected by clause above.
- 19.6 Any goods or personal effects belonging to the Tenant or members of the Tenants household which shall not have been removed from the premises within 14 days after the end of the tenancy shall be deemed to have been abandoned provided that the Landlord shall have used his reasonable endeavours to give written notice of the same to the Tenant. In such circumstances the landlord shall be entitled to dispose of such abandoned goods or personal effects as he shall see fit. The Tenant shall in any event indemnify the Landlord for any costs incurred by the Landlord in connection with the removal, storage or sale of such items.

### Section 3 : Your Responsibilities

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#### **The tenant agrees with the landlord as follows:**

##### **Rent**

- 20 The Tenants shall pay the first instalment of the Rent on or before the First Rent Payment Date.
- 21 The Tenants agree to pay interest at 3% APR above The Bank of England base rate (which we work out each day) on any rent you owe which is more than 14 days late. If the Landlord charges this interest you will pay interest from the date you should have paid the rent until the date payment is received, both before and after any court judgment.
- 22 The Tenants shall be in breach of this agreement if the Tenants fail to pay the rent in accordance with this clause and the Landlord shall be entitled to use the statutory provisions contained in the HA 1988 or any other statutory remedies available to recover possession of the Property.
- 23 If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenants, payment of the Rent shall be suspended until the Property is fit for occupation and use.
- 24 To pay interest at 3% APR above the Bank of England (which we work out each day) base rate on any rent that you owe which is more than 14 days late. If the Landlord charges this interest, you will pay interest from the date you should have paid the rent until the date payment is received.
- 25 The Tenant is not to withhold you rent or any other amounts due under this agreement.
- 26 The Landlord reserves the right to increase the Rent at six monthly intervals after the initial fixed term agreement between the Landlord (acting through the Landlord's Agent) and the Tenant (both acting reasonably).

##### **Conditions of Premises, contents, repair and cleaning**

- 27 Tenants must keep the inside of the premises and all fixtures and fittings in good and clean condition (this does not include reasonable wear & tear)
- 28 To use the Premises in a tenant like manner and to take reasonable care of the premises including any Fixtures and Fittings. To deliver up the premises with vacant possession and the Fixtures and Fittings at the determination of the term in the same condition and order as at the commencement of the tenancy and in accordance with the Tenants obligations and to deliver all keys to the Premises to the Landlord/Landlord's agent.
- 29 To make good all damages, breakages, and losses to the Premises and its Fixtures and Fittings and contents that may occur during the term caused by the act or omission of the Tenant or any person who is residing or sleeping in or visiting the Premises

##### **Replace light bulbs**

- 30 You are responsible for keeping all electric lights in good working order and replace all fuses, bulbs, fluorescent tubes and ensure these are working at the end of the tenancy.



## **Windows**

- 31 You must keep the windows clean or have cleaned all the windows you can reasonably reach on the inside of the premises during your tenancy. You must regularly ventilate the premises by opening the windows to prevent condensation, moisture build up and the growth of mould or mildew.

## **Replace broken glass**

- 32 If there is a breakage which is your or a visitor's fault, you will be responsible for repairing the breakage. You must immediately inform the managing agent and make safe/board up any damaged glazing if you can until you are able to the repair the breakage. If it cannot be fixed you must replace the broken glass with the same quality glass.

## **Allow us access to the Premises**

- 33 During the tenancy you must permit the Landlord, Managing Agents or contractors or those authorised by the Landlord upon giving at least 24 hour's notice (except in an emergency or to comply with statutory requirements) to enter the Premises at all reasonable times for the following:
- 33.1 Inspect the condition of the premises
  - 33.2 Carry out repairs or alteration to the premises or premises next door
  - 33.3 Carry out statutory compliance and health and safety testing and inspections
  - 33.4 During the tenancy show the premises to possible new tenants or someone who wants to buy the premises
  - 33.5 Carry out any other reasonable activity, including selling the premises, building work, or raising a mortgage on the premises.
  - 33.6 Carry out any legal responsibilities as the Landlord

## **Report Maintenance/Faults**

- 34 You must tell your Landlord or Managing agent about any repairs or faults we are responsible for at the premises. The primary method of contact must be via our dedicated maintenance portal, details of which can be found in our Tenant moving in guide
- 35 We will accept phone calls and/or emails to discuss maintenance issues, but reports do need to be made via our maintenance system to create an administrative trail for us to follow and allow us to instruct a contractor to attend.

## **Prevent condensation**

- 36 You must take reasonable care to heat and ventilate the premises to help prevent condensation.
- 37 To keep the premises adequately 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 damage to the property and it's Fixtures and Fittings.
- 38 Not to switch off any humidistat fans where provided.

- 39 Not to block or cover any window trickle vents, ventilation grilles or any other type of ventilation system provided.

### **Use of the Premises**

- 40 The Tenants shall not assign, sublet, part with or share possession or occupation of the Property or any part of the Property. Tenants are not to take in lodgers or paying guests without the landlord's written consent, such consent not to be unreasonably withheld.
- 41 Tenants are not to use the Premises for any illegal, immoral or improper use.
- 42 Tenants are not to use or consume in or about the premises during the continuance of this tenancy any drugs mentioned in the Misuse of Drugs Act 1971 or any other controlled substance, the use of which may from this time on be prohibited or restricted by statute
- 43 Tenants are not to keep any dangerous or inflammable goods, materials, or substances in or on the premises apart from those required for general household use.
- 44 Tenants are not to use the premises or allow others to use the premises in a way which causes nuisance, annoyance or damage to neighbouring, adjoining or adjacent premises, or to the owners or occupiers of them. This includes any nuisance caused by noise.
- 45 To use the premises for the purpose of a private residence only in the occupation of the Tenant and not for business purposes.

### **Locks and Keys**

- 46 You must not change or install any additional locks or security chains on any doors or windows at the premises or the building, or have any extra keys cut for any locks without our permission in writing. If you lose the keys to the premises or the building, you must pay us in full any costs to supply and fit replacement locks. In addition, you must pay us for the full cost of changing any locks during or after the tenancy where you have lost or misplaced keys during the tenancy or where you have failed to return any keys supplied to you by us at the end of the tenancy. The "costs" referred to in this clause include but are not limited to any reasonable administration charges or professional fees for services such as arranging for a locksmith or contractor to attend.
- 47 Where a property is fitted with a master key system, in the event of a key either being lost, stolen or damaged all associated locks must be replaced with a new lock and keys to include one key for every person listed on the tenancy agreement and one additional key for the landlord at the tenant's expense. The expense of a replacement key is £25, and a replacement lock is £150 + VAT approximately per lock.
- 48 The new lock must be compatible with the Landlord locks code [REDACTED], and the account is to be settled in full on the date the lock change occurs. The authorised supplier of our master key system labelled [REDACTED] is Cannon Locksmiths Ltd – [REDACTED].

### **Utilities and outgoings**

- 49 The Tenants shall pay all costs in connection with the supply and removal of gas, electricity, water, sewerage, telecommunications, data and other services and utilities to and from the Premises.
- 50 The Tenants shall comply with all laws and recommendations of the relevant suppliers relating to the use of those services and utilities.

- 51 Tenants should notify each supplier of gas, electricity, water, telephone/internet services, council tax immediately that the tenancy has commenced by completing an application for a supply to the Premises in the name of the Tenant and not in the name of the Landlord.
- 52 If any of the costs in this clause are payable in relation to the Property together with other property, the Tenants shall pay a fair proportion of all those costs.
- 53 Tenants must not install any coin operated, prepaid card or key operated meters at the premises, or change gas, electricity, or water suppliers without first getting the Landlord or Managing Agent's permission in writing.
- 54 We reserve the right to monitor temperature, humidity, and other environmental conditions within the premises to maintain and improve energy efficiency.

### **Alterations and Redecoration**

- 55 Not to decorate or to make any alterations in or additions to the Premises and not to cut, maim, puncture, or injure any of the walls, partitions or timbers of the premises without the Landlord's prior written consent, such consent not to be unreasonably withheld. Where such consent is given the Tenant will pay to the agent a fee to amend this Agreement in accordance with the Agent's published scale of fees.

### **Not to fix items to walls**

- 56 You must not fix any posters, pictures, photographs or ornaments to the walls, ceilings or woodwork with nails, glue, sticky tape, Blu-tac, Or similar fixings.
- 57 You must not remove the furniture, equipment and belongings shown in the inventory from the premises without the Managing Agent's permission in writing first. If permission is granted all furniture, equipment and belongings must be returned to their original position within the premises at the end of tenancy. You must not remove furniture, appliances, or the Landlord's possessions.
- 58 Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the Landlord's written consent, such consent not to be unreasonably withheld and where such consent is granted, to meet all costs of installation, removal and thereafter make good any resultant damage.

### **Washing and Drying**

- 59 You cannot make any claim against us for any compensation for any loss or damage caused as a result of the washing machine or the tumble dryer (if you have one) breaking down and damaging your belongings.

You must not dry any wet laundry inside the Premises other than in a tumble dryer (if you have one) or a well-ventilated room suitable for such purposes.

- 60 You must not hang any wet laundry items on any room heaters or furniture owned by the Landlord .
- 61 You must clear and clean the tumble dryer filter and empty the condensing tray after every use if you have one in the Property.

### **Fridge and Freezer**

- 62 You cannot make any claim against us for any compensation for any loss or inconvenience you suffer if the fridge or freezer (if you have either or both of these)

breaks down and causes your food to thaw or become unfit to eat. You must defrost the freezer when reasonably necessary and pay us for any damage caused if you do not do this.

### **Drains**

- 63 You must not cause any blockage to the drains, gutters, and pipes of the premises and clear and clean the drains in baths, showers and sinks as frequently as required to keep them unblocked of hair or other waste.
- 64 Tenants must agree not to block, insert or leave anything in any sinks, baths, showers, wash hand basins, lavatories, cisterns, drains or pipes in or any rags, wet wipes, dirt, rubbish or other substances which are liable to cause a blockage and at all times to keep any sinks, baths, showers, wash handbasins, lavatories, cisterns, drains or pipes in or serving the Premises free from obstruction.
- 65 The tenant agrees not to allow any oil, fat, grease or other harmful or corrosive substances to enter any of the sanitary appliances or drains within the premises.

### **Animals, Pets and Pest Infestations**

Tenants shall not to keep any animals, reptiles, or birds on the Premises without the prior written consent of the Landlord or Managing Agent. If written consent is given for the Tenant to keep any animal, reptile or bird on the Premises then the Tenant agrees to have the Premises professionally cleaned with de-infestation cleaner at the termination of the Tenancy and to provide a receipted invoice to the Landlord or Managing Agent as written proof that they have complied with this clause.

- 66 Tenants are responsible after two weeks from the commencement of the Tenancy for the costs of removal of all forms of infestation including but not limited to pests and insects (not woodworm or boring insects)
- 67 You must take all reasonable measures to keep the premises free of vermin for example, rats, fleas, or parasites. This includes, but is not limited to, ensuring that all food waste and bins are correctly removed and stored in the appropriate containers outside the property in the bin store area.
- 68 Tenants must keep bin storage area so as not to cause an unacceptable level of poor hygiene and/or an outbreak of any infestations of pests or disease to wither the Property or neighbouring property.

### **Smoking**

- 69 You must not smoke or vape in the building or on the premises and you must ensure that none of you visitor's smoke or vape anywhere in the building or on the premises, this includes the garden

### **Smoke Alarms**

- 70 To keep all heat and smoke alarms and carbon monoxide detectors in good working order and in particular to replace all batteries as and when necessary and to check the alarms and Carbon Monoxide detectors monthly to ensure that they work.
- 71 The Tenant shall not burn any solid fuel in the Premises without the prior, written consent of the Landlord, such consent not to be unreasonably withheld.

### **Burglar Alarms - Where applicable and provided**

- 72 To notify the Landlord or the Agent of any new burglar alarm code immediately and to

confirm that notification in writing.

- 73 To indemnify the Landlord for any costs that may be incurred by the Landlord arising from the misuse of the burglar alarm by the Tenant, his family or visitors.

### **Rubbish**

- 74 Tenants must comply with your Local Authorities, Refuse collection and Recycling guidelines
- 75 Tenants are not to leave any refuse outdoors except on the day of collection and then only in a properly closed receptacle and to ensure that the refuse is collected and disposed of and not to use plastic bags or any other unauthorized storage media and to remove all items left on the street paths or other area if refuse is not collected on the day of collection.

### **Garden - Where applicable and provided**

- 76 To keep any gardens and grounds including any pond, terrace or patio included in the Property in a neat unobstructed and tidy condition and free from litter and weeds. Keep the grass cut and reasonably maintain any lawns, trees and shrubs in a proper manner as seasonally required but not cut down or remove any trees shrubs or plants (other than annual plants) or otherwise alter the existing design content or layout of the said garden or grounds without the prior written consent of the Landlord or the Managing Agent.

### **Parking - Where applicable and provided**

- 77 Tenants must use the car parking spaces for the purpose of private parking of motor vehicles registered to the Tenant only.
- 78 To keep car parking spaces clean and clear of any rubbish or debris.

### **Shared Areas**

- 79 You must not block any shared passageways, hallways, staircases, or escape routes, or keep any bicycle, pushchair, or other item in any shared area of the premises or building without first getting the Managing Agent's permission in writing.
- 80 You must also not hang any clothes or other items on the outside of the premises or in any shared garden unless we or our Managing Agent give you our permission in writing.

### **Insurance**

- 81 Not to do anything which might cause the Landlord's policy of insurance on the premises or on the Fixtures and Fittings, to become void or voidable or causes the rate of premium on any such policy to be increased. The Tenant will indemnify the Landlord for any sums from time to time paid by way of increased premium and all reasonable expenses incurred by the Landlord in or about any renewal if such policy rendered necessary by a breach of this provision. The Tenants belongings within the premises are his/hers and are not covered by any insurance.
- 82 The Tenant will promptly notify the Landlord or the Landlord's agent of any defect to the Premises, for example in the event of loss or damage by a fire, theft or other causes, (whether or not caused by the act, default or neglect of the Tenant) of which he becomes aware.
- 83 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.

- 84 Before leaving the Premises vacant for any continuous period of 21 days or more during the Tenancy without providing us with reasonable written notice.
- 85 If the Premises are vacant for a period of over two weeks, the Tenants should allow the water to run from all outlets in the Premises for one minute before consuming or otherwise the water.

### **Deposit Arrangements**

**86 Your Deposit is protected by MyDeposits**

The Landlord agrees that the Deposit shall be held in accordance with the rules of MyDeposits. The terms and conditions and ADR rules governing the protection of the Deposit including the repayment process can be found at <https://www.mydeposits.co.uk/custodial/>

### **Replacement tenants**

- 87 If one or several tenants of a joint and severally liable tenancy agreement wishes to vacate during the fixed term of this tenancy agreement, there is no provision for the Landlord to do so. If your circumstances change and there is a possibility of introducing replacement tenants subject to the Landlords agreement.
- 88 It is your responsibility to find a suitable replacement tenant. The tenants that are remaining in the property need to be involved in this process to ensure they are happy with the replacement.
- 89 The replacement tenant will need to be referenced, the fee is £50, per tenant

### **Immigration Act**

If the Tenant has a time limited Right to Rent in the United Kingdom as defined by the Immigration Act 2014, the Tenant shall, upon receipt of any communication touching or concerning their residency status in the United Kingdom from a relevant government department or body, advise the Landlord or his Agent of such and shall provide to them upon request copies of any such written communication.

### **At the end of your Tenancy**

- 90 The tenants shall return the Property and the contents to the Landlord in a good clean and lettable state of repair and condition as required by this agreement.

You must remove your personal belongings and any rubbish and leave the premises and our furniture, fixtures, fittings in good condition.

- 91 You must give the premises back to us and return all keys to the premises at the end of the tenancy to the place or person we have agreed with you. Keys will need to be returned to the Clifton Rentals/Bristol Student Lets office, located at [REDACTED]
- 92 You must leave all our furniture and Fittings (as shown in the inventory) in a good, clean condition (apart from reasonable wear & tear) in the same rooms as they were in when you moved in.
- 93 You must provide us with proof that all your utility bills have been settled in full (including but not limited to Gas, Electricity, Water, Council Tax)

## Section 4: Our Responsibilities

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### The Landlord agrees with the Tenant as follows:

#### Rent

- 94 It is agreed that the rent as defined in this agreement will be reviewed no earlier than the fixed term included within this Tenancy agreement and annually thereafter by no more than 5%.
- 95 The Landlord reserves the right to increase the rent at six monthly intervals after the initial fixed term by written agreement between the Landlord or Landlord's managing agent and the Tenant (both acting reasonably).

#### Repairs

- 96 Sections 11-16 of the Landlord and Tenant Act 1985 (as amended by the Housing Act 1988) apply to this Agreement. These require the Landlord to keep in repair the structure and exterior of the Premises (including drains, pipes and gutters) and keep in repair and proper working order the installations in the Premises for the supply of water, gas, electricity, sanitation, and for space and water heating. The Landlord will not accept responsibility for charges incurred by the Tenant that might otherwise be the Landlords' responsibility, except in the case of an emergency.
- 97 The Landlord shall take all reasonable steps to ensure that the Premises shall comply with the homes (Fitness for Human Habitation) Act 2018.
- 98 To keep in repair and proper working order all mechanical and electrical items including washing machine, dishwashers and other similar mechanical or electrical appliances belonging to the Landlord as are included in the Check in Inventory provided that this agreement shall not be construed as requiring the Landlord to carry out any works for which the Tenant is liable by virtue of his duty to use the Premises and the equipment and effects in a tenant like manner.

#### 99 Insurance

- 100 We will keep the premises and our contents (if any) insured for any amounts we feel appropriate. We will insure the premises against fire and other risks normally covered by a comprehensive household insurance policy and any other risks we consider necessary. We do not insure Tenant's contents. Tenants must take out their own contents insurance if they want their contents insured.
- 101 The Landlord shall make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence, or default of the Tenants.

#### Quiet Enjoyment

- 102 That the Tenant paying the rent and performing and observing the obligations on the Tenant's part contained in this agreement shall peaceably hold and enjoy the Premises during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under, through or in trust for the Landlord.

#### Safety Regulations

- 103 The furniture and equipment within the Premises complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.

- 104 The gas appliances comply with the Gas safety (Installation and Use) Regulations 1998 and that a copy of the Safety Check Certificate will be given to the Tenant when signing this Agreement.
- 105 The electrical appliances at the Premises comply with the Electrical Equipment (Safety) Regulations 1994.
- 106 The Premises are compliant with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 at the start of the Tenancy.

#### **Interruptions to the tenancy**

- 107 If the Premises are destroyed or made uninhabitable by fire or any other insured risk, rent will cease to be payable until the premises are reinstated unless insurance monies are not recoverable because of any act or omission by the Tenant, his family, friends or visitors; or the insurer pays the costs of re-housing the Tenant.
- 108 If the premises are not made habitable within one month, either party to this Agreement may terminate this agreement by giving immediate written notice to the other party.

#### **Default by the Tenants**

- 109 **The Landlord reserves the right to re-enter the Property if:**
- 109.1 the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
- 109.2 Tenants are declared bankrupt under the Insolvency Act 1986;
- 109.3 the Tenants have breached the Agreement; or
- 109.4 any of the Grounds 2, 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply
- 110 This clause 12.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.
- 111 If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end, without prejudice to any right or remedy of the Landlord in respect of any breach of the terms of this Agreement by the Tenants.
- 112 If the Tenants breach this Agreement or fails to fulfil any of its obligations under this Agreement, the Tenants shall pay any reasonable costs incurred by the Landlord or the Landlord's Agent in remedying such breaches or in connection with the enforcement of those obligations.



## Section 5: Inventory & Condition of Premises

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### **We and you agree to the following:**

#### **Producing an inventory**

- 113 We will be responsible for arranging an inventory and providing a detailed description of the condition of the premises.

#### **Charge for checking the inventory**

- 114 We will be responsible for paying the charge to check the inventory at the start of the tenancy.

#### **Accepting the inventory**

- 115 Before your tenancy starts an inventory will be completed. A copy of the inventory and any associated document(s) will be available to you, and we will assume that you agree to the inventory and description of the condition of the premises as being a true and full record of the condition of the premises at the time you moved into the premises unless you advise us otherwise within 7 days of the Inventory being received.

#### **Checking the inventory**

- 116 At the end of the tenancy, we will check the inventory, or arrange for it to be checked by someone who is independent from us.

#### **Keys**

- 117 We have the right to always retain a set of keys to the premises which we will use and provide to authorised third party contractors to allow us/them access to the premises.

## Section 6: Ending Your Tenancy

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### Giving notice at the end of the initial term

- 118 The Landlord agrees to let, and the tenants agree to take the property, with the contents for the period of 184 shorthold beginning on and including 01/08/2024 and afterwards on a monthly statutory periodic tenancy until determined by one month's written notice by the Tenant, or two months' notice by the Landlord.
- 119 The Agreement creates an assured shorthold tenancy under Part 1 Chapter II of the HA 198.

### Notices

- 120 **Any notice to the landlord or the Tenant sent under or in connection with this Agreement shall be deemed to have been properly served if:**
- 120.1 Sent by first class post to the address given in the Parties clause; or
- 120.2 Left at the address given in the Parties clause; or
- 120.3 Sent to the email address stated in the Parties clause.
- 121 Any notice sent by first class post shall be deemed to have been received the day after it was sent.

### Governing Law

- 122 This agreement and any dispute or claim arising out of or in connection with it or its subject matter of formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the Law of England and Wales.

## Prescribed information

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Your landlord or agent must provide you with key information about your deposit's protection, called the Prescribed Information. This template has been created to help your landlord or letting agent comply with their legal tenancy deposit protection obligations.

We recommend you read this template along with the mydeposits Information for Tenants leaflet, so you fully understand how deposit protection works.

(a) The contact details of the scheme administrator of the authorised tenancy deposit scheme applying to the deposit.

mydeposits is administered by HFIS plc, trading as Hamilton Fraser (the Scheme Administrator).  
1st Floor, Premiere House, Elstree Way, Borehamwood, Hertfordshire, WD6 1JH.  
Tel 0333 321 9401 • info@mydeposits.co.uk • Fax 0845 634 3403

(b) Any information contained in a leaflet supplied by the scheme administrator to the landlord which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, the Act.

(c) The procedures that apply under the scheme by which an amount in respect of a deposit may be paid or repaid to the tenant at the end of the shorthold tenancy ("the tenancy").

(d) The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy.

(e) The procedures that apply under the scheme where the landlord and the tenant dispute the amount to be paid or repaid to the tenant in respect of the deposit.

(f) The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.

The above is provided within the 'Information for Tenants' leaflet that should be given to you by your landlord/agent. This can also be downloaded from the website [www.mydeposits.co.uk/tenants](http://www.mydeposits.co.uk/tenants)

(g) The following information in connection with the tenancy in respect of which the deposit has been paid:

(i) Amount of deposit paid: 1,750.00

(ii) The address of the property to which the tenancy relates: 4, The Mont, Bristol, BS6 5ED, United Kingdom

(iii) Contact details of landlord (or the agent acting on their behalf)

Landlord Agent Name

[REDACTED]

(iv) The name, address, telephone number, and any email address or fax number of the tenant, including such details that should be used by the landlord or scheme administrator for the purpose of contacting the tenant at the end of the tenancy;

[REDACTED]

[REDACTED]

Name : Mr Billy Holt

[REDACTED]

(v) The name, address, telephone number and any email address or fax number of any relevant person (interested party);

(vi) The circumstances when all or part of the deposit may be retained by the landlord, by reference to the terms of the tenancy;

These are the circumstances in which all or part of the tenancy deposit may be retained at the end of the tenancy, with reference to the relevant clause(s) in the Tenancy Agreement:

(vii) Confirmation (in the form of a certificate signed by the landlord) that

(aa) The information he provides under this sub-paragraph is accurate to the best of his knowledge and belief; and

(bb) He has given the tenant the opportunity to sign any document containing the information provided by the landlord under this article by way of confirmation that the information is accurate to the best of his knowledge and belief.

I/We (being the landlord) certify that –

(i) The information provided is accurate to the best of my/our knowledge and belief

(ii) I/We have given the tenant(s) the opportunity to sign this document by way of confirmation that the information is accurate to the best of the tenant(s) knowledge and belief

Please note, this template is provided by mydeposits to assist the landlord/agent to serve the Prescribed Information. mydeposits accepts no liability for its contents. It is the landlord/agent's responsibility to ensure it is completed accurately, served on the tenant(s) within 30 days of receipt of the deposit and that the tenant(s) have an opportunity to check and sign this document.

### **123Additional Considerations**

The payment reference for this property is '4TM'

## Signatures

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### TENANTS

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

### LANDLORD

[Redacted Signature]

[Redacted Signature]

02 Jul 2024 15:40:15



## Additional Information

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Tenant 1 (Lead Tenant)

**Name:**

[REDACTED]

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

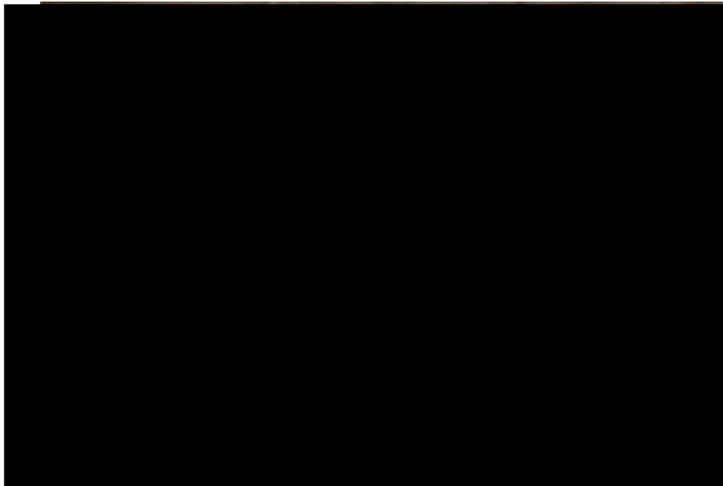
**Address:**

[REDACTED]

**Nationality:**

British

**Proof of ID:**



**Tenant type:**

Non-student

**Date of birth:**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

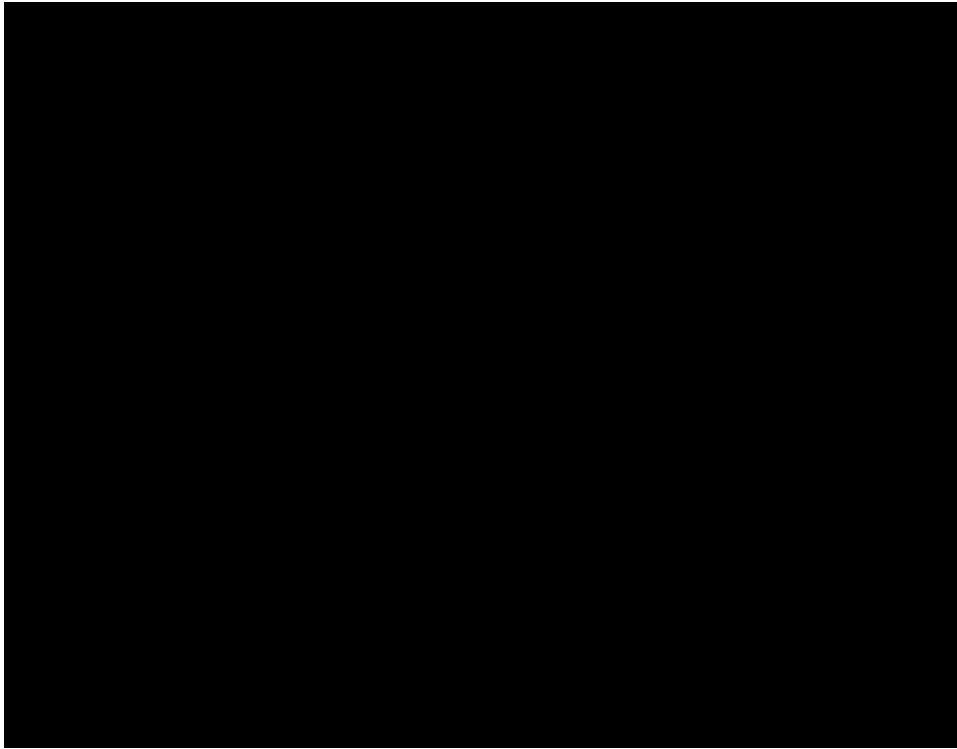
**Employer name:**

[REDACTED]

**UK national insurance number:**

[REDACTED]

**Proof of earnings:**





## Additional Information

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Tenant 2

**Name:**

[REDACTED]

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**Address:**

[REDACTED]

**Nationality:**

British



**Tenant type:**

[REDACTED]t

**Date of birth:**

[REDACTED]

**Address history:**

[REDACTED]

**Employment status:**

[REDACTED]

**Gross income:**

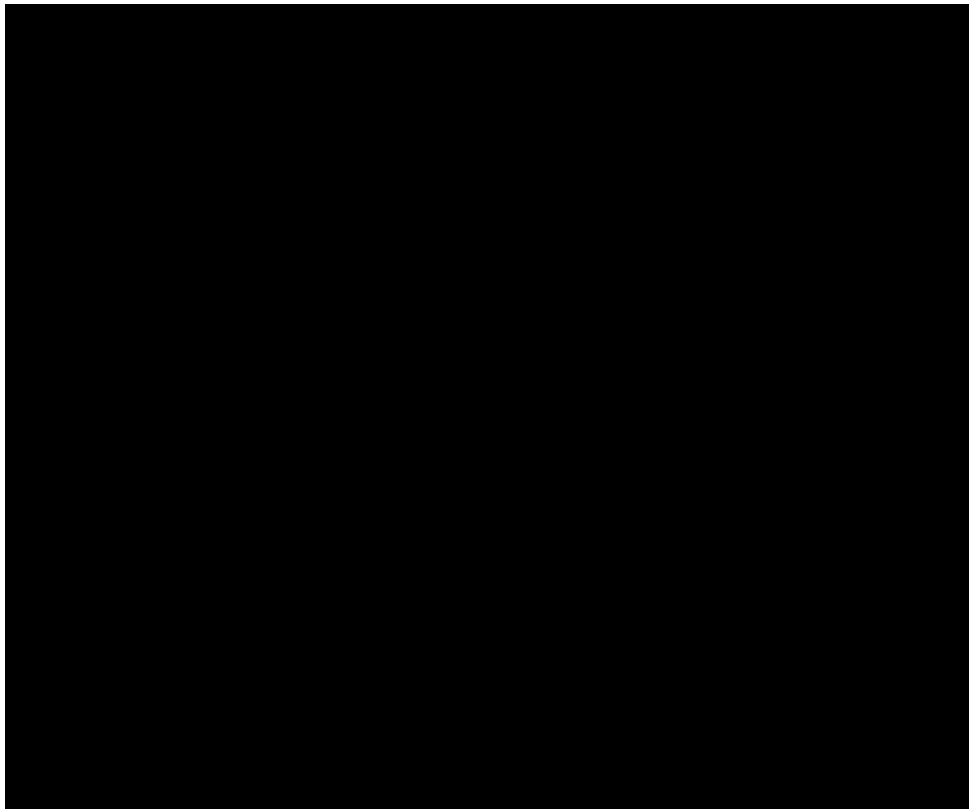
[REDACTED]

**Employer name:**

[REDACTED]

**UK national insurance number:**

[REDACTED]



## Additional Information

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Tenant 3

**Name:**

[REDACTED]

**Email:**

[REDACTED]

**Phone:**

[REDACTED]

**Address:**

[REDACTED]

**Nationality:**

[REDACTED]

**Proof of ID:**

[REDACTED]

**Tenant type:**

[REDACTED]

**Address history:**

[REDACTED]

**Date of birth:**

[REDACTED]

**Employment status:**

[REDACTED]

**Gross income:**

[REDACTED]

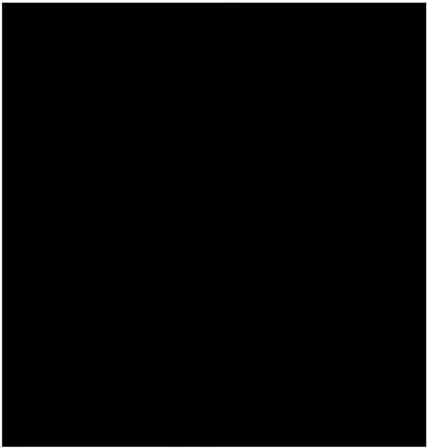
**Employer name:**

[REDACTED]

**UK national insurance number:**

[REDACTED]

**Proof of earnings:**



**Residential status:**

[Redacted]

[Redacted]

[Redacted]

[Redacted]