

## MONTAGUE PROPERTIES LIMITED

Cannon Court, 37 Belsize Avenue, London NW3 4BN

Tel: 020 7794 6262

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### AGREEMENT

for letting furnished dwellinghouse on an Assured Shorthold Tenancy under Part I of the Housing Act 1988

**Date:** 20 September 2022

**Parties:** 1. The Landlord  
**Montague Properties Limited**  
37 Belsize Avenue, London NW3 4BN

2. The Tenant  
**Ms Filipa Da Cunha Tomas Martins Ezaguy**

**Property:** The dwelling house together with Fixtures Fittings and Effects therein situated at:  
**Flat F, Unit 5, 165-167 Haverstock Hill, London NW3 4QT**

**Term:** A term certain of 12 months

**From: 15/10/22**

**Rent:** **£1420** per calendar month payable on the 1<sup>st</sup> of every month in advance.  
All bills are included as well as Council Tax and Wifi

**Advance Rent:** **£1420** To be used towards the last months rent

- The Landlord lets and the Tenant takes the property for the term at the rent payable as above.
- This Agreement is intended to create an assured shorthold tenancy as defined in Section 20 of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly.
- Where the context admits:-
  - "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy.
  - "The Tenant" includes the persons deriving title under the Tenant.
  - References to the property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them.
- The Tenant will:-
  - Pay the rent at the time and in the manner specified. Tenants will be responsible for the Council Tax and Water Rates if applicable.
  - Not damage or injure the Property or make any alteration in or addition to it.
  - Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property.
  - Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the property to view the state and condition thereof.
  - Not sublet or part with possession of the Property without the previous consent in writing of the Landlord.
  - Not carry on at the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any noticeboard or notice on the Property or use the Property for other purpose than that of a strictly private residence.
  - Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance.
  - Permit the Landlord or the Landlord's agents at reasonable hours in the daytime within the last 30 days of the tenancy to enter and view the Property with prospective tenants.
- Provided that if the Rent or any instalment or part thereof shall be in arrear at least fourteen days after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of any of the agreements by the Tenant the Landlord may re-enter on the Property (subject to any statutory restriction on his power so to do) and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord.
- The tenant has the right at any time after  
**1 Month**  
to surrender the tenancy by giving not less than one month's notice in writing to the Landlord.
- This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy.
- Notice** under section 48 of the Landlord and Tenant Act 1987. The tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at 37 Belsize Avenue, London NW3 4BN.

**Signed:** by the above named Landlord

Mr Daniel Elghanian – Signed 20/09/22

**Signed:** by the above named Tenant

FILIPA DA CUNHA TOMAS MARTINS EZAGUY - 21/9/2022