

# ASSURED SHORTHOLD TENANCY AGREEMENT

For a furnished dwelling house

## Assured Shorthold Tenancy

within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the landlord and tenant in relation to this property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

**PROPERTY:** Bedsit in 62 Falkland Road, Room 4b, 62 Falkland , London, NW5 2XA

Being part of the Building known as: 62 Falkland Road

**LANDLORD(S):** Sarah Baggett, Laurie Baggett

**COMPANY:** L&SL Baggett

**TENANT(S):** Lead Tenant: Jennifer Timmins

**TENANCY COMMENCEMENT DATE:** Wednesday 10th September 2014

The National Landlords Association is the UK's leading landlord association for residential landlords.  
[www.landlords.org.uk](http://www.landlords.org.uk)

Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee)  
is registered in England no 4601987 at 22-26 Albert Embankment, London, SE1 7TJ



The tenancy agreement is approved by the National Landlord Association  
[www.landlords.org.uk](http://www.landlords.org.uk)

## THE PARTICULARS

### THIS AGREEMENT IS MADE BETWEEN:

**Landlord(s):** *Sarah Baggett*  
*Laurie Baggett*  
Company: *L&SL Baggett*  
Address: *Laurie Baggett, 68a Downham Road, London, N1 5BG*  
Telephone Daytime: [REDACTED]  
Telephone Evening: [REDACTED]  
Email: [REDACTED]

**Notices:** Notices should be served on the Landlord at the address specified above for the Landlord.

### AND

**Tenant(s)\*:** Lead Tenant: *Jennifer Timmins*  
(see note below)

### AND IS MADE IN RELATION TO THE PROPERTY AT:

**Property:** Bedsit in 62 Falkland Road, Room 4b, 62 Falkland , London, NW5 2XA

**Building:** Being part of the Building known as: 62 Falkland Road

**Contents:** Together with the Contents as specified in the Inventory dated Wednesday 10th September 2014

**Shared Facilities:** With the use of the following Shared Facilities: Kitchen, Showers, WCs, Dining/Sitting Room, Garden

**Garden:** With use of the Garden located To the rear of the house

### THE MAIN TERMS OF THE AGREEMENT ARE:

**Number of Permitted Occupiers:** The maximum number of people permitted to occupy the Property is: 1

**Term:** A FIXED TERM of 12 months commencing on and including Wednesday 10th September 2014 to and including Wednesday 9th September 2015.

**Rent:** The total Rent payable per week is £130.00 and is payable weekly in advance in the following installments: The first payment is to be £130.00 in cleared funds on the signing of this Agreement and thereafter the sum of £130.00 made every week by standing order commencing on Wednesday 17th September 2014.

**Signed as an Agreement Dated: Wednesday 10th September 2014**

*Please print name and then sign and date.*

**LANDLORD 1**

***Sarah Baggett, L&SL Baggett***

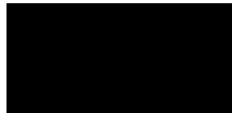
Landlord's signature:

Date and time:

**LANDLORD 2**

***Laurie Baggett***

Landlord's signature:



Date and time:

*8/10/14*

**THE TENANT**

***Jennifer Timmins***



Tenant's signature:

*8/10/2014*

Date and time:

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### **Information for Tenants**

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