

6<sup>th</sup> February 2015



Mr Michael Hapeshis Chartered Architect  
39 Forestdale  
London N14 7DY

LETTINGS AND PROPERTY MANAGEMENT  
40. Church Lane, East Finchley, London N2 8DT  
Telephone: 020 8444 1621 Fax: 020 8444 7431  
Website: [www.selmans-lettings.co.uk](http://www.selmans-lettings.co.uk)  
Email: [enquiries@selmans-lettings.co.uk](mailto:enquiries@selmans-lettings.co.uk)

Dear Mr Hapeshis,

**Re: 31 Torriano Cottages, Torriano Avenue, London NW5 2TA.**

We confirm that we were instructed as letting and managing agents on the above property, sometime in October 2009.

We advertised it as a three bedroom semi-detached house with kitchen, living room and conservatory/dinning room and first let it on a one year assured Shorthold Tenancy, which commenced on 7<sup>th</sup> November 2009.

We attach herewith a copy of the Tenancy Agreement and the original signed Inventory of Schedule and Condition.

If we can be of any further assistance, please do not hesitate to contact us.

Your faithfully

A handwritten signature in black ink, appearing to read "Chris Malialis", with a large, sweeping flourish at the end.

Chris Malialis  
enc.

**AGREEMENT**  
for letting a furnished dwellinghouse  
on an assured shorthold tenancy  
under part 1 of the Housing Act 1988

DATE 7<sup>th</sup> November 2009

Parties 1. The Landlord MRS HELEN AL-SHAMLAN  
MR ALI SULTAN AL-SHAMLAN  
of c/o Selmans Lettings Ltd  
40 Church Lane  
London N2 8DT

2. The Tenant MISS RACHEL BONNEY  
MISS STEFANIE BUCHER  
MR RORY CARROLL

Property **31 TORRIANO COTTAGES, TORRIANO AVENUE,  
LONDON NW5 2TA**

Together with the fixtures furniture and effects therein and more particular  
specified in the Inventory thereof signed by the parties

Term A term certain of ONE YEAR from 7<sup>TH</sup> NOVEMBER 2009 TO 6<sup>TH</sup>  
NOVEMBER 2010

Rent £2,000.00

(subject nevertheless as hereinafter provided) for every calendar month of the  
term

Payable in advance by equal monthly payments on the **7<sup>th</sup>** day of each month

First payment to be made on the signing hereof

1. The Landlord lets and the Tenant takes the property for the term at the rent payable as above
2. **THIS** Agreement creates an assured shorthold tenancy within Part 1 Chapter II of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly, save where the Landlord serves a notice under paragraph 2 of Schedule 2A to that Act
3. **WHERE THE CONTEXT ADMITS-**
  - (a) "The Landlord" includes the persons for the time being entitled in reversion expectant of the tenancy

 

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- (b) "The Tenant" includes the persons deriving title under the Tenant
- (c) References to the property include references to any part or parts of the property and to the fixtures furniture and effects or any part of them

4. The Tenant agrees with the Landlord -

- (a) To pay the rent at the times and in the manner aforesaid
- (b) Pay for all gas and electric light and power which shall be consumed or supplied on or to the property during the tenancy and the amount of the Water Rates charged in respect of the property and all charges made for the use of the telephone (if any) on 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
- (c) Not damage or injure or make any alteration in or addition to it
- (d) Preserve the fixtures furniture and effects from being destroyed or damaged and not remove any of them from the property
- (e) Yield up the property at the end of the tenancy in the same state and condition as it was in at the beginning of the tenancy and make good for the repair of or replace all such items of the fixtures furniture and effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by any insured risk excepted)
- (f) 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
- (g) Pay for all washing (including ironing and pressing) or dry-cleaning of all counterpanes blankets and curtains and for the steam cleaning of carpets which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
- (h) Permit the Landlord or the Landlord's Agents by prior appointment, at reasonable hours in the daytime to enter the property to view the state and condition hereof
- (i) Not assign, sublet or part with possession of the property or any part thereof
- (j) Not carry on the property any profession trade or business or let apartments or receive paying guests on the property or 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
- (k) Not do or suffer to be done on the property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants 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

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- (l) Permit the Landlord or the Landlord's agents by prior appointment at reasonable hours in the daytime within the last twenty-eight day of the tenancy to enter and view the property with prospective Tenants
  - (m) Not keep or allow to be kept any animals birds or reptiles on the premises.
  - (n) Not fix or allow to be fixed any pictures to the walls or woodwork with adhesive tape or the like of nails, without first obtaining the Landlord's permission. Should permission be obtained as above, on the expiration of the tenancy, the Tenant hereby undertakes to make good to any damage or holes caused to the walls or woodwork or compensate the Landlord for the cost of making good
  - (o) Ensure that adequate heating, to prevent pipes from being frozen is maintained when the house is left unattended for any period
  - (p) To keep the garden at the property in a tidy and respectable state, the grass cut and the borders free from weeds
  - (q) Deposit with the Landlords Agents Selmans Lettings Ltd of 40 Church Lane, London N2 8DT the sum of £2,000.00 to be held by them as stakeholders during the continuance of the assured shorthold tenancy and this amount shall be refunded to the Tenant at the end of the said tenancy PROVIDED that the Tenants obligations contained herein shall have been performed and observed
  - (r) Pay the Council Tax in respect of the premises
  - (s) Pay for the television license for any television being used at the property during the period of tenancy
  - (t) Use the property in a Tenant-like manner
  - (u) Clean the windows at the property, at least once a month and at the end of the tenancy
  - (v) Replace all electric bulbs and fluorescent tubes as necessary
  - (w) Not alter or change locks on any doors in or about the property without the written permission of the Landlord or the Landlords agent. If permission is granted as above, the Tenant is to provide at least one copy of the key to the Landlord, free of charge
5. Provided that if the rent or any installment of part thereof shall be in arrears for fourteen days after the same 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 may re-enter the property and immediately thereupon the tenancy shall absolutely determine but without prejudice to the other rights and remedies of the Landlord
6. The Landlord agrees with the Tenant as follows:-
- (a) To pay and indemnify the Tenant against all assessments and outgoings in

The block contains three handwritten signatures in black ink. The first signature is a stylized monogram, the second is the letters 'RC', and the third is 'SB'.

respect of the property (except any council tax and any charges for the supply of gas, electricity and water or the use of any telephone payable by the Tenant under clause 4 above)

- (b) That 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 lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
  - (c) To return to the Tenant any rent payable for any period while the property is rendered uninhabitable by any insured risk the amount in case of dispute to be settled by arbitration provided that the Tenant has not vitiated any policy of insurance on the property by his act or neglect
  - (d) To maintain the structure of the property and all electrical and mechanical equipment in a good state of repair, should however any equipment become faulty due to misuse by the Tenant, the Tenant will be responsible to repair same
  - (e) To insure and keep insured the property and contents with a reputable Insurance Company, against fire and all other insured risks usually contained in a household comprehensive policy. The Tenant will be responsible for insuring his own personal belongings
7. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the Tenancy
8. It is hereby agreed between the Tenants and the Landlord that the property will be strictly for the sole occupation of the Tenants and that the Tenants shall be jointly and severally liable for the payment of the rent and the performance of the Tenants obligations contained herein
9. The Tenant acknowledges that immediately before the grant of this tenancy he was not himself or jointly with any other person, the protected or statutory Tenant of the premises
10. The Landlord covenants with the Tenant as follows:
- (a) All Furniture and Furnishings presently at the property except in the case of period or antique furniture manufactured prior to 1950, comply with The Furniture and Furnishings (fire) (safety) Regulations 1988 as amended by The Furniture and Furnishings (fire) (safety) (Amendment) Acts 1989 and 1993.
  - (b) All existing gas appliances, meters installation or pipe work at the property are in safe condition and have been certified to be so by a CORGI registered gas installer at least once during the calendar year from the date hereof, in accordance with The Gas Safety (Installation and Use) Regulations 1994. The Landlord agrees to keep records of any remedial work carried out and to

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provide the Tenant with a copy of each safety check report carried out under the said Regulations.

- (c) All Electrical equipment presently at the property is safe for use, in accordance with The Electrical Equipment Safety Regulations 1994.
11. An independent professional Inventory Clerk shall be employed to carry out an inventory check-in at the beginning of the Tenancy and a check-out at the end of the Tenancy. The cost of the check-in inventory to be paid by the Landlord and the cost of the check-out inventory to be paid by the Tenant. On completion of the inventory check-out a report should be prepared by the Inventory Clerk and a copy sent to the Tenant.
12. **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 the following address.

c/o Selmans Lettings Ltd  
40 Church Lane  
London N2 8DT

AS WITNESSED the hands of the parties hereto the day and year first above written

SIGNED BY THE ABOVE NAMED

LANDLORD/TENANT

IN THE PRESENCE OF WITNESS

NAME

ADDRESS

C. C. TSERMULAS

40 Church Lane

London

N2 8DT

RB RC SB

DATE 7th November, 2009

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MR ALI SULTAN AL-SHAMLAN  
MRS HELEN AL-SHAMLAN

(THE LANDLORD)

AND

MISS RACHEL BONNEY  
MISS STEFANIE BUCHER  
MR RORY CARROLL

(THE TENANT)

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**AGREEMENT**

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LONDON NW5 2TA  
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Rent £2,000.00 p.c.m

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