

AGREEMENT

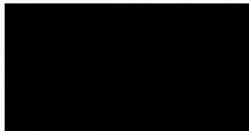
FOR LETTING FURNISHED DWELLING HOUSE
ON AN ASSURED SHORTHOLD TENANCY
UNDER PART I OF THE HOUSING ACT 1988

DATE 1 July 2009

PARTIES 1. **THE LANDLORD**

Countypier Limited
Greenwood House
29/31 Station Road
London N22 6UX

2. **THE TENANT**



PROPERTY The dwelling-house situated at and being

Flat 4
50a Haverstock Hill,
London NW3 2BH

Together with the Fixtures and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM A term certain of 1 Year from 1st July 2009

RENT £ 758.54 per month

PAYABLE in advance by equal monthly payments on the first day of each month.

First payment to be made on the 1st of July 2009

1. **THE Landlord** lets and the Tenant takes the Property for the Term at the Rent payable as above.



Agreement is intended to create an assured shorthold tenancy as defined in section 20 of the Housing Act 1988 and the provisions for the transfer of possession by the Landlord in section 21 thereof apply accordingly.

3. WHERE the context admits -
 - (a) "the Landlord" includes the person for the time being entitled in possession or reversion expectant on the tenancy.
 - (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 of them.
4. THE Tenant will -
 - (a) Pay the rent at the times and in the manner specified.
 - (b) Not damage or injure the Property or make any alteration in or addition to the Property.
 - (c) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove them from the premises.
 - (d) Hold up the property at the end of the Tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good any damage to the repair of or replace all such items of the fixed Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy.
 - (e) Make good any reasonable wear and damage by fire excepted)
 - (f) Return 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) Permit the Landlord or the Landlord's agents at reasonable hours in the day to enter the property to view the state and condition thereof.
 - (h) Not assign sublet or otherwise part with possession of the property.
 - (i) 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 notices or board or notice on the Property or use the Property for any other purpose than that of a strictly private residence.
 - (j) 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 the occupants 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.
 - (k) Permit the Landlord or the Landlord's agents at reasonable hours in the day to enter the property within the last twenty-eight days of the tenancy to enter and view the property with prospective Tenants.

ROVED that if the Rent or any installment or part thereof shall be in arrears for at least fourteen days after the same shall have become due (whether or not legally demanded or not) or if there shall be a breach of any of the covenants or agreements by the Tenant the Landlord may re-enter on the property (subject always to any statutory restrictions on his power to do so) and immediately thereupon the Landlord shall absolutely determine 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 charges in respect of the Property (except charges for the supply of electricity and power or the use of any telephone).
(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 fire the amount in case of dispute to be settled by arbitration.

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. **RETURN OF DEPOSIT** On condition of 1 months notice in writing but if in 6-month contract you will lose your deposit.

9. **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:

Greenwood House
29/31 Station Road,
London N22 6UX

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

SIGNED by the above-named
(the Landlord)

in the presence of

SIGNED by the above-named
(the Tenant)

in the presence of

AGREEMENT

FOR LETTING FURNISHED DWELLING HOUSE
ON AN ASSURED SHORTHOLD TENANCY
UNDER PART I OF THE HOUSING ACT 1988

DATE 20 July, 2012

PARTIES 1. **THE LANDLORD**

Countypier Limited
Greenwood House
29/31 Station Road
London N22 6UX

2. **THE TENANT**



PROPERTY The dwelling-house situated at and being

Flat 4
50a Haverstock Hill,
London NW3 2BH
07954-360-757

Together with the Fixtures and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM A term certain of six months from 20th of July 2012

RENT £ 1018.54 per month

PAYABLE in advance by equal monthly payments on the first day of each month.

First payment to be made on the 20th of July 2012

1. **THE Landlord** lets and the **Tenant** takes the **Property** for the **Term** at the **Rent** payable as above.

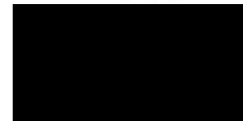


THIS Agreement is intended to create an assured shorthold tenancy as defined in section 20 of the Housing Act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly.

3. **WHERE** the context admits -
 - (a) "The Landlord" includes the person for the time being entitled in reversion expectant on the tenancy.
 - (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 of them.

4. **THE Tenant will -**
 - (a) Pay the rent at the times and in the manner specified.
 - (b) Not damage or injure the Property or make any alteration in or addition to it.
 - (c) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove them from the premises.
 - (d) Yield up the property at the end of the Tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the fixed Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy. (Reasonable wear and damage by fire excepted)
 - (e) 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.
 - (f) Permit the Landlord or the Landlord's agents at reasonable hours in the day-time to enter the property to view the state and condition thereof.
 - (g) Not assign sublet or otherwise part with possession of the property.
 - (h) 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.
 - (i) Not to 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.
 - (j) Permit the Landlord or the Landlord's agents at reasonable hours in the day-time within the last twenty-eight days of the tenancy to enter and view the property with prospective Tenants.

5. **PROVIDED** that if the Rent or any installment or part thereof shall be in arrear or 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 the agreements by the Tenant the Landlord may re-enter on the Property (subject always to any statutory restrictions 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.



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THE Landlord agrees with the Tenant as follows -

- (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except charges for the supply of electric light and power or the use of any telephone).
- (2) 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.
- (3) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration.

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

SIGNED by the above-named
(the Landlord)

in the presence of

SIGNED by the above-named
(the Tenant)

in the presence of

