

## AGREEMENT

FOR LETTING FURNISHED DWELLING HOUSE  
ON AN ASSURED SHORTHOLD TENANCY  
UNDER PART 1 OF THE HOUSING ACT 1988

**DATE** 1 June 2004

- PARTIES**
- 1. THE LANDLORD**  
A. Halpern,  
Greenwood House,  
29/31 Station Road  
London N22.6UX.
  - 2. THE TENANT**  
Roxann Crawford And Jez Dixon  
Flat 3  
50a Haverstock Hill,  
London NW3 2BH  
[REDACTED]

**PROPERTY** The dwelling house situated at and being

Flat 3  
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 six months from 1<sup>st</sup> June, 2004

**RENT** £758.53 per month

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

First payment to be made on the 1<sup>st</sup> day of June next

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

**2. THIS Agreement is intended to create a tenancy which is not a regulated tenancy for the purposes of the Rent Act 1968.**

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) Pay for all electric light and power which shall be consumed or supplied to the Property during the tenancy and the amount of 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 the Property or make any alteration in or addition to it.
  - (d) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove them from the premises.
  - (e) 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)
  - (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) 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.
  - (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 notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence.
  - (j) 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.
  - (k) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime 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 instalment 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.

6. **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.
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 loose your deposit.
9. **NOTICE** under section 48 of the Landlord and Tenancy 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.

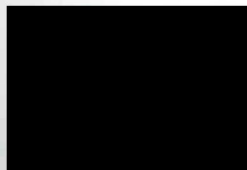
SIGNED by the above-named  
(the Landlord)



in the presence of

SIGNED by the above-named  
(the Tenant)

in the presence of



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