

E&R PROPERTIES
68-69 GUILFORD STREET, WC1N 1DF

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY

General Notes

1. This Tenancy Agreement is for letting furnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document.
2. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for tenancies created on or after February 28 1997.
3. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the Property and to keep in repair and proper working order the installations for the supply of water, gas and electricity.
4. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently Served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property.

Note for Tenants

This Tenancy Agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The Agreement may not be terminated early unless the Agreement contains a break clause, or written permission is obtained from the Landlord.

Initials:  (Landlord)

 (Tenant)

Definitions:

1. **"Landlord"**(s) include anyone owning an interest in the Premises
2. **"Tenant"** includes anyone entitled to possessions of the Premises under this Agreement
3. **"Joint and several"** means that when more than one person comprise the Tenant, they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together. The Landlord may seek to enforce these obligations and claim damages against anyone or more of those individuals.
4. **"Deposit"** is the money held during the Tenancy in case the Tenant fails to comply with the terms of this Agreement.
5. **"Notice Period"**-minimum 30 days notice, not to be served earlier than one month before the expiry of tenancy agreement.

Mandatory Grounds for Repossession

Ground 1: the tenant or someone living or visiting the Property has been guilty of conduct which is, or is likely to cause, a nuisance or annoyance to neighbours; Or, that a person residing or visiting the Property has been convicted of using the Property, or allowing it to be used, for immoral or illegal purposes or has committed an arrestable offence in or in the locality of, the Property;

Ground 2: the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by either the tenant or a person acting at the tenant's instigation.

Discretionary Grounds

Ground 1: both at the time of serving the notice of the intention to commence proceedings and at the time of the court proceedings there is some Rent outstanding.

Ground 2: there is a history of persistently late Rent payments;

Ground 3: the tenant is in breach of one or more of the obligations under the tenancy agreement.

Ground 4: the condition of the Property or the common parts has deteriorated because of the behavior of the tenant, or any other person living at the Property;

Initials:  (Landlord)

 (Tenant)

The Main Terms of the Tenancy

1. Fixtures and Fittings

The Tenancy shall include Fixtures and Fittings in the Premises

2. Tenant's obligations

To be responsible and liable for all the obligations under this Agreement as joint and several Tenants if applicable, as explained in the Definitions. If any of these Terms are broken, the Landlord may be entitled to deduct monies from the Deposit, claim damages from the Tenant, or seek to have the Tenant evicted from the Premises because of the breach.

Keep the interior of the Premises during the Term in as good and clean state of repair condition and decoration as the Premises are in at the commencement of the Term and make good all damage and breakage's to the Premises which may occur during the Term (fair wear and tear and damage by accidental fire excepted)

Permit the Landlord or the Landlord's employees or agent to enter the Premises at all reasonable times to inspect the same and the Landlord's furniture and effects there in and to carry out works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary.

3. Charges to be paid by the Tenant

- a) To pay to the Landlord all reasonable costs and expenses, as agreed by the Tenant, incurred by the Landlord in:
 - recovering or attempting to recover any Rent or other monies in arrears;
 - the enforcement of any reasonable obligation of the Tenant under this Agreement;
 - the service of any Notice relating to any major breach of this Agreement whether or not court proceedings are brought.
- b) To pay any reasonable charges or other costs incurred by the Landlord if any cheque provided by the Tenant is dishonored or if any Standing Order is withdrawn.
- c) To pay to the Landlord the cost of any repairs of any mechanical and electrical appliances belonging to the Landlord arising from misuse or negligence by the Tenant, his family, or his visitors.

Initials:  (Landlord)

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4. Landlord's obligations

If WI-FI services are available in the building, these services are given as on a complimentary basis only and are not in any part form an obligation To the Landlord to reinstate the device if it fails, due to technical failure or otherwise.

5. Charges to be paid by Landlord

The Landlord is responsible for paying council tax and outgoings such as water and sewerage, gas, electric.

6. The Condition of the Premises: Repair, Maintenance and Cleaning

- a) To take reasonable steps to keep the interior of the Premises and the Fixtures and Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy.
- b) Not fix or suffer to be fixed to the exterior or windows of the Premises any notice board, notice sign advertisement or poster.
- c) To clean to a good standard, or pay for the cleaning of the Premises at the end of the Tenancy, to the same standard to which the Premises and Fixtures and Fittings were cleaned prior to the start of the Tenancy.
- d) To take all reasonable precautions to prevent infestation of the Premises and to pay for the eradication of any infestation caused by the negligence of the Tenant, his family or his visitors.
- e) Not to place or erect any aerial, satellite dish, notice, cable equipment on or in the Premises.
- f) Not to play or permit to be played on the Property any musical instrument, radio television set or other electronic equipment that can be heard outside the Property between the hours of 10pm and 10am.

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7. Animals and Pets

Not to keep any animals or birds or other living creature on the Property.

8. Smoking

Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises. If in breach of this clause there is smoking in the Premises the Tenant agrees to pay for the washing down of the walls, cleaning of carpets curtains and any other Fixtures and Fittings and any redecoration required to rid the Premises of the odor of nicotine

9. Locks and Alarms

To pay any call-out charges or other charges incurred by the Landlord where the Tenant, his family or visitors have accidentally or negligently set off the fire alarm or locked themselves out.

10. Leaving the Premises Empty

To notify the Landlord or the Agent before leaving the Premises vacant for any continuous period of 28 days or more during the Tenancy.

11. Early Termination

If the Tenant vacates the Premises during the Term apart from according to any agreed break clause which is included within the Agreement, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until the Term expires; or the Premises are re-let whichever is earlier.

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 (Tenant)

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy.

Date	15/12/2011		
A.1 Address of the Premises to which the tenancy relates	Flat 3G, 69 Guilford Street, WC1N 1DF.		
Commencement Date	19.12.2011		
Term	19 th December 2011 – 18 th December 2012		
Rent	[REDACTED] payable in advance on the first day of each month.		
Deposit	[REDACTED]		
Details of Tenant(s)			
A.2 Name(s)	[REDACTED]		
A.3 E mail address	[REDACTED]		
A.4 Mobile phone number (s)	[REDACTED]		
Details of the Landlord/Agent			
A.5 Name	[REDACTED]		
A.6 Address	[REDACTED] Gardens	London	W2 6DE
A.7 E mail address	[REDACTED]		
A.8 Telephone number	[REDACTED]		
A.9 Fax number	[REDACTED]		
A.10 Emergency number	[REDACTED]		
SIGNATURE: [REDACTED] (Landlord)		SIGNATURE: [REDACTED] (Tenant)	

E&R PROPERTIES
68-69 GUILFORD STREET, WC1N 1DF

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY

General Notes

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2. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for tenancies created on or after February 28 1997.
3. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the Property and to keep in repair and proper working order the installations for the supply of water, gas and electricity.
4. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently Served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property.

Note for Tenants

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 (Tenant)

Definitions:

1. **"Landlord"(s)** include anyone owning an interest in the Premises
2. **"Tenant"** includes anyone entitled to possessions of the Premises under this Agreement
3. **"Joint and several"** means that when more than one person comprise the Tenant, they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together. The Landlord may seek to enforce these obligations and claim damages against anyone or more of those individuals.
4. **"Deposit"** is the money held during the Tenancy in case the Tenant fails to comply with the terms of this Agreement.
5. **"Notice Period"**-minimum 30 days notice, not to be served earlier than one month before the expiry of tenancy agreement.

Mandatory Grounds for Repossession

Ground 1: the tenant or someone living or visiting the Property has been guilty of conduct which is, or is likely to cause, a nuisance or annoyance to neighbours; Or, that a person residing or visiting the Property has been convicted of using the Property, or allowing it to be used, for immoral or illegal purposes or has committed an arrestable offence in or in the locality of, the Property;

Ground 2: the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by either the tenant or a person acting at the tenant's instigation.

Discretionary Grounds

Ground 1: both at the time of serving the notice of the intention to commence proceedings and at the time of the court proceedings there is some Rent outstanding.

Ground 2: there is a history of persistently late Rent payments;

Ground 3: the tenant is in breach of one or more of the obligations under the tenancy agreement.

Ground 4: the condition of the Property or the common parts has deteriorated because of the behavior of the tenant, or any other person living at the Property;

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 (Tenant)

The Main Terms of the Tenancy

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The Tenancy shall include Fixtures and Fittings in the Premises

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Keep the interior of the Premises during the Term in as good and clean state of repair condition and decoration as the Premises are in at the commencement of the Term and make good all damage and breakage's to the Premises which may occur during the Term (fair wear and tear and damage by accidental fire excepted)

Permit the Landlord or the Landlord's employees or agent to enter the Premises at all reasonable times to inspect the same and the Landlord's furniture and effects there in and to carry out works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary.

3. Charges to be paid by the Tenant

- a) To pay to the Landlord all reasonable costs and expenses, as agreed by the Tenant, incurred by the Landlord in:
 - recovering or attempting to recover any Rent or other monies in arrears;
 - the enforcement of any reasonable obligation of the Tenant under this Agreement;
 - the service of any Notice relating to any major breach of this Agreement whether or not court proceedings are brought.
- b) To pay any reasonable charges or other costs incurred by the Landlord if any cheque provided by the Tenant is dishonored or if any Standing Order is withdrawn.
- c) To pay to the Landlord the cost of any repairs of any mechanical and electrical appliances belonging to the Landlord arising from misuse or negligence by the Tenant, his family, or his visitors.

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 (Tenant)

4. Landlord's obligations

If WI-FI services are available in the building, these services are given as on a complimentary basis only and are not in any part form an obligation To the Landlord to reinstate the device if it fails, due to technical failure or otherwise.

5. Charges to be paid by Landlord

The Landlord is responsible for paying council tax and outgoings such as water and sewerage, gas, electric.

6. The Condition of the Premises: Repair, Maintenance and Cleaning

- a) To take reasonable steps to keep the interior of the Premises and the Fixtures and Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy.
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- d) To take all reasonable precautions to prevent infestation of the Premises and to pay for the eradication of any infestation caused by the negligence of the Tenant, his family or his visitors.
- e) Not to place or erect any aerial, satellite dish, notice, cable equipment on or in the Premises.
- f) Not to play or permit to be played on the Property any musical instrument, radio television set or other electronic equipment that can be heard outside the Property between the hours of 10pm and 10am.

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 (Tenant)

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Not to keep any animals or birds or other living creature on the Property.

8. Smoking

Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises. If in breach of this clause there is smoking in the Premises the Tenant agrees to pay for the washing down of the walls, cleaning of carpets curtains and any other Fixtures and Fittings and any redecoration required to rid the Premises of the odor of nicotine

9. Locks and Alarms

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10. Leaving the Premises Empty

To notify the Landlord or the Agent before leaving the Premises vacant for any continuous period of 28 days or more during the Tenancy.

11. Early Termination

If the Tenant vacates the Premises during the Term apart from according to any agreed break clause which is included within the Agreement, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until the Term expires; or the Premises are re-let whichever is earlier.

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 (Tenant)

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy.

Date	27/12/2012		
A.1 Address of the Premises to which the tenancy relates	Flat 3G, 69 Guilford Street, WC1N 1DF.		
Commencement Date	19.12.2011		
Term	3 rd January 2013 – 2 nd July 2013		
Rent	[REDACTED] payable in advance on the first day of each month.		
Deposit	[REDACTED]		
Details of Tenant(s)	[REDACTED]		
A.2 Name(s)	[REDACTED]		
A.3 E mail address	[REDACTED]		
A.4 Mobile phone number (s)	[REDACTED]		
Details of the Landlord/Agent			
A.5 Name	[REDACTED]		
A.6 Address	[REDACTED]	London	W2 6DE
A.7 E mail address	[REDACTED]		
A.8 Telephone number	[REDACTED]		
A.9 Fax number	[REDACTED]		
A.10 Emergency number	[REDACTED]		

SIGNATURE: [REDACTED] (Landlord)

SIGNATURE: [REDACTED] (Tenant)

E&R PROPERTIES
68-69 GUILFORD STREET, WC1N 1DF

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY

General Notes

1. This Tenancy Agreement is for letting furnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document.
2. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for tenancies created on or after February 28 1997.
3. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the Property and to keep in repair and proper working order the installations for the supply of water, gas and electricity.
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Note for Tenants

This Tenancy Agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The Agreement may not be terminated early unless the Agreement contains a break clause, or written permission is obtained from the Landlord.

Initials  (Landlord)

 (Tenant)
01.08.13

Definitions:

1. **"Landlord"(s)** include anyone owning an interest in the Premises
2. **"Tenant"** includes anyone entitled to possessions of the Premises under this Agreement
3. **"Joint and several"** means that when more than one person comprise the Tenant, they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together. The Landlord may seek to enforce these obligations and claim damages against anyone or more of those individuals.
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5. **"Notice Period"**-minimum 30 days notice, not to be served earlier than one month before the expiry of tenancy agreement.

Mandatory Grounds for Repossession

Ground 1: the tenant or someone living or visiting the Property has been guilty of conduct which is, or is likely to cause, a nuisance or annoyance to neighbours; Or, that a person residing or visiting the Property has been convicted of using the Property, or allowing it to be used, for immoral or illegal purposes or has committed an arrestable offence in or in the locality of, the Property;

Ground 2: the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by either the tenant or a person acting at the tenant's instigation.

Discretionary Grounds

Ground 1: both at the time of serving the notice of the intention to commence proceedings and at the time of the court proceedings there is some Rent outstanding.

Ground 2: there is a history of persistently late Rent payments;

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Ground 4: the condition of the Property or the common parts has deteriorated because of the behavior of the tenant, or any other person living at the Property;

Initials:  (Landlord)

 (Tenant)

01.08.13

The Main Terms of the Tenancy

1. Fixtures and Fittings

The Tenancy shall include Fixtures and Fittings in the Premises

2. Tenant's obligations

To be responsible and liable for all the obligations under this Agreement as joint and several Tenants if applicable, as explained in the Definitions. If any of these Terms are broken, the Landlord may be entitled to deduct monies from the Deposit, claim damages from the Tenant, or seek to have the Tenant evicted from the Premises because of the breach.

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Permit the Landlord or the Landlord's employees or agent to enter the Premises at all reasonable times to inspect the same and the Landlord's furniture and effects there in and to carry out works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary.

3. Charges to be paid by the Tenant

- a) To pay to the Landlord all reasonable costs and expenses, as agreed by the Tenant, incurred by the Landlord in:
 - recovering or attempting to recover any Rent or other monies in arrears;
 - the enforcement of any reasonable obligation of the Tenant under this Agreement;
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Initial  (Landlord)

 (Tenant)
01 08 13

4. Landlord's obligations

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5. Charges to be paid by Landlord

The Landlord is responsible for paying council tax and outgoings such as water and sewerage, gas, electric.

6. The Condition of the Premises: Repair, Maintenance and Cleaning

- a) To take reasonable steps to keep the interior of the Premises and the Fixtures and Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy.
- b) Not fix or suffer to be fixed to the exterior or windows of the Premises any notice board, notice sign advertisement or poster.
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7. Animals and Pets

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8. Smoking

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Initials _____ (Landlord)

01.08.13

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy.

Date 01/08/2013

A.1 Address of the Premises to which the tenancy relates Flat 3G, 69 Guilford Street, WC1N 1DF.

Commencement Date 01.08.2013

Term 1st August 2013 – 31st January 2014

Rent [REDACTED] payable in advance on the first day of each month.

Deposit [REDACTED]

Details of Tenant(s)

A.2 Name(s) [REDACTED]

A.3 E mail address [REDACTED]@gmail.com

A.4 Mobile phone number (s) [REDACTED]

Details of the Landlord/Agent

A.5 Name Robin Samra

A.6 Address 26 Cleveland Gardens London W2 6DE

A.7 E mail address [REDACTED]@studnlet.co.uk

A.8 Telephone number 020 7403 7000

A.9 Fax number 020 7403 7100

A.10 Emergency number [REDACTED]

SIGNATURE [REDACTED] (Landlord)

SIGNATURE: [REDACTED] (Tenant)

01/08.13

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68-69 GUILFORD STREET, WC1N 1DF

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- d) To take all reasonable precautions to prevent infestation of the Premises and to pay for the eradication of any infestation caused by the negligence of the Tenant, his family or his visitors.
- e) Not to place or erect any aerial, satellite dish, notice, cable equipment on or in the Premises.
- f) Not to play or permit to be played on the Property any musical instrument, radio television set or other electronic equipment that can be heard outside the Property between the hours of 10pm and 10am.

Initials:  (Landlord)

 (Tenant)

7. Animals and Pets

Not to keep any animals or birds or other living creature on the Property.

8. Smoking

Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises. If in breach of this clause there is smoking in the Premises the Tenant agrees to pay for the washing down of the walls, cleaning of carpets curtains and any other Fixtures and Fittings and any redecoration required to rid the Premises of the odor of nicotine

9. Locks and Alarms

To pay any call-out charges or other charges incurred by the Landlord where the Tenant, his family or visitors have accidentally or negligently set off the fire alarm or locked themselves out.

10. Leaving the Premises Empty

To notify the Landlord or the Agent before leaving the Premises vacant for any continuous period of 28 days or more during the Tenancy.

11. Early Termination

If the Tenant vacates the Premises during the Term apart from according to any agreed break clause which is included within the Agreement, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until the Term expires; or the Premises are re-let whichever is earlier.

Initials: (Landlord)

 (Tenant)

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy.

Date

15/02/2014

A.1 Address of the Premises to which the tenancy relates

Flat 3G, 69 Guilford Street, WC1N 1DF.

Commencement Date

15.02.2014

Term

15th February 2014 – 14th August 2014

Rent

£[REDACTED] payable in advance on the first day of each month.

Deposit

£[REDACTED]

Details of Tenant(s)

A.2 Name(s)

[REDACTED]

A.3 E mail address

[REDACTED]@dargroup.com

A.4 Mobile phone number (s)

[REDACTED]

Details of the Landlord/Agent

A.5 Name

[REDACTED]

A.6 Address

26 Cleveland Gardens

London

W2 6DE

A.7 E mail address

[REDACTED]@studiolet.co.uk

A.8 Telephone number

020 7402 7000

A.9 Fax number

020 7402 7111

A.10 Emergency number

0956 105 103

SIGNATURE: [REDACTED] (Landlord)

SIGNATURE: [REDACTED] (Tenant)

E&R PROPERTIES
68-69 GUILFORD STREET, WC1N 1DF

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY

General Notes

1. This Tenancy Agreement is for letting furnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document.
2. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for tenancies created on or after February 28 1997.
3. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the Property and to keep in repair and proper working order the installations for the supply of water, gas and electricity.
4. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently Served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property.

Note for Tenants

This Tenancy Agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The Agreement may not be terminated early unless the Agreement contains a break clause, or written permission is obtained from the Landlord.

Initials  (Landlord)

 (Tenant)

Definitions:

1. **"Landlord"**(s) include anyone owning an interest in the Premises
2. **"Tenant"** includes anyone entitled to possessions of the Premises under this Agreement
3. **"Joint and several"** means that when more than one person comprise the Tenant, they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together. The Landlord may seek to enforce these obligations and claim damages against anyone or more of those individuals.
4. **"Deposit"** is the money held during the Tenancy in case the Tenant fails to comply with the terms of this Agreement.
5. **"Notice Period"**-minimum 30 days notice, not to be served earlier than one month before the expiry of tenancy agreement.

Mandatory Grounds for Repossession

Ground 1: the tenant or someone living or visiting the Property has been guilty of conduct which is, or is likely to cause, a nuisance or annoyance to neighbours; Or, that a person residing or visiting the Property has been convicted of using the Property, or allowing it to be used, for immoral or illegal purposes or has committed an arrestable offence in or in the locality of, the Property;

Ground 2: the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by either the tenant or a person acting at the tenant's instigation.

Discretionary Grounds

Ground 1: both at the time of serving the notice of the intention to commence proceedings and at the time of the court proceedings there is some Rent outstanding.

Ground 2: there is a history of persistently late Rent payments;

Ground 3: the tenant is in breach of one or more of the obligations under the tenancy agreement.

Ground 4: the condition of the Property or the common parts has deteriorated because of the behavior of the tenant, or any other person living at the Property;

Initials:  (Landlord)

 (Tenant)

The Main Terms of the Tenancy

1. Fixtures and Fittings

The Tenancy shall include Fixtures and Fittings in the Premises

2. Tenant's obligations


To be responsible and liable for all the obligations under this Agreement as joint and several Tenants if applicable, as explained in the Definitions. If any of these Terms are broken, the Landlord may be entitled to deduct monies from the Deposit, claim damages from the Tenant, or seek to have the Tenant evicted from the Premises because of the breach.

Keep the interior of the Premises during the Term in as good and clean state of repair condition and decoration as the Premises are in at the commencement of the Term and make good all damage and breakage's to the Premises which may occur during the Term (fair wear and tear and damage by accidental fire excepted)

Permit the Landlord or the Landlord's employees or agent to enter the Premises at all reasonable times to inspect the same and the Landlord's furniture and effects there in and to carry out works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary.

3. Charges to be paid by the Tenant

- a) To pay to the Landlord all reasonable costs and expenses, as agreed by the Tenant, incurred by the Landlord in:
 - recovering or attempting to recover any Rent or other monies in arrears;
 - the enforcement of any reasonable obligation of the Tenant under this Agreement;
 - the service of any Notice relating to any major breach of this Agreement whether or not court proceedings are brought.
- b) To pay any reasonable charges or other costs incurred by the Landlord if any cheque provided by the Tenant is dishonored or if any Standing Order is withdrawn.
- c) To pay to the Landlord the cost of any repairs of any mechanical and electrical appliances belonging to the Landlord arising from misuse or negligence by the Tenant, his family, or his visitors.

Initials:  (Landlord)

 (Tenant)

4. Landlord's obligations

If WI-FI services are available in the building, these services are given as on a complimentary basis only and are not in any part form an obligation To the Landlord to reinstate the device if it fails, due to technical failure or otherwise.

5. Charges to be paid by Landlord

The Landlord is responsible for paying council tax and outgoings such as water and sewerage, gas, electric.

6. The Condition of the Premises: Repair, Maintenance and Cleaning

- a) To take reasonable steps to keep the interior of the Premises and the Fixtures and Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy.
- b) Not fix or suffer to be fixed to the exterior or windows of the Premises any notice board, notice sign advertisement or poster.
- c) To clean to a good standard, or pay for the cleaning of the Premises at the end of the Tenancy, to the same standard to which the Premises and Fixtures and Fittings were cleaned prior to the start of the Tenancy.
- d) To take all reasonable precautions to prevent infestation of the Premises and to pay for the eradication of any infestation caused by the negligence of the Tenant, his family or his visitors.
- e) Not to place or erect any aerial, satellite dish, notice, cable equipment on or in the Premises.
- f) Not to play or permit to be played on the Property any musical instrument, radio television set or other electronic equipment that can be heard outside the Property between the hours of 10pm and 10am.

Initials: _____ (Landlord)

(Tenant)

7. Animals and Pets

Not to keep any animals or birds or other living creature on the Property.

8. Smoking

Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises. If in breach of this clause there is smoking in the Premises the Tenant agrees to pay for the washing down of the walls, cleaning of carpets curtains and any other Fixtures and Fittings and any redecoration required to rid the Premises of the odor of nicotine

9. Locks and Alarms

To pay any call-out charges or other charges incurred by the Landlord where the Tenant, his family or visitors have accidentally or negligently set off the fire alarm or locked themselves out.

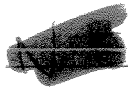
10. Leaving the Premises Empty

To notify the Landlord or the Agent before leaving the Premises vacant for any continuous period of 28 days or more during the Tenancy.

11. Early Termination

If the Tenant vacates the Premises during the Term apart from according to any agreed break clause which is included within the Agreement, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until the Term expires; or the Premises are re-let whichever is earlier.

Initials:  (Landlord)

 (Tenant)

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy.

Date	20/08/2014		
A.1 Address of the Premises to which the tenancy relates	Flat 3G, 69 Guilford Street, WC1N 1DF.		
Commencement Date	20.08.2014		
Term	20 th August 2014 – 19 th August 2015		
Rent	[REDACTED] payable in advance on the first day of each month.		
Deposit	[REDACTED]		
Details of Tenant(s)			
A.2 Name(s)	[REDACTED]		
A.3 E mail address	[REDACTED]@gmail.com		
A.4 Mobile phone number (s)	[REDACTED] 7425998		
Details of the Landlord/Agent			
A.5 Name	[REDACTED] bin Samra		
A.6 Address	[REDACTED] Cleveland Gardens	London	W2 6DE
A.7 E mail address	[REDACTED]@studiolet.co.uk		
A.8 Telephone number	[REDACTED] 72277000		
A.9 Fax number	[REDACTED]		
A.10 Emergency number	[REDACTED]		
SIGNATURE: [REDACTED] (Landlord)		SIGNATURE: [REDACTED] (Tenant)	

E&R PROPERTIES
68-69 GUILFORD STREET, WC1N 1DF

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY

General Notes

1. This Tenancy Agreement is for letting furnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document.
2. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for tenancies created on or after February 28 1997.
3. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the Property and to keep in repair and proper working order the installations for the supply of water, gas and electricity.
4. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently Served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property.

Note for Tenants

This Tenancy Agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The Agreement may not be terminated early unless the Agreement contains a break clause, or written permission is obtained from the Landlord.

Initials:  (Landlord)

 (Tenant)

Definitions:

1. **"Landlord"**(s) include anyone owning an interest in the Premises
2. **"Tenant"** includes anyone entitled to possessions of the Premises under this Agreement
3. **"Joint and several"** means that when more than one person comprise the Tenant, they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together. The Landlord may seek to enforce these obligations and claim damages against anyone or more of those individuals.
4. **"Deposit"** is the money held during the Tenancy in case the Tenant fails to comply with the terms of this Agreement.
5. **"Notice Period"**-minimum 30 days notice, not to be served earlier than one month before the expiry of tenancy agreement.

Mandatory Grounds for Repossession

- Ground 1: the tenant or someone living or visiting the Property has been guilty of conduct which is, or is likely to cause, a nuisance or annoyance to neighbours; Or, that a person residing or visiting the Property has been convicted of using the Property, or allowing it to be used, for immoral or illegal purposes or has committed an arrestable offence in or in the locality of, the Property;
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Discretionary Grounds

- Ground 1: both at the time of serving the notice of the intention to commence proceedings and at the time of the court proceedings there is some Rent outstanding.
- Ground 2: there is a history of persistently late Rent payments;
- Ground 3: the tenant is in breach of one or more of the obligations under the tenancy agreement.
- Ground 4: the condition of the Property or the common parts has deteriorated because of the behavior of the tenant, or any other person living at the Property;

Initials:  (Landlord)

 (Tenant)

The Main Terms of the Tenancy

1. Fixtures and Fittings

The Tenancy shall include Fixtures and Fittings in the Premises

2. Tenant's obligations

To be responsible and liable for all the obligations under this Agreement as joint and several Tenants if applicable, as explained in the Definitions. If any of these Terms are broken, the Landlord may be entitled to deduct monies from the Deposit, claim damages from the Tenant, or seek to have the Tenant evicted from the Premises because of the breach.

Keep the interior of the Premises during the Term in as good and clean state of repair condition and decoration as the Premises are in at the commencement of the Term and make good all damage and breakage's to the Premises which may occur during the Term (fair wear and tear and damage by accidental fire excepted)

Permit the Landlord or the Landlord's employees or agent to enter the Premises at all reasonable times to inspect the same and the Landlord's furniture and effects there in and to carry out works of maintenance or repair to the Premises or elsewhere which the Landlord may consider to be necessary.

3. Charges to be paid by the Tenant

- a) To pay to the Landlord all reasonable costs and expenses, as agreed by the Tenant, incurred by the Landlord in:
 - recovering or attempting to recover any Rent or other monies in arrears;
 - the enforcement of any reasonable obligation of the Tenant under this Agreement;
 - the service of any Notice relating to any major breach of this Agreement whether or not court proceedings are brought.
- b) To pay any reasonable charges or other costs incurred by the Landlord if any cheque provided by the Tenant is dishonored or if any Standing Order is withdrawn.
- c) To pay to the Landlord the cost of any repairs of any mechanical and electrical appliances belonging to the Landlord arising from misuse or negligence by the Tenant, his family, or his visitors.

Initials:  (Landlord)

 (Tenant)

4. Landlord's obligations


If WI-FI services are available in the building, these services are given as on a complimentary basis only and are not in any part form an obligation To the Landlord to reinstate the device if it fails, due to technical failure or otherwise.

5. Charges to be paid by Landlord

The Landlord is responsible for paying council tax and outgoings such as water and sewerage, gas, electric.

6. The Condition of the Premises: Repair, Maintenance and Cleaning

- a) To take reasonable steps to keep the interior of the Premises and the Fixtures and Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy.
- b) Not fix or suffer to be fixed to the exterior or windows of the Premises any notice board, notice sign advertisement or poster.
- c) To clean to a good standard, or pay for the cleaning of the Premises at the end of the Tenancy, to the same standard to which the Premises and Fixtures and Fittings were cleaned prior to the start of the Tenancy.
- d) To take all reasonable precautions to prevent infestation of the Premises and to pay for the eradication of any infestation caused by the negligence of the Tenant, his family or his visitors.
- e) Not to place or erect any aerial, satellite dish, notice, cable equipment on or in the Premises.
- f) Not to play or permit to be played on the Property any musical instrument, radio television set or other electronic equipment that can be heard outside the Property between the hours of 10pm and 10am.

Initials:  (Landlord)

 (Tenant)

7. Animals and Pets

Not to keep any animals or birds or other living creature on the Property.

8. Smoking

Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises. If in breach of this clause there is smoking in the Premises the Tenant agrees to pay for the washing down of the walls, cleaning of carpets curtains and any other Fixtures and Fittings and any redecoration required to rid the Premises of the odor of nicotine

9. Locks and Alarms

To pay any call-out charges or other charges incurred by the Landlord where the Tenant, his family or visitors have accidentally or negligently set off the fire alarm or locked themselves out.

10. Leaving the Premises Empty

To notify the Landlord or the Agent before leaving the Premises vacant for any continuous period of 28 days or more during the Tenancy.

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If the Tenant vacates the Premises during the Term apart from according to any agreed break clause which is included within the Agreement, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until the Term expires; or the Premises are re-let whichever is earlier.

Initials:  (Landlord)

 (Tenant)

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy.

Date

01/09/2015

A.1 Address of the Premises to which the tenancy relates

Flat 3G, 69 Guilford Street, WC1N 1DF.

Commencement Date

01.09.2015

Term

1st September 2015 – 31st March 2016

Rent

payable in advance on the first day of each month.

Deposit

Details of Tenant(s)

A.2 Name(s)

A.3 E mail address

A.4 Mobile phone number (s)

Details of the Landlord/Agent

A.5 Name

A.6 Address

A.7 E mail address

A.8 Telephone number

A.9 Fax number

A.10 Emergency number

SIGNATURE: _____ (Landlord)

SIGNATURE: _____ (Tenant)

Date: 27th March 2012
Application/Serial No: 10/2/1852

Building Control
London Borough of Camden
Town Hall Extension
Argyle Street
LONDON
WC1H 8EQ

DX 161055 KINGS CROSS 4

Robin Samra
68 - 69 Guilford Street
London
WC1N 1DD

Telephone: 020 7974 6941
Facsimile: 020 7974 5603
Textphone: 020 7974 6866
building.control@camden.gov.uk
www.camden.gov.uk/buildingcontr

The Building Act 1984 and the Building Regulations CERTIFICATION OF COMPLETION

1. DETAILS OF WORK

Description:

Refurbishment, repair of front facade & staircase to its original state, structural repairs, replace all sanitary ware, new fire alarm system in all units & decorate throughout.

Serial Number: 10/2/1852

2. LOCATION OF BUILDING

Address: 68 - 69 Guilford Street, London, WC1N 1DD

3. GIVING OF BUILDING NOTICE OR DEPOSIT OF PLANS

A Building Notice was received or a Deposited of Plans made on 12 October 2010 in accordance with Regulation 12 of the Building Regulations.

4. COMPLETION

The work was seen to have been completed on 27 March 2012

5. COMPLIANCE WITH BUILDING REGULATIONS

It is certified that the building works described above have been inspected and, so far as the officers of the Council have been able to determine, the requirements of the Building Regulations are satisfied.


pp.
Mr Peter Connell

Phone: 020 7974 5129
Email: peter.connell@camden.gov.uk

SLBC14 (V:OCT-2010) printed by camak004 (FILE REF: n/a)

Date: 27 March 2012
Application/Serial No: 10/2/1852

Building Control
London Borough of Camden
Town Hall Extension
Argyle Street
LONDON
WC1H 8EQ

DX 161055 KINGS CROSS 4

Robin Samra
68 - 69 Guilford Street
London
WC1N 1DD

Telephone: 020 7974 6941
Facsimile: 020 7974 5603
Textphone: 020 7974 6866
building.control@camden.gov.uk
www.camden.gov.uk/buildingcontrol

Dear Robin Samra

The Building Act 1984 and the Building Regulations
Premises: 68 - 69 Guilford Street, London, WC1N 1DD
Serial number: 10/2/1852

Proposed building work or material change of use:

Refurbishment, repair of front facade & staircase to its original state, structural repairs and replace all sanitary ware, new fire alarm system in all units & decorate throughout.

Please find enclosed the certificate of completion of works in relation to the above application.

Camden Building Control is committed to improving the services it provides to its customers. To do this, we need to take account of the views of those who use these services. We should be grateful if you would indicate your views; whether or not you are happy with the service you received. Please fill in the survey attached and return in the postage paid envelope supplied. All answers are completely confidential and the results will be published periodically on our website.

I would like to thank you for using Camden's Building Control service.

Yours faithfully



Building Control Technical Support

Phone: 020 7974 2363

Enc. Completion certificate

Email: building.control@camden.gov.uk

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