

ASSURED SHORTHOLD TENANCY AGREEMENT: ENGLAND AND WALES

Under Part 1 of the Housing Act 1988 as amended under Part 3 of the Housing Act 1996

This Agreement contains the terms and obligations of the tenancy. You should read it carefully to ensure that it contains everything you want to form part of the Agreement and nothing that you are not prepared to agree to. If you do not understand this Agreement or anything in it, it is strongly suggested you ask for it to be explained to you before you sign it or consult a solicitor, Citizens Advice or Housing Advice Centre.

DATE

This "Agreement" is made on the execution date

31 August 2013

THE PARTIES

Between – The "Landlord"

The Tenants are hereby notified that notices (including notices in proceedings) must be served on the Landlord by Tenants at the following address in England or Wales (Notice under section 48 of the Landlord and Tenant Act 1987)

Lonfandi Properties Ltd Ingle Porch 10 Kewferry Drive Northwood
Middlesex
, HA6 2PA

And The "Tenant" (note that under an AST a maximum of 4 Tenants is permitted)

Charles Hall

And (if applicable) The "Guarantor" Where there is a Guarantor, add their full name and address. The signing of this Agreement must then be witnessed

Mr Per Hall, The Windmill, Linton Road, Hildersham, Cambridgeshire CB21
6BS

THE PROPERTY

Relating to The "Property" including, if applicable, the Landlord's possessions listed in the "Inventory"

Flat B 1a, Frederick Street, London, London, WC1X 0NG

The Property is supplied

Not Furnished Part Furnished Furnished

The Property being let is

xA room let - with non-exclusive access to common areas.
 Exclusive use of the property as a whole
 Other specify

THE TERM

For the "Term" of

12 months
Rent payable monthly in advance

The "Commencement" – (subject to vacant possession being available)

1st September 2013

"Expiry" on (but continuing thereafter by virtue of statute, until notice is given and vacant possession is returned to the Landlord)

31st August 2014

9. GUARANTOR WARRANTY


The Guarantor, if there is one, guarantees that the Tenant will meet his obligations under this Agreement. If the Tenant does not then the Guarantor will be liable to compensate the Landlord.


- 9.1. During the tenancy, the Tenant named on Page 1 of this Agreement will pay the Rent and meet the conditions of this Agreement. If the Tenant does not meet their responsibilities under this Agreement, the Guarantor will pay the losses lawfully due to the Landlord on demand.
- 9.2. The Guarantor will also pay the Landlord's reasonable legal costs in taking anyone who is involved in this Agreement to court to get a court order for regaining possession of the Property, or compensation for losses the Landlord has suffered under this Agreement.
- 9.3. The Guarantee will stay in force for as long as the Tenant continues to live in the Property and until the tenancy has ended. 'Ended' here means either all the keys to the Property are returned, or County Court bailiffs repossess the Property. If the Landlord gives the Tenant any extra time to pay any money that is due, it will not affect the liability of the Guarantor in any way.
- 9.4. The Guarantor cannot cancel this Agreement, nor will it become unenforceable by the Guarantor's death or bankruptcy.
- 9.5. If the Guarantor consists of more than one person, the Guarantors under this deed may be enforced against all such persons jointly and against each individually.
- 9.6. The Guarantor must provide positive proof of his identity. A copy of a driving licence with a photograph or a copy of his passport is acceptable.
- 9.7. It is advised the Guarantor initial all pages.


THIS AGREEMENT IS GOVERNED BY THE LAWS OF ENGLAND AND WALES

- A reference to the 'Landlord' includes the persons from time to time entitled to receive the rent; references to the 'Tenant' also include any persons deriving title under the Tenant.
- All references to the singular or he she shall include the plural and vice versa.
- No one else will benefit from this Agreement as permitted by the Contracts (Rights of Third Parties) Act 1999
- If any term of this Agreement cannot be enforced or is found to be unfair, it does not affect the other terms of the Agreement.


Signed and executed as a Deed by the parties:



Dr Robert Cohen
On behalf of Lonfandi Properties Ltd
Dated 2-9-13
Landlord(s)' Signature(s)


Mr Charles Hall 
Dated 3/9/13
Tenant(s)' Signature(s)

Mr Per Hall 
Dated 3-9-13
Guarantor(s)' Signature(s)

In the presence of:

Witness Signature 
Full name CAROL STEERS
Dated 2-9-13
Address 364 DAVISON RD,
CEBYBACH, GRC 6DD

Witness Signature 
Full name ELEANOR ALMING
Dated 3/09/13
Address 19 WINTON RD, BOWDON,
ALTRINCHAM, CHESHIRE
WA14 2AE

Witness Signature 
Full name ELEANOR ALMING
Dated 3/09/13
Address 19 WINTON RD,
BOWDON, ALTRINCHAM
CHESHIRE. WA14 2AE

Where applicable maybe stamped by notary public or commissioner of oaths:

OTHER INFORMATION REQUIRED

Attached to this notice is a copy of the Scheme terms and conditions, which explains:

- ✓ The operation of the provisions relating to tenancy Deposit Schemes contained in the Housing Act 2004.
- ✓ The procedures that apply under the Scheme by which an amount in respect of a Deposit may be paid or repaid to the Tenant at the end of the Tenancy.
- ✓ The procedures that apply under the Scheme where either the Landlord or the Tenant is not contactable at the end of the Tenancy.
- ✓ The procedures that apply under the Scheme where the Landlord and the Tenant dispute the amount to be paid or repaid to the Tenant in respect of the Deposit.
- ✓ The facilities available under the scheme for enabling a dispute relating to the Deposit to be resolved without litigation.

LANDLORD'S CERTIFICATE

I confirm that the information provided in this notice and attachments is accurate to the best of my knowledge and belief and the Tenant has had the opportunity to read and sign a copy of this notice

Signed (Landlord)	 Dr Robert Cohen on behalf of Lonfandi Properties Ltd	Dated 2-9-13
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TENANT' CONFIRMATION (and that of any relevant person)

I confirm that I have been given the opportunity to examine this information. I confirm by signing this document that to my knowledge and belief the information provided above is accurate.

Signed Tenant	 Mr Charles Hall <i>CS Hall</i>	Dated 3/9/13
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Signed (Relevant Person)		Dated 3/9/13
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