

- 11.3 To permit the Landlord or the Landlord's Agents to erect "For Sale", "To Let", "Sold", "Let By" or "Let and Managed By" boards at their discretion.
- 12 Assignment**
- 12.1 Not to assign, sublet, part with, or share the possession of all or part of the Property with any Other person without the prior consent of the Landlord or the Agent, which will not be unreasonably withheld
- 12.2 Not to take in lodgers or paying guests, or permit any person other than the person(s) named as the Tenant in this Agreement and any permitted children to occupy or reside in the Property; apart from occasional visitors; without the prior consent of the Landlord or the Agent, which will not be unreasonably withheld.
- 13 Car Parking and Storage**
- 13.1 To park private vehicle(s) only at the Property. If the Tenant is allocated a car parking space, the Tenant will only park in the space allocated to the Property.
- 13.2 Not to park or store any boat, caravan, or commercial vehicle at the Property or in any communal car park or parking space without the prior consent of the Landlord or the Agent which will not be unreasonably withheld but which may be withdrawn upon giving reasonable notice.
- 13.3.1 It is the Tenant's responsibility to verify whether they are eligible for any Residents' Parking Scheme operated by the relevant Local Authority. The granting of this Tenancy does not imply a right to obtain a Resident's Permit.
- 14 Inventory and Checkout**
- 14.1 To pay to the Landlord or Agent the reasonable cost of the checking of the Inventory at the start or sooner than commencement of the Tenancy.
- 14.2 To accept that the report of the Inventory Clerk will be prepared in the Tenant's absence if the Tenant or his agent does not attend the check-out.
- 14.3 To pay the Rent and other monies payable under this Agreement, when furniture or other items belonging to the Tenant are left in the Property, until they are removed from the Property.
- 14.4 To pay for the removal, disposal or storage (for a reasonable period) of any items left in the Property belonging to the Tenant.
- 15 Head Lease**
- 15.1 To comply with the obligations of the Head Lease.
- 16 Notices**
- 16.1 To forward to the Landlord or the Agent at the address set out in paragraph 22.1 as soon as reasonably possible any notice or other communication which is delivered or posted to the Premises, or any order made by any authority which may affect, or apply to the Property, its boundaries or neighbouring properties.

The Deposit

- 17 The following paragraphs set out how the deposit paid by the Tenant under the main terms of the Tenancy will be handled.
- 17.1 The deposit £3,450.00 has been protected by Tenancy Deposit Solutions Limited, 3rd Floor, Kingmaker House, Station Road, Barnet, Herts EN5 1NZ. in accordance with the Terms and Conditions of Tenancy Deposit Solutions Limited. The Terms and Conditions and ADR Rules governing the protection of the deposit including the repayment process can be found at www.mydeposits.co.uk

Signed:   

- 17.2 After the Tenancy the Landlord is entitled to deduct from the sum held as the Deposit any monies referred to in clause 17.6 of this Agreement upon receiving written agreement from the Tenant to the intended deductions. If more than one deduction is to be made by the Landlord, monies will be deducted from the Deposit in the order listed in clause 17.6.
- 17.3 The Landlord shall provide the Tenant with written notice of itemised amounts to be deducted from the Deposit and if the deductions are agreed in writing by the Tenant then the Deposit monies less aforesaid agreed deductions shall be released to the Tenant.
- 17.4 At the end of the Tenancy upon written agreement by both parties to any deductions made under clause 17.6 below, the Landlord's Agent will return the Deposit within 10 days of the Tenant's departure from the Property, save in case of dispute, in accordance with The Housing Act 2004.
- 17.5 If the amount of monies that the Landlord is entitled to deduct from the Deposit exceeds the amount held as the Deposit the Landlord may require the Tenant to pay that additional sum to the Landlord, within 14 days of the Tenant receiving a request in writing.
- 17.6 The Landlord may deduct monies from the Deposit (as set out in paragraph 17.2) to compensate the Landlord for losses caused by any or all of the following reasons:
- any damage to the Property or Fixtures and Fittings caused by the Tenant, his family or his visitors;
 - any damage to the Property or the Fixtures and Fittings resulting from any breach of the Terms of this Agreement by the Tenant;
 - any professional cleaning costs, provided the Property was in a good clean condition at the start of the Tenancy;
 - any damage caused or cleaning required as a result of any pet(s) occupying the Property (whether or not the Landlord consented to its presence as set out in clause 10.1);
 - any instalment of the Rent which is due but remains unpaid at the end of the Tenancy;
 - any other breach by the Tenant of the Terms of this Agreement;
 - any sum repayable by the Landlord to a local authority where housing benefits have been paid direct to the Landlord by the local authority;
 - any unpaid account or charge for water, electricity, gas or other fuels used by the Tenant in the Property;
 - any unpaid telephone charges;
 - any unpaid council tax;
 - any other monies due under this agreement.
- 17.7 The Tenant agrees to the transfer of the Deposit, or the balance of the Deposit, to the purchaser or transferee if the Landlord sells or transfers his interest in the Property. The Landlord shall then be released from any further claim or liability in respect of the Deposit, or any part of it.
- 17.8 Where the Tenant has been in receipt of housing benefit and if at any time such benefit has been paid direct to the Landlord by a local authority, the Landlord reserves the right to retain the Deposit until such time as the Landlord is reasonably satisfied that no part of such benefit is repayable to the local authority.
- 17.9 If at any time during the tenancy the amount held in respect of the Deposit is less than the sum stated on page 1 of this Agreement then the Landlord may require the Tenant to top up the Deposit to the originally agreed amount.
- 17.10 The Landlord shall not be obliged to refund the Deposit or any part of the Deposit during the term as a result of any change in the person or persons who are named as "the Tenant".
- 17.11 Where there is more than one Tenant, the Landlord can discharge his obligation to repay the Deposit by making payment to one, some or all of the Tenants.
- 17.12 Should the Tenant notify the Landlord's Agent of a disputed portion of deposit deductions, The value of monies in dispute must be transferred to the client account of mydeposits within 10 days of the dispute being lodged. The funds in dispute will be subsequently released either

Signed:....................

by mutual agreement between Landlord and Tenant, via Court order or as a result of arbitration through the Alternative Dispute Resolution service Should Landlord and Tenant use the Alternative Dispute Resolution service both parties are bound by the subsequent ruling.

Landlord's Obligations

- 18 The Landlord agrees:
- 18.1 To allow the Tenant to quietly live in and enjoy the Property during the Tenancy, except in an emergency, without any unlawful interruption (subject to the provisions of clause 11 above) by the Landlord or any person rightfully acting on behalf of the Landlord.
- 18.2 To obtain all necessary consents to enable the Landlord to enter this Agreement (whether from Superior Landlords, lenders, insurers, or others).
- 18.3 To insure the buildings, and the contents of the Property belonging to the Landlord, under a general household policy with a reputable insurer.
- 18.4 To keep in good repair and working order all appliances, plumbing, mechanical and electrical equipment belonging to the Landlord and forming part of the Fixtures and Fittings and to maintain the same in such condition at his own expense during the term of the Tenancy, unless they have been damaged or broken due to the negligence or misuse of the Tenant, his family or visitors. The Tenant shall pay to the Landlord the cost of any repairs resulting from misuse or negligence by the Tenant, his family, or his visitors. The Landlord will not be responsible for any loss or inconvenience suffered by the Tenant as a result of the failure of any other supply or service to the Property by any other party or body.
- 18.5 To ensure that all the furniture, soft furnishings and equipment within the Property complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.
- 18.6 To confirm that all gas appliances comply with the Gas Safety (Installation and Use) Regulations 1998.
- 18.7 To confirm that all electrical appliances comply with the Electrical Equipment (Safety) Regulations 1994, and the Plugs and Sockets, etc. (Safety) Regulations 1994.
- 18.8 To comply with all the obligations imposed upon the Landlord by a Superior Landlord if the Property is held under a Superior Lease.
- 18.9 To take all reasonable steps to ensure that the Superior Landlord complies with the obligations of the Superior Lease.
- 18.10 To pay all outgoings for the Property apart from those specified as the obligations of the Tenant in this Agreement.
- 18.11 To pay for the cost of checking the Inventory and Schedule of Condition at the start of the Tenancy.
- 18.12 To pay for the professional cleaning of the Property and the Fixtures and Fittings prior to the commencement of the Tenancy.

Ending this Agreement

The Landlord and Tenant agree:

19 Ending the Tenancy and Forfeiture

19.1 If at any time

- (a) the Rent, or any part of it remains unpaid for 14 days after falling due, whether formally demanded or not; or
- (b) if any agreement or obligation of the Tenant is not complied with; or

Signed:.....D.P......P.V.P......M.B......

- (c) if any of the grounds set out in Schedule 2 of the Housing Act 1988 (as

amended) being grounds 1, 2, 8, 10, 11, 12, 13, 14, 15 or 17 are made out;
or

- (d) if the Tenant being an individual shall become bankrupt or enter into any arrangement with his creditors or being a company should either enter into liquidation whether compulsory or voluntary or should have a receiver appointed of its undertakings or assets or in any case should suffer any execution to be levied on the Tenant's goods; or

- (e) If the Property shall be left unoccupied for more than 21 days;

the Landlord may give written Notice to the Tenant that the Landlord seeks possession of the Property through the Courts. This clause does not prejudice any other rights that the Landlord may have in respect of the Tenant's obligations under this Agreement.

- 19.2 If the Tenant vacates the Property during the Term, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until term expires or the Property is re-let whichever is earlier, whether or not the Tenant chooses to continue occupying the property. If the Property is re-let during the Term the Tenant will reimburse the Landlord for any lettings agent fees' or other reasonable costs incurred from this point until the end of the term. This will include a deduction to compensate the Landlord for any Letting Commission charges payable to C.H. Peppiatt Estate Agents Ltd for the period of the Term in which Rent was not received as a result of the Tenant terminating the Tenancy in a manner contrary to the Terms of the Tenancy Agreement. For the avoidance of doubt this clause will not take effect where the Tenant is operating a break clause contained in this Agreement.

- 19.3 The Landlord may bring the Tenancy to an end at any time (but not a day earlier than six months from the commencement date of this Agreement) by giving to the Tenant not less than two months written notice stating that the Landlord requires possession of the Property

20 Interruptions to the Tenancy

- 21.1 If the Property is destroyed or made uninhabitable by fire or any other risk against which the Landlord's Policy of Insurance has insured Rent shall cease to be payable until the Property is reinstated and rendered habitable unless the insurance monies are not recoverable (whether in whole or in part) because of anything done or not done by the Tenant or his visitors.

- 21.2 If the Property is not made habitable within one month, either party may terminate this Agreement with immediate effect by giving written notice to the other party.

General

21 Data Protection Act 1998

- 21.1 I is agreed that the personal information of both the Landlord and the Tenant will be retained by the Agent in accordance with the above Act; that present and future contact details of the parties may be provided to each other utility suppliers the local authority any credit or reference providers and for debt collection.

22 Notices

- 22.1 The Landlord notifies the Tenant (in accordance with sections 47 and 48 of the Landlord and Tenant Act 1987) that the address at which notices (including notices in proceedings) or Other written requests may be sent or served on the Landlord is **39 Fitzjohns Avenue, London NW3 5SJ.**

- 22.2 Any Notices served on the Tenant shall be sufficiently served if sent by ordinary First Class post or by Recorded Delivery or by Special Delivery to the Tenant at the Premises or the last known address of the Tenant, or if left addressed to the Tenant at the Premises, and shall be deemed delivered as follows:

- in the case of ordinary First Class post, two working days after posting; or
- in the case of Recorded Delivery, two working days after posting; or
- in the case of Special Delivery, one working day after posting; or
- when left addressed to the Tenant at the Premises, the same day.

22.3 Special conditions:

Either party may bring the tenancy to an end at any time before the expiry of the term (but not earlier than six months from the commencement date of this agreement whichever shall be later) by giving to the other not less than two months written notice. Two months written notice must be given at any time throughout the tenancy in order to terminate the contract, even if the initial tenancy period has expired. This notice must also be in line with the rent due date (i.e a Tenant wishing to vacate a property on 1st July 12 must give notice no later than 1st May 12) Provided that such notice will not bring the tenancy to an end in the months of December and January, those months being disregarded for the purposes of calculation of the period of the notice. The tenant understands, subject to agent and landlord consent an existing tenant may request a tenant name change. Upon agreement of the landlord and agent it shall be the outgoing tenant's responsibility to successfully find a replacement tenant who must meet the standard agents referencing criteria. The outgoing tenant will be liable for an administrative fee of £150.00 plus VAT and the new incoming tenant shall be liable for reference and administrative fee of £95.00 plus VAT.

Signed:.....

You should read this document carefully and thoroughly. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain Terms that you do not agree with and that it does contain everything you want to form part of the Agreement.

If you are in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

SIGNED BY: **Ms Paraskevi Doumani, Mr Dimitris Panagiotou
& Ms Mona Boshnaq**

Ms Paraskevi Doumani _____

Mr Dimitris Panagiotou _____

Ms Mona Boshnaq _____

WITNESS:

Name:

Address:

Occupation:

Date:

You should read this document carefully and thoroughly. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain Terms that you do not agree with and that it does contain everything you want to form part of the Agreement.

If you are in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

SIGNED BY OR ON BEHALF OF **Mr Russell Ambrose**

WITNESS:

Name:

Address:

Occupation:

Date:

M. Mackenzie
M. MACKENZIE

2 CREWYS RD, LONDON, NW2 2AA

P.A.

12/10/13

HOUSING ACT 1988 Section 21 (1) (b) as amended by the HOUSING ACT 1996

ASSURED SHORTHOLD TENANCY: Fixed Term

NOTICE REQUIRING POSSESSION

DATE: **22nd October 2013**

TO: **Ms Paraskevi Doumani, Mr Dimitris Panagiotou
& Ms Mona Boshnaq**

ADDRESS: **Rotunda Studios, Rear of Barket House, 118 Finchley Road,
NW3 5HT**

I give you notice in writing under section 21 (1) (b) of the HOUSING ACT 1988 that I require possession of the property known as:

ADDRESS: **Rotunda Studios, Rear of Barket House, 118
Finchley Road, NW3 5HT**

DATE POSSESSION REQUIRED: **21st September 2014**

FROM: **Mr Russell Ambrose**

Signed by or on behalf of:

Mr Russell Ambrose (the landlord)

I/ We "the Tenant"(s) acknowledge having received the original of this notice

Signed by "The Tenant"(s): **Ms Paraskevi Doumani, Mr Dimitris Panagiotou
& Ms Mona Boshnaq**

Ms Paraskevi Doumani

Mr Dimitris Panagiotou

Ms Mona Boshnaq





C.H. PEPIATT

RESIDENTIAL SALES, LETTINGS & PROPERTY MANAGEMENT

CH Peppiatt Estate Agents Ltd

1 Chalk Farm Parade, Adelaide Road, London NW3 2BN

Tel: 020 7449 9222 **Fax:** 020 7586 0342

Email: info@ch-p.co.uk

www.ch-p.co.uk

ASSURED SHORTHOLD TENANCY AGREEMENT

THE PROPERTY

**Rotunda Studios, Rear of Barket House,
118 Finchley Road
London
NW3 5HT**

THE LANDLORD

Mr Russell Ambrose

THE TENANT

Dr Paraskevi Doumanis, Ms Mona Boshnaq & Ms Kiera Schoenemann

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THIS AGREEMENT is made on 10-09-2014

The Parties to this Agreement and the Property

THIS AGREEMENT IS MADE BETWEEN

A. **Mr Russell Ambrose of 39 Fitzjohns Avenue, London NW3 5SJ**
("the landlord")

AND

B. **Dr Paraskevi Doumanis, Ms Mona Boshnaq & Ms Kiera Schoenemann**
Of Rotunda Studios, Rear of Barket House, 118 Finchley Road, NW3 5HT
("the tenants")

AND IS MADE IN RELATION TO THE PROPERTY AT:

Rotunda Studios, Rear of Barket House, 118 Finchley Road, NW3 5HT

The Main Terms of the Tenancy

PROPERTY: The Landlord lets to the Tenant the Property situated at and known as **Rotunda Studios, Rear of Barket House, 118 Finchley Road, NW3 5HT** together with the Fixtures and Fittings in and on the Property including all matters detailed in the Inventory and Schedule of Condition signed by the parties at the start on the Tenancy.

CONTENTS: The Property shall be let **furnished**

TERM: The Landlord lets to the Tenant the Property for a period of **twelve** months ("The Term") from and including **22nd September 2014** to and including **21st September 2015**.

RENT: The Tenant shall pay **£575.00** per week being **£2,491.67** payable monthly in advance ("the Rent") for the duration of the Tenancy subject to increases agreed on any renewals of the term.

DEPOSIT: The Tenant has paid to the Landlord when signing this Agreement **£3,450.00** as a Deposit. At the end of the Tenancy the Deposit will be returned subject to the possible Deductions set out in clause 17 of this Agreement.

PAYABLE: **£2,491.67** payable on the **22nd day of every month** in advance without any Deductions, by standing order. Standing orders must be set up to ensure that payments are received by the Date Stated above.

Signed:.....
   

This Agreement is intended to create an Assured Shorthold Tenancy as defined By section 19A of the Housing Act 1988 (as amended) and will take effect subject to the provisions or the recovery of possession set out in section 21 of that Act.

Definitions & Interpretation

"Landlord(s)" includes anyone owning an interest in the Property, whether freehold or leasehold, entitling them to possession of it upon the termination or expiry of the Tenancy and anyone who later owns the Property.

"Tenant" includes anyone entitled to possession of the Property under this Agreement. Where 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 any one or more of those individuals

"Agent" is C.H. Peppiatt Estate Agents Ltd of, 20 Haverstock Hill, London, NW3 2BL

"Property" includes any part or parts of the building boundaries fences garden and outbuildings belonging to the Landlord unless they have been specifically excluded from the Tenancy. When the Property is part of a larger building the Property includes the use of common access ways and facilities

"Fixtures & Fittings" include references to any of the fixtures, fittings, furnishings, or contents, floor, ceiling or wall coverings in or on the Property

"Inventory and Schedule of Condition" is the record of Fixtures & Fittings in the Property drawn up prior to the commencement of the Tenancy by the Landlord or Inventory Clerk which will be given to the Tenant at the start of the Tenancy after the check in report has been prepared

"Tenancy" means the entire period the Tenant remains in the property including any extension or continuation of the contractual Tenancy or any statutory periodic Tenancy arising after the expiry of the original Term

"Deposit" is the money held by the Agent as Stakeholder during the Tenancy in case the Tenant should fail to comply with the terms of this Agreement

"Emergency" means where there is a risk to life or damage to the fabric of the Property or Fixtures & Fittings contained in the Property

"Water charges" include references to water sewerage and environmental service charges.

"Superior Landlord" means the person for the time being who owns the interest in the Property which gives him the right to possession of the Property at the end of the Landlord's lease of the Property.

"Head Lease" sets out the obligations your Landlord has to his Superior Landlord.

References to the singular include the plural and references to the masculine include the feminine.

The Tenant and Landlord agree that the laws of England & Wales shall apply to this Agreement.

Signed:    

Tenant's Obligations

The Tenant agrees:

1 General

- 1.1** To be responsible and liable for all the obligations under this Agreement as joint and several Tenants if applicable, which means they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together.
- 1.2** To take reasonable care not to permit or allow any licensee or visitor to do or not to do anything that breaches the obligations of the Tenant under this Agreement.
- 1.3** Not to withhold the payment of any instalment of Rent or any other monies payable under this Agreement on the ground that the Landlord (or his Agent) holds the Deposit or any part of it.

2 Rent and Other Charges

- 2.1** To pay the Rent at the time and in the manner specified.
- 2.2** To pay interest on any payment of Rent not made as set out on page 1 of this Agreement. Interest shall be payable from the date on which the Rent was due until the date on which the Rent is actually paid. The interest rate will be 2% above the Base Rate of The Royal Bank of Scotland.
- 2.3** To transfer the account and pay the Council Tax or any tax which may be substituted thereafter due in respect of individuals at the Property direct to the relevant local rating authority.
- 2.4** To pay all charges falling due for the following services used during the Tenancy and to pay a proportion of any standing charge for those services as reflects the period of time that this Agreement was in force:
- gas
 - water (including sewerage and other environmental services)
 - electricity
 - any other fuel charges
 - telecommunications.
- 2.5** To pay to the Landlord or Agent, all reasonable costs and expenses 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.
- 2.6** To pay any reasonable charges or other costs incurred by the Landlord or Agent if any cheque provided by the Tenant is dishonoured or if any Standing Order is withdrawn.
- 2.7** To pay for the television licence regardless of the ownership of the television set.
- 2.8** To repay to the Landlord and to compensate him for any council tax or substituted property tax paid to the local authority for the period of the Tenancy.
- 2.9** As a condition of entering into this tenancy agreement the tenant shall:
Ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings.
The Tenant must provide the Landlord or his Agent with a copy of his current insurance certificate prior to the commencement of the tenancy detailing the cover held, the name and address of the insurer, the policy number and the date of renewal.

3 Utilities

- 3.1** To notify the suppliers of gas, water, electricity, other fuel and telephone services to the Property that this Tenancy has started and to transfer the accounts for these services into the name(s) of the Tenant.
- 3.2** To inform the utility suppliers of the meter readings taken at the time of the check-in of the Inventory and Schedule of Condition.

DS
MM

DS
PD

DS
MB

DS
KS

Signed:.....

- 3.3** Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such services to the Property. This includes the installation of any pre-payment meter.
- 3.4** Not to change the telephone number at the Property.
- 3.5** Not to apply to British Telecom or other telecom providers on the termination of this agreement for the transfer of the telephone number to any other Property or for the disconnection of the service.
- 3.6** To pay to the Landlord all costs incurred in the re connection of any service following disconnection of the service whether caused by the Tenant's failure to comply with clause 3.1 or by anything done or not done (i.e. by either negligent act or omission) by the Tenant.
- 3.7** To arrange for the reading of the gas electricity and water meters, if applicable, at the termination of the Tenancy and to supply these readings to the utility suppliers
- 3.8** At the termination or sooner ending of the Tenancy to give the forwarding address of the Tenant to the utility suppliers and to the local authority or if this is not done to permit the Landlord or the Agent to do the same

4 The Condition of the Property: Repair, Maintenance and Cleaning

- 4.1** To keep the interior of the Property and the Fixtures & Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy, as noted in the Inventory and Schedule of Condition, and to make good or repair or replace with articles of similar kind and of equal value such of the furniture and effects as shall be destroyed lost broken and damaged. The Tenant is not responsible for the following
- fair wear and tear
 - any damage caused by fire unless that damage was caused by something done or not done (i.e. by either negligent act or omission) by the Tenant or any other person residing, sleeping in or visiting the Property;
 - repairs for which the Landlord has responsibility (these are set out in paragraph 18.4 of this Agreement);
 - damage covered by the Landlord's insurance policy.
- 4.2** To inform the Landlord or the Agent as soon as reasonably practicable of any repairs or other matters falling within the Landlord's obligations to repair the Property or the Fixtures and Fittings as set out in Paragraph 18.4 of this Agreement.
- 4.3** To use the Property in a proper and Tenant-like manner and in particular ensure that the Property is in a tidy and presentable state during the last eight weeks of the agreement when the Property is available to be viewed by prospective Tenants or purchasers.
- 4.4** To pay for the professional cleaning of the Property at the end of the Tenancy, to the same specification to which the Property and Fixtures & Fittings were cleaned prior to the start of the tenancy, as stated in the Inventory and Schedule of Condition.
- 4.5** To clean or pay for the cleaning of the inside and outside of the windows and any blinds fitted in the Property as often as necessary during the Tenancy and within one month before the end of the Tenancy.
- 4.6** To keep all smoke alarms (if applicable) in the same good working order as at the start of the Tenancy by replacing batteries where necessary.
- 4.7** To replace promptly, as soon as the breakage comes to the attention of the Tenant all broken glass with the same quality glass.

Signed:.....

^{DS}
MM

^{DS}
PD

^{DS}
MB

^{DS}
KS

- 4.8 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the Tenancy.
- 4.10 To replace all electric light bulbs fluorescent tubes and fuses where necessary.
- 4.11 To take reasonable precautions not to overload the electric circuits at the Property.
- 4.12 To ensure that any electrical appliances extension cables or adaptors belonging to the Tenant are in a safe condition.
- 4.13 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.
- 4.14 To keep all air vents extractor fans and ventilation ducts clean and free from obstruction.
- 4.15 To pay for the reasonable costs of repair to the Property or the Fixtures and Fittings caused by any major failure of the Tenant, his family, or his visitors, to comply with the obligations set out in this section of the Agreement, with the exception of fair wear and tear and insured risks.
- 4.16 To elect whether to carry out repairs or other works required under this section of the agreement within one month, unless a shorter period is justified; or whether to authorise the Landlord or the Agent to carry out the work at the Tenant's expense.
- 4.17 To allow the Landlord or Agent to enter the property, with workmen, upon giving to the Tenant at least 24 hours' notice, to carry out repairs or other works required under clause 4.15 when the Tenant has failed to comply with his obligations under the above clause.

5 Use of the Property

- 5.1 To use the Property for the purpose of a private residence only in the occupation of the Tenant and his immediate family.
- 5.2 Not to register a company at the address of the Property.
- 5.3 Not to run a business from the Property.
- 5.4 Not to use the Property for any illegal purpose.
- 5.5 Not to hold or allow any sale by auction at the Property.
- 5.6 Not to use or consume or allow to be used or consumed any drug or any other substance which is, or becomes prohibited, or restricted by law other than in accordance with any conditions required for the legal use of such restricted substances.
- 5.7 Not to play or permit to be played so as to be audible outside the Property any musical instrument or equipment before ten o'clock a.m. or after eleven o'clock p.m., or at any time to act in any way which causes annoyance or nuisance to neighbours or other occupants of the building of which the Property forms part.
- 5.8 Not to decorate or make any alterations or additions to or in the Property without the prior written consent of the Landlord or the Agent.
- 5.9 Not to remove the Fixtures & Fittings from the Property.
- 5.10 Not to store the Fixtures and Fittings in any way or place, within, or outside the Property that may reasonably lead to damage to the items or to the items deteriorating more quickly than if they had remained in the Property, without the written consent of the Landlord or the Agent.
- 5.11 Not to place or erect any aerial, satellite dish, notice, cable equipment, advertisement, sign or board on or in the Property without the prior written consent of the Landlord or the Agent.
- 5.12 To pay all the costs of installation, removal and repair of any damage done as a result of a breach of clause 5.11 above.

Signed: DS
MM DS
PD DS
MB DS
KS

- 5.13** Not to hang or fix any posters pictures or other items to the walls of the Property using nails, glue, blu-tac, sellotape or their equivalents, other than with a reasonable number of commercial picture hooks, unless consent is obtained from the landlord prior to and with the understanding that should consent be obtained it is the tenants responsibility to make to good and reinstatement prior to the end of this agreement .
- 5.14** To pay the reasonable costs of making good any excessive damage marks or holes caused by any fixings or their removal.
- 5.15** To hang laundry outside the Property only in places permitted for this purpose.
- 5.16** Not to keep any dangerous or inflammable materials (including paraffin, LPG or portable gas heaters) in or on the Property.
- 5.17** To take reasonable precautions to prevent infestation of the Property by vermin, or animal Fleas. If infestation occurs due to something done or not done by the Tenant to pay the costs of removing the infestation and any fumigation and cleaning of the Property or any affected parts.
- 5.18** To remove all rubbish from the Property, during and at the end of the Tenancy, by placing it in a plastic bin liner and disposing of it in the dustbin or receptacle made available.
- 5.19** To dispose of all rubbish during and at the end of the Tenancy through the services provided by the Local Authority.
- 5.20** To clear or pay for the clearance of any blockage or over-flow when any occur in any of the drains, gutters, down-pipes, sinks, toilets, or waste pipes, at the Property, if the blockage is caused by the negligence of, or the misuse by the Tenant, his family or any visitors or by any breach of this Agreement
- 5.21** To take reasonable precautions not to put or allow any oil grease or other harmful or corrosive substance to be put into the washbasins, lavatory basins, sinks or drains within or outside the Property.
- 5.22** To leave the furniture and effects at the expiration or sooner determination of the Tenancy in the rooms or places in which they were at the commencement of the Tenancy.
- 6 Insurance**
- 6.1** Not to do, or fail to do anything, that leads to the policy of insurance on the Property, or Fixtures & Fittings not covering any losses otherwise covered by the policy.
- 6.2** To pay to the Landlord any reasonable increased insurance premium, policy excess or necessary expenses incurred by the Landlord due to the failure of the Tenant to comply with clause 6.1 of this Agreement.
- 6.3** To promptly inform the Police or other authority and the Landlord or Agent as soon as possible of any fire, theft, loss or damage to the Property or Fixtures and Fittings.
- 6.4** To provide the Landlord or his Agent with written details of any fire, theft, loss or damage, under clause 6.3 above, within a reasonable time of that loss or damage having come to the attention of the Tenant
- 6.5** The Tenant's possessions are not covered by the Landlord's insurance policies.
- 7 Locks and Alarms**
- 7.1** To fasten all locks and bolts on the doors and windows when the Property is empty and at night.

Signed:.....






- 7.2** Not to install or change any locks or bolts in the property without prior written consent of the Landlord, or the Agent, except in the case of an emergency.
- 7.3** Not to remove any lock or bolt fitted to the Property without the consent of the Landlord or Agent and pay for the reasonable costs of making good.
- 7.4** To immediately provide the Landlord or the Agent with a set of keys to any new lock fitted on the property.
- 7.5** Not to have any further keys cut for the locks to the Property without notifying the Landlord or the Agent in writing of the number of additional keys cut.
- 7.6** To return to the Landlord, or the Agent at the end of the Tenancy (whether before or after the Term of this Agreement) all keys, remote controls, or other security devices for the Property and in the event that any such keys are not returned to pay the costs incurred by the Landlord in replacing the locks to which the keys belonged.
- 7.7** To pay for the cost of replacement remote controls or other security devices that have been lost or not returned at the end of the Tenancy.
- 8 Garden (if applicable)**
- 8.1** To keep the garden in the same style as at the commencement of the Tenancy.
- 8.2** Not to lop, prune, remove or destroy any existing plants, trees or shrubs without the written consent of the Landlord or the Agent.
- 9 Leaving the Property Empty**
- 9.1** To notify the Landlord or the Agent in writing before leaving the Property vacant for any period of 21 days or more during the Tenancy.
- 9.2** To comply with and pay for any conditions or requirements set out in the Landlord's Policy of Insurance relating to empty premises. This provision shall apply whether or not the Landlord has been or should have been notified of the absence under clause 9.1 of this Agreement.
- 9.3** To pay any reasonable costs to ensure the security of the Property and the Fixtures and Fittings when it is vacant or unoccupied.
- 10 Animals and Pets**
- 10.1** Not to keep any animals or birds in the Property without the prior written consent of the Landlord or the Agent.
- 11 Access and Inspection**
- 11.1** To permit any Superior Landlord, the Landlord or the Landlord's Agent and all other persons Authorised by the Landlord with or without workmen and others and with all necessary equipment at all reasonable times during the Tenancy with prior appointment (except in case of emergency) to enter Upon the Property and to examine the condition of the same or to inspect, maintain, repair, alter, improve or rebuild the Property or any adjoining or neighbouring Property or to maintain repair or replace the Fixtures Fittings and Effects or for the purpose of complying with any obligations imposed on the Landlord by law.
- 11.2** To allow the Property to be viewed at all reasonable times during normal working hours (between 9am and 7pm) by prior mutually convenient appointment or on reasonable notice either via the Tenant or with keys, during the last two months of the Tenancy; following a request by any person who is (or is acting on behalf of) the Landlord or the Agent and who is accompanying a prospective purchaser or tenant of the Property.

Signed:    

- 11.3** To permit the Landlord or the Landlord's Agents to erect "For Sale", "To Let", "Sold", "Let By" or "Let and Managed By" boards at their discretion.

12 Assignment

- 12.1** Not to assign, sublet, part with, or share the possession of all or part of the Property with any Other person without the prior consent of the Landlord or the Agent, which will not be unreasonably withheld
- 12.2** Not to take in lodgers or paying guests, or permit any person other than the person(s) named as the Tenant in this Agreement and any permitted children to occupy or reside in the Property; apart from occasional visitors; without the prior consent of the Landlord or the Agent, which will not be unreasonably withheld.

13 Car Parking and Storage

- 13.1** To park private vehicle(s) only at the Property. If the Tenant is allocated a car parking space, the Tenant will only park in the space allocated to the Property.
- 13.2** Not to park or store any boat, caravan, or commercial vehicle at the Property or in any communal car park or parking space without the prior consent of the Landlord or the Agent which will not be unreasonably withheld but which may be withdrawn upon giving reasonable notice.
- 13.3.1** It is the Tenant's responsibility to verify whether they are eligible for any Residents' Parking Scheme operated by the relevant Local Authority. The granting of this Tenancy does not imply a right to obtain a Resident's Permit.

14 Inventory and Checkout

- 14.1** To pay to the Landlord or Agent the reasonable cost of the checking of the Inventory at the start or sooner than commencement of the Tenancy.
- 14.2** To accept that the report of the Inventory Clerk will be prepared in the Tenant's absence if the Tenant or his agent does not attend the check-out.
- 14.3** To pay the Rent and other monies payable under this Agreement, when furniture or other Items belonging to the Tenant are left in the Property, until they are removed from the Property.
- 14.4** To pay for the removal, disposal or storage (for a reasonable period) of any items left in the Property belonging to the Tenant.

15 Head Lease

- 15.1** To comply with the obligations of the Head Lease.

16 Notices

- 16.1** To forward to the Landlord or the Agent at the address set out in paragraph 22.1 as soon as reasonably possible any notice or other communication which is delivered or posted to the Premises, or any order made by any authority which may affect, or apply to the Property, its boundaries or neighbouring properties.

The Deposit

- 17** The following paragraphs set out how the deposit paid by the Tenant under the main terms of the Tenancy will be handled.
- 17.1** The deposit £3,450.00 has been protected by Tenancy Deposit Solutions Limited, 3rd Floor, Kingmaker House, Station Road, Barnet, Herts EN5 1NZ. in accordance with the Terms and Conditions of Tenancy Deposit Solutions Limited. The Terms and Conditions and ADR Rules governing the protection of the deposit including the repayment process can be found at www.mydeposits.co.uk

Signed:.....






- 17.2** After the Tenancy the Landlord is entitled to deduct from the sum held as the Deposit any monies referred to in clause 17.6 of this Agreement upon receiving written agreement from the Tenant to the intended deductions. If more than one deduction is to be made by the Landlord, monies will be deducted from the Deposit in the order listed in clause 17.6.
- 17.3** The Landlord shall provide the Tenant with written notice of itemised amounts to be deducted from the Deposit and if the deductions are agreed in writing by the Tenant then the Deposit monies less aforesaid agreed deductions shall be released to the Tenant.
- 17.4** At the end of the Tenancy upon written agreement by both parties to any deductions made under clause 17.6 below, the Landlord's Agent will return the Deposit within 10 days of the Tenant's departure from the Property, save in case of dispute, in accordance with The Housing Act 2004.
- 17.5** If the amount of monies that the Landlord is entitled to deduct from the Deposit exceeds the amount held as the Deposit the Landlord may require the Tenant to pay that additional sum to the Landlord, within 14 days of the Tenant receiving a request in writing.
- 17.6** The Landlord may deduct monies from the Deposit (as set out in paragraph 17.2) to compensate the Landlord for losses caused by any or all of the following reasons:
- any damage to the Property or Fixtures and Fittings caused by the Tenant, his family or his visitors;
 - any damage to the Property or the Fixtures and Fittings resulting from any breach of the Terms of this Agreement by the Tenant;
 - any professional cleaning costs, provided the Property was in a good clean condition at the start of the Tenancy;
 - any damage caused or cleaning required as a result of any pet(s) occupying the Property (whether or not the Landlord consented to its presence as set out in clause 10.1);
 - any instalment of the Rent which is due but remains unpaid at the end of the Tenancy;
 - any other breach by the Tenant of the Terms of this Agreement;
 - any sum repayable by the Landlord to a local authority where housing benefits have been paid direct to the Landlord by the local authority;
 - any unpaid account or charge for water, electricity, gas or other fuels used by the Tenant in the Property;
 - any unpaid telephone charges;
 - any unpaid council tax;
 - any other monies due under this agreement.
- 17.7** The Tenant agrees to the transfer of the Deposit, or the balance of the Deposit, to the purchaser or transferee if the Landlord sells or transfers his interest in the Property. The Landlord shall then be released from any further claim or liability in respect of the Deposit, or any part of it.
- 17.8** Where the Tenant has been in receipt of housing benefit and if at any time such benefit has been paid direct to the Landlord by a local authority, the Landlord reserves the right to retain the Deposit until such time as the Landlord is reasonably satisfied that no part of such benefit is repayable to the local authority.
- 17.9** If at any time during the tenancy the amount held in respect of the Deposit is less than the sum stated on page 1 of this Agreement then the Landlord may require the Tenant to top up the Deposit to the originally agreed amount.
- 17.10** The Landlord shall not be obliged to refund the Deposit or any part of the Deposit during the term as a result of any change in the person or persons who are named as "the Tenant".
- 17.11** Where there is more than one Tenant, the Landlord can discharge his obligation to repay the Deposit by making payment to one, some or all of the Tenants.
- 17.12** Should the Tenant notify the Landlord's Agent of a disputed portion of deposit deductions, The value of monies in dispute must be transferred to the client account of mydeposits within 10 days of the dispute being lodged. The funds in dispute will be subsequently released either

Signed:.....






by mutual agreement between Landlord and Tenant, via Court order or as a result of arbitration through the Alternative Dispute Resolution service Should Landlord and Tenant use the Alternative Dispute Resolution service both parties are bound by the subsequent ruling.

Landlord's Obligations

- 18** The Landlord agrees:
- 18.1** To allow the Tenant to quietly live in and enjoy the Property during the Tenancy, except in an emergency, without any unlawful interruption (subject to the provisions of clause 11 above) by the Landlord or any person rightfully acting on behalf of the Landlord.
- 18.2** To obtain all necessary consents to enable the Landlord to enter this Agreement (whether from Superior Landlords, lenders, insurers, or others).
- 18.3** To insure the buildings, and the contents of the Property belonging to the Landlord, under a general household policy with a reputable insurer.
- 18.4** To keep in good repair and working order all appliances, plumbing, mechanical and electrical equipment belonging to the Landlord and forming part of the Fixtures and Fittings and to maintain the same in such condition at his own expense during the term of the Tenancy, unless they have been damaged or broken due to the negligence or misuse of the Tenant, his family or visitors. The Tenant shall pay to the Landlord the cost of any repairs resulting from misuse or negligence by the Tenant, his family, or his visitors. The Landlord will not be responsible for any loss or inconvenience suffered by the Tenant as a result of the failure of any other supply or service to the Property by any other party or body.
- 18.5** To ensure that all the furniture, soft furnishings and equipment within the Property complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended in 1993.
- 18.6** To confirm that all gas appliances comply with the Gas Safety (Installation and Use) Regulations 1998.
- 18.7** To confirm that all electrical appliances comply with the Electrical Equipment (Safety) Regulations 1994, and the Plugs and Sockets, etc. (Safety) Regulations 1994.
- 18.8** To comply with all the obligations imposed upon the Landlord by a Superior Landlord if the Property is held under a Superior Lease.
- 18.9** To take all reasonable steps to ensure that the Superior Landlord complies with the obligations of the Superior Lease.
- 18.10** To pay all outgoings for the Property apart from those specified as the obligations of the Tenant in this Agreement.
- 18.11** To pay for the cost of checking the Inventory and Schedule of Condition at the start of the Tenancy.
- 18.12** To pay for the professional cleaning of the Property and the Fixtures and Fittings prior to the commencement of the Tenancy.

Ending this Agreement

The Landlord and Tenant agree:

19 Ending the Tenancy and Forfeiture

- 19.1** If at any time
- (a) the Rent, or any part of it remains unpaid for 14 days after falling due, whether formally demanded or not; or
- (b) if any agreement or obligation of the Tenant is not complied with; or
- (c) if any of the grounds set out in Schedule 2 of the Housing Act 1988 (as

Signed:.....





amended) being grounds 1, 2, 8, 10, 11, 12, 13, 14, 15 or 17 are made out;
or

- (d) if the Tenant being an individual shall become bankrupt or enter into any arrangement with his creditors or being a company should either enter into liquidation whether compulsory or voluntary or should have a receiver appointed of its undertakings or assets or in any case should suffer any execution to be levied on the Tenant's goods; or

- (e) If the Property shall be left unoccupied for more than 21 days;

the Landlord may give written Notice to the Tenant that the Landlord seeks possession of the Property through the Courts. This clause does not prejudice any other rights that the Landlord may have in respect of the Tenant's obligations under this Agreement.

- 19.2** If the Tenant vacates the Property during the Term, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until term expires or the Property is re-let whichever is earlier, whether or not the Tenant chooses to continue occupying the property. If the Property is re-let during the Term the Tenant will reimburse the Landlord for any lettings agent fees' or other reasonable costs incurred from this point until the end of the term. This will include a deduction to compensate the Landlord for any Letting Commission charges payable to C.H. Peppiatt Estate Agents Ltd for the period of the Term in which Rent was not received as a result of the Tenant terminating the Tenancy in a manner contrary to the Terms of the Tenancy Agreement. For the avoidance of doubt this clause will not take effect where the Tenant is operating a break clause contained in this Agreement.

- 19.3** The Landlord may bring the Tenancy to an end at any time (but not a day earlier than six months from the commencement date of this Agreement) by giving to the Tenant not less than two months written notice stating that the Landlord requires possession of the Property

20 Interruptions to the Tenancy

- 21.1** If the Property is destroyed or made uninhabitable by fire or any other risk against which the Landlord's Policy of Insurance has insured Rent shall cease to be payable until the Property is reinstated and rendered habitable unless the insurance monies are not recoverable (whether in whole or in part) because of anything done or not done by the Tenant or his visitors.

- 21.2** If the Property is not made habitable within one month, either party may terminate this Agreement with immediate effect by giving written notice to the other party.

General

21 Data Protection Act 1998

- 21.1** I is agreed that the personal information of both the Landlord and the Tenant will be retained by the Agent in accordance with the above Act; that present and future contact details of the parties may be provided to each other utility suppliers the local authority any credit or reference providers and for debt collection.

22 Notices

- 22.1** The Landlord notifies the Tenant (in accordance with sections 47 and 48 of the Landlord and Tenant Act 1987) that the address at which notices (including notices in proceedings) or Other written requests may be sent or served on the Landlord is **39 Fitzjohns Avenue, London NW3 5SJ.**

- 22.2** Any Notices served on the Tenant shall be sufficiently served if sent by ordinary First Class post or by Recorded Delivery or by Special Delivery to the Tenant at the Premises or the last known address of the Tenant, or if left addressed to the Tenant at the Premises, and shall be deemed delivered as follows:

- in the case of ordinary First Class post, two working days after posting; or
- in the case of Recorded Delivery, two working days after posting; or
- in the case of Special Delivery, one working day after posting; or
- when left addressed to the Tenant at the Premises, the same day.

22.3 Special conditions:

Either party may bring the tenancy to an end at any time before the expiry of the term (but not earlier than six months from the commencement date of this agreement whichever shall be later) by giving to the other not less than two months written notice. Two months written notice must be given at any time throughout the tenancy in order to terminate the contract, even if the initial tenancy period has expired. This notice must also be in line with the rent due date (i.e a Tenant wishing to vacate a property on 1st July 12 must give notice no later than 1st May 12) Provided that such notice will not bring the tenancy to an end in the months of December and January, those months being disregarded for the purposes of calculation of the period of the notice. The tenant understands, subject to agent and landlord consent an existing tenant may request a tenant name change. Upon agreement of the landlord and agent it shall be the outgoing tenant's responsibility to successfully find a replacement tenant who must meet the standard agents referencing criteria. The outgoing tenant will be liable for an administrative fee of £150.00 plus VAT and the new incoming tenant shall be liable for reference and administrative fee of £95.00 plus VAT.

Signed:.....

DS
MM

DS
PD

DS
MB


DS
KS

You should read this document carefully and thoroughly. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain Terms that you do not agree with and that it does contain everything you want to form part of the Agreement.

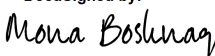
If you are in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

SIGNED BY: **Dr Paraskevi Doumanis, Ms Mona Boshnaq & Ms Kiera Schoenemann**


Dr Paraskevi Doumanis

DocuSigned by:

EC56488E6D9E47B...

Ms Mona Boshnaq

DocuSigned by:

89296DA87EAE4AD...

Ms Kiera Schoenemann

DocuSigned by:

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You should read this document carefully and thoroughly. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain Terms that you do not agree with and that it does contain everything you want to form part of the Agreement.


If you are in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

SIGNED BY OR ON BEHALF OF **Mr Russell Ambrose**

DocuSigned by:

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Executed By: Alek Kleanthous

DocuSigned by:

49FCB859535E4C3...

HOUSING ACT 1988 Section 21 (1) (b) as amended by the HOUSING ACT 1996

ASSURED SHORTHOLD TENANCY: Fixed Term

NOTICE REQUIRING POSSESSION

DATE: **22nd October 2014**

TO: **Dr Paraskevi Doumanis, Ms Mona Boshnaq & Ms Kiera Schoenemann**

ADDRESS: **Rotunda Studios, Rear of Barket House, 118 Finchley Road, NW3 5HT**

I give you notice in writing under section 21 (1) (b) of the HOUSING ACT 1988 that I require possession of the property known as:

ADDRESS: **Rotunda Studios, Rear of Barket House, 118 Finchley Road, NW3 5HT**

DATE POSSESSION REQUIRED: **21st September 2015**

FROM: **Mr Russell Ambrose**

Signed by or on behalf of:

Mr Russell Ambrose (the landlord)

DocuSigned by:
Marrali Mackenzie
65C1E80C5AAB4D7...

I/ We "the Tenant"(s) acknowledge having received the original of this notice

Signed by "The Tenant"(s): **Dr Paraskevi Doumanis, Ms Mona Boshnaq & Ms Kiera Schoenemann**

Dr Paraskevi Doumanis

DocuSigned by:
Paraskevi Doumanis
EC56488E6D9E47B...

Ms Mona Boshnaq

DocuSigned by:
Mona Boshnaq
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Ms Kiera Schoenemann

DocuSigned by:
Kiera Schoenemann
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ASSURED SHORTHOLD TENANCY AGREEMENT

THE PROPERTY





Rotunda Studios, Rear of Barket House,
118 Finchley Road
London
NW3 5HT

THE LANDLORD

Mr Russell Keith Ambrose

THE TENANTS

Sweta Deb,
Madhumini Bulathsinghala,
Jerny Dela Cruz,
Viyaasan Mahalingasivam

   
SD MB JD VM