

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

Date: Margit.
Landlord(s): **Mr ~~Adil~~ Bentaleb – C/O Welmanage Ltd, 277 West End Lane, London, NW6 1QS**
Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address
Tenant(s): **Miss Katy Rowland (07767 808081) – 252 Earlsfield Road. Earlsfield**

Property: **The dwellinghouse known as: Flat 2, 172 Iverson Road, West Hampstead, London, NW6 2HL**
Contents: **The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects apportioned to the property.**
Term: **For the term of One year less one day**
Commencing on **5th September 2009**
Rent: **£910.00 per calendar month (Nine hundred and ten pounds)**
Payment: **in advance by equal payments on the 5th day of each and every subsequent month, by Standing Order.**
Deposit **A deposit of £910.00 is payable on signing this Agreement to be held by the Landlord in a tenancy deposit scheme.**

It is agreed that [after an initial period of four months,] two months' notice in writing may be served by either party to terminate this agreement.

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above
2. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is agreed that this sum shall not be transferable by the Tenant in any way, and at any time against payment of the Rent and that no interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation.
3. The Tenant agrees with the Landlord:
 - (3.1) To pay the Rent on the days and in the manner specified to the Landlord's Agent/Landlord by Standing Order
 - (3.2) To pay promptly to the authorities to whom they are due, council tax and outgoings (including water and sewerage charges, gas, electric, light and telephone (if any) relating to the Property), including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services (i.e. gas, electricity, water etc.)
 - (3.3) Not to damage or injure the Property and Contents or make any alteration or addition to it. Any redecoration is to be made only with the prior written consent of the Landlord or his Agent
 - (3.4) Not to leave the Property vacant for more than 28 consecutive days and to properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended
 - (3.5) To keep the interior of the Property and the Contents in good and clean condition and complete repair (reasonable wear and tear excepted) and to keep the Property at all times well and sufficiently aired and warmed during the tenancy
 - (3.6) To immediately pay the Landlord or his Agent the value of replacement of any furniture or effects lost damaged or destroyed or at the option of the Landlord, replace immediately any furniture or effects lost damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property
 - (3.7) Where an inventory schedule is supplied to the tenant, the tenant shall return these to the agent within 7 days making representations as appropriate. Note: Any inventory not returned will be deemed accepted, if not signed