

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 Acts

Date: 23rd August 2021

Landlord(s): Margaret Bentaleb

Landlord Address: Care of Welmanage Limited, 277 West End Lane London NW6 1QS
(This is the Landlord's address for service for the purposes of section 48 of The Landlord and Tenant Act 1987)

Tenant(s): Mr Arthur Richard Almeida
Ms Evelina Sersniovaite

Property: Flat 2, 172 Iverson Road, London NW6 2HL

Contents: Furnished

Term: 1 year less one day from 23rd August 2021

Rent: £1200.00 per calendar month

Rent Payment For the first month of the Term, on the date of this Agreement

Date: For each subsequent month of the Term, on the 23rd day of every month

Deposit: None / £0.00 – NB IF DEPOSIT TAKEN IT MUSE BE PROTECTED

Notice Period: Unless specified elsewhere in this Agreement, two (2) months from the rent date

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. This agreement creates and assured shorthold tenancy under part I Chapter II of the Housing Act 1988, which means that once it has expired the Landlord is entitled to recover possession under section 21 of the Housing Act 1988, unless the Landlord has served a notice on the Tenant at the start of, or during the term, stating that it is not an assured shorthold tenancy.
3. 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 specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed by the appropriate deposit scheme, details of which are contained in the scheme's deposit information leaflet and website.

The Tenant agrees with the Landlord:

4. Rent & Charges

- 4.1. To pay the Rent on the days and in the manner specified to the Landlord and will pay interest

