

ASSURED SHORTHOLD TENANCY **AGREEMENT**

For letting an furnished dwelling house on an Assured Shorthold Tenancy
Under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made on the: 02/09/2019

1 Particulars

1.1 Parties

- 1.1.1 The Landlord
Delta Estates Partnership
23 Sherriff Road
London NW6 2AS
Tel: 077374 96606

The "Landlord" shall include the Landlord's successors in title and assigns. This is the person who would be entitled to possession of the Property if the Tenant was not in possession and could be the current Landlord or someone purchasing or inheriting the Property.

1.1.2

The Tenant(s) Name: Joseph Ross
Email: josephross68@outlook.com

1.1.3 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an Assured Shorthold Tenancy is called a **Relevant Person**. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.
Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfill their obligations.
The parties listed above agree that the Landlord/Landlord's Agent may provide their name, address and other contact details to third parties including, but not limited to, the Landlord, contractors, referencing companies, utility providers, the local authority and the appropriate tenancy deposit protection scheme provider.

1.2 The Landlord's Agent

The "Landlord's Agent" shall mean Home London Ltd or such other agents as the Landlord may from time to time appoint.

1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the terms and conditions of this agreement.

1.4 This agreement is intended to create an Assured Shorthold Tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the fixed term (subject to a minimum occupancy of six months).

1.5 Property

- 1.5.1 The property situated at: **Flat 8, 263 Eversholt Street, London NW1 1BA** together with the fixtures, fittings, furniture and effects therein, and more particularly specified in the Inventory signed by the Tenant and all grounds. It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

1.6 Term

- 1.6.1 The Term shall be for a definite period of **12 month** from and including **02/09/2019** to and including One year less 1 day. Please see paragraph 2.5 as it contains important information about what you must do to end the tenancy.
- 1.6.2 The "Term" is to include any extension or continuation of the fixed term or a Statutory or Contractual Periodic Tenancy.

1.7 Rent

- 1.7.1 The Rent shall be £1,075 per calendar month, payable in advance.
- 1.7.2 The Rent shall be paid clear of any deductions or set off to the Landlord's Agent by banker's standing order or such other method as the Landlord shall require.
- 1.7.3 The first agreed payment being due on or prior to the date of taking possession.
- 1.7.4 Thereafter the next "Rent Due Date" will be 02nd day of every months.
- 1.7.5 Overdue rental payments will be subject to interest at the rate of 3% above the Bank of England's base rate for each day that the payment is outstanding.
- 1.7.6 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant which the Landlord shall be entitled to assume without enquiry.
- 1.7.7 It is agreed that if the Landlord or Agent accepts money after one of the conditions which may lead to a claim for possession by the Landlord (these are the conditions listed in clause 3 below), acceptance of the money will not create a new agreement and the Landlord will still, within the restrictions of the law, be able to pursue the claim for possession.
- 1.7.8 Rent Review
- 1.7.8.1 If for any reason the Tenant remains in possession of the Property, or the lawful tenant of the Property, for more than 12 months, then the Rent will increase once each year.
- 1.7.8.2 The first increase will be the first Rent Due Date more than 12 months after the commencement date.

6. **Tenant acknowledgment and agreement**

- 6.1 The Tenants acknowledges and confirms that at the time of commencement of the tenancy, no pest, insect or vermin were present at the property.
- 6.2 The Tenant agrees to be responsible for any pest/insect/vermin becoming present during the tenancy (or afterward as continuation of the pest having started during the tenancy), and acknowledges that on the balance of probabilities the pests would have been caused by the Tenant or their visitors not the Landlord who could not have had the opportunity to have caused it .
- 6.3 The Tenant agrees to pay and indemnify the Landlord for the removal of vermin, pests and insects (such as bed bugs and cockroaches) and all associated cost of follow up treatments until the fully eradicating the pests/insects/vermin.
- 6.4 The Tenants acknowledges that no parking, garden or storage in the communal areas is part of the tenancy. Written consent of the Landlord shall be required for such use and if consent granted additional charges may apply. Tenant agrees to pay and indemnify the landlord for all costs incurred (including legal and associated costs) such as any breach of terms of the tenancy agreement herein, eviction of the Tenant, removal of vehicle and/or the cost of removal of items placed in the communal areas.
- 6.5 The Tenant acknowledges that termination of this Tenancy must be in accordance with the clause 2.5. The Tenant agrees that in the absence of a valid notice, a min charge equal to 2 months' rent may be applicable and deductible from the Deposit or other monies held by the Landlord.
- 6.6 The Tenant hereby acknowledges and covenants that the Rent is payable for full duration of the tenancy (including the tenancy becoming a periodic tenancy) and authorises the Landlord to deduct monies owed for breaches under the terms of the Tenancy, from the Deposit.
- 6.7 A Tenant who due to his personal circumstances intends to terminate early with or without prior notice has the option to remedy either of the following, subject to approval by the Landlord:
- a) Pay rent in advance for the remaining term of the fixed term
 - b) Or if a periodic tenancy pays a sum equal to 2 calendar month rent.

SIGNATURE(S) OF TENANT(S)


.....

.....

NAMES(S) OF TENANT(S)

SIGNATURE OF LANDLORD


.....

WITNESSED BY

SIGNATURE

.....

NAME

.....

ADDRESS

.....

OCCUPATION

.....

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1.1.2

The Tenant(s)	Name:	Samantha Presutti
	Email:	s.presutti@gmail.com

1.1.3 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an Assured Shorthold Tenancy is called a **Relevant Person**. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.

Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfill their obligations.

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1.5 Property

- 1.5.1 The property situated at: **Flat 7, 263 Eversholt Street, London NW1 1BA** together with the fixtures, fittings, furniture and effects therein, and more particularly specified in the Inventory signed by the Tenant and all grounds. It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

1.6 Term

- 1.6.1 The Term shall be for a definite period of **12 month** from and including **19/09/2019** to and including One year less 1 day. Please see paragraph 2.5 as it contains important information about what you must do to end the tenancy.
- 1.6.2 The "Term" is to include any extension or continuation of the fixed term or a Statutory or Contractual Periodic Tenancy.

1.7 Rent

- 1.7.1 The Rent shall be £1,125 per calendar month, payable in advance.
- 1.7.2 The Rent shall be paid clear of any deductions or set off to the Landlord's Agent by banker's standing order or such other method as the Landlord shall require.
- 1.7.3 The first agreed payment being due on or prior to the date of taking possession.
- 1.7.4 Thereafter the next "Rent Due Date" will be 19th day of every months.
- 1.7.5 Overdue rental payments will be subject to interest at the rate of 3% above the Bank of England's base rate for each day that the payment is outstanding.
- 1.7.6 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant which the Landlord shall be entitled to assume without enquiry.
- 1.7.7 It is agreed that if the Landlord or Agent accepts money after one of the conditions which may lead to a claim for possession by the Landlord (these are the conditions listed in clause 3 below), acceptance of the money will not create a new agreement and the Landlord will still, within the restrictions of the law, be able to pursue the claim for possession.
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- 6.1 The Tenants acknowledges and confirms that at the time of commencement of the tenancy, no pest, insect or vermin were present at the property.
- 6.2 The Tenant agrees to be responsible for any pest/insect/vermin becoming present during the tenancy (or afterward as continuation of the pest having started during the tenancy), and acknowledges that on the balance of probabilities the pests would have been caused by the Tenant or their visitors not the Landlord who could not have had the opportunity to have caused it .
- 6.3 The Tenant agrees to pay and indemnify the Landlord for the removal of vermin, pests and insects (such as bed bugs and cockroaches) and all associated cost of follow up treatments until the fully eradicating the pests/insects/vermin.
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- 6.7 A Tenant who due to his personal circumstances intends to terminate early with or without prior notice has the option to remedy either of the following, subject to approval by the Landlord:
- a) Pay rent in advance for the remaining term of the fixed term
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SIGNATURE(S) OF TENANT(S)

SAMANTHA
BREGUTTI

NAMES(S) OF TENANT(S)

SIGNATURE OF LANDLORD

WITNESSED BY

SIGNATURE

NAME

ADDRESS

OCCUPATION

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This agreement is made on the: 04/10/2019

1 Particulars

1.1 Parties

- 1.1.1 The Landlord
Delta Estates Partnership
23 Sherriff Road
London NW6 2AS
Tel: 077374 96606

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1.1.2

The Tenant(s)	Name:	Mr Jayesh Soni & Mrs Chetna Soni
	Email:	Jayesh-soni@yahoo.com

1.1.3 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an Assured Shorthold Tenancy is called a **Relevant Person**. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.

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1.5 Property

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1.6 Term

- 1.6.1 The Term shall be for a definite period of **12 month** from and including **04/10/2019** to and including One year less 1 day. Please see paragraph 2.5 as it contains important information about what you must do to end the tenancy.
- 1.6.2 The "Term" is to include any extension or continuation of the fixed term or a Statutory or Contractual Periodic Tenancy.

1.7 Rent

- 1.7.1 The Rent shall be £1,025 per calendar month, payable in advance.
- 1.7.2 The Rent shall be paid clear of any deductions or set off to the Landlord's Agent by banker's standing order or such other method as the Landlord shall require.
- 1.7.3 The first agreed payment being due on or prior to the date of taking possession.
- 1.7.4 Thereafter the next "Rent Due Date" will be 04th day of every months.
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- 6.9 A Tenant who due to his personal circumstances intends to terminate early with or without prior notice has the option to remedy either of the following, subject to approval by the Landlord:
- a) Pay rent in advance for the remaining term of the fixed term.
 - b) Or if a periodic tenancy pays a sum equal to 2 calendar month rent.

SIGNATURE(S) OF TENANT(S)

NAMES(S) OF TENANT(S)

SIGNATURE OF LANDLORD

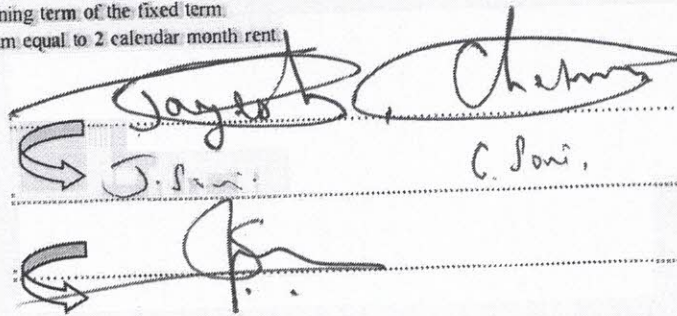
WITNESSED BY

SIGNATURE

NAME

ADDRESS

OCCUPATION

The block contains handwritten signatures. At the top, there are two large, overlapping signatures. Below them, the name 'J. S.' is written. To the right, the name 'C. S.' is written. Below these, there is another signature, likely the landlord's, with a large 'C' and 'S' visible.

ELECTRICAL INSTALLATION CONDITION REPORT CERTIFICATE

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name: DELTA ESTATES
Address: UNIT 1, PALACE COURT, 250 FINCHLEY ROAD, LONDON
Post Code: NW3 6DN

SECTION B. REASON FOR PRODUCING THIS REPORT

Clients' request
Date(s) on which inspection and testing was carried out 27/07/2020

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier: unknown
Address: Flat 7, 263 EVERSOLT STREET, LONDON
Post Code: NW 1 1BA

Description of premises (tick as appropriate)
Domestic ☒ Commercial ☐ Industrial ☐ Other (include brief description) ☐ Estimated age of
wiring system: 2 years
Evidence of additions / alterations Yes ☐ No ☒ Not apparent ☐ If yes, estimate age: years
Installation records available? (Regulation 621.1) Yes ☐ No ☒ Date of last inspection UNKNOWN (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report THE WHOLE INSTALLATION

Agreed limitations including the reasons (see Regulation 634.2):

10% of accessories have been internally inspected.
No removal / dismantling of fitted kitchen units or appliances.

Agreed with: CLIENT

Operational limitations including the reasons (see page no):

The insulation resistance test has been carried out between line and neutral conductors connected together and earth.
No access to supply protective device.

The spare ways in the consumer unit are not listed in the test results page.

Appliances' Zs and R1+R2 tests have been carried out up to their fused connection units or isolators.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) as amended to N/A

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

Good condition, but not suitable for continued use. All circuits are protected by RCD's. Earthing and bonding are in place. Some mcb's in the fuse board must be replaced to achieve compliance with BS7671.

Ze is higher than normal (further investigation required). The compliance with disconnection times regulations is done by RCD protection.

Overall assessment of the installation in terms of its suitability for continued use:

SATISFACTORY

*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'further investigation required'.
Observations classified as 'Improvement recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I / we recommend that the installation is further inspected and tested by August 2025 (date)

SECTION G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

Inspected and tested by:

Name (Capitals): CRISTIAN VASILE CRISTEA
For/on behalf of: ALL-ELECTRICUK Ltd
Position ELECTRICAL TECHNICIAN
Address: 41 WARWICK ROAD
Post code SW5 9UP
Date 5 / 08 / 2020

Report authorized for issue by:

Name (Capitals): CRISTIAN VASILE CRISTEA
For/on behalf of: ALL-ELECTRICUK Ltd
Position: ELECTRICAL TECHNICIAN
Address: 41 WARWICK ROAD
Post code SW5 9UP
Date 5 / 08 / 2020

SECTION H. SCHEDULE(S)

2 schedule(s) of inspection and ...1... schedule(s) of test results are attached.
The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

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1.1.2

The Tenant(s) Name: Joseph Ross
Email: josephross68@outlook.com

1.1.3 Relevant Person

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1.1.2

The Tenant(s)	Name:	Samantha Presutti
	Email:	s.presutti@gmail.com

1.1.3 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an Assured Shorthold Tenancy is called a **Relevant Person**. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.

Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfill their obligations.

The parties listed above agree that the Landlord/Landlord's Agent may provide their name, address and other contact details to third parties including, but not limited to, the Landlord, contractors, referencing companies, utility providers, the local authority and the appropriate tenancy deposit protection scheme provider.

1.2 The Landlord's Agent

The "Landlord's Agent" shall mean Home London Ltd or such other agents as the Landlord may from time to time appoint.

1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the terms and conditions of this agreement.

1.4 This agreement is intended to create an Assured Shorthold Tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the fixed term (subject to a minimum occupancy of six months).

1.5 Property

1.5.1 The property situated at: **Flat 7, 263 Eversholt Street, London NW1 1BA** together with the fixtures, fittings, furniture and effects therein, and more particularly specified in the Inventory signed by the Tenant and all grounds. It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

1.6 Term

1.6.1 The Term shall be for a definite period of **12 month** from and including **19/09/2020** to and including One year less 1 day. Please see paragraph 2.5 as it contains important information about what you must do to end the tenancy.

1.6.2 The "Term" is to include any extension or continuation of the fixed term or a Statutory or Contractual Periodic Tenancy.

1.7 Rent

1.7.1 The Rent shall be £1,150 per calendar month, payable in advance.

1.7.2 The Rent shall be paid clear of any deductions or set off to the Landlord's Agent by banker's standing order or such other method as the Landlord shall require.

1.7.3 The first agreed payment being due on or prior to the date of taking possession.

1.7.4 Thereafter the next "Rent Due Date" will be 19th day of every months.

1.7.5 Overdue rental payments will be subject to interest at the rate of 3% above the Bank of England's base rate for each day that the payment is outstanding.

1.7.6 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant which the Landlord shall be entitled to assume without enquiry.

1.7.7 It is agreed that if the Landlord or Agent accepts money after one of the conditions which may lead to a claim for possession by the Landlord (these are the conditions listed in clause 3 below), acceptance of the money will not create a new agreement and the Landlord will still, within the restrictions of the law, be able to pursue the claim for possession.

1.7.8 Rent Review

1.7.8.1 If for any reason the Tenant remains in possession of the Property, or the lawful tenant of the Property, for more than 12 months, then the Rent will increase once each year.

1.7.8.2 The first increase will be the first Rent Due Date more than 12 months after the commencement date.

ASSURED SHORTHOLD TENANCY **AGREEMENT**

For letting an furnished dwelling house on an Assured Shorthold Tenancy
Under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made on the: 04/10/2020

1 Particulars

1.1 Parties

1.1.1 The Landlord
Delta Estates Partnership
23 Sherriff Road
London NW6 2AS
Tel: 077374 96606

The "Landlord" shall include the Landlord's successors in title and assigns. This is the person who would be entitled to possession of the Property if the Tenant was not in possession and could be the current Landlord or someone purchasing or inheriting the Property.

1.1.2

The Tenant(s) Name: Mr Jayesh Soni & Mrs Chetna Soni
Email: Jayesh-soni@yahoo.com

1.1.3 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an Assured Shorthold Tenancy is called a **Relevant Person**. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.

Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfill their obligations.

The parties listed above agree that the Landlord/Landlord's Agent may provide their name, address and other contact details to third parties including, but not limited to, the Landlord, contractors, referencing companies, utility providers, the local authority and the appropriate tenancy deposit protection scheme provider.

1.2 The Landlord's Agent

The "Landlord's Agent" shall mean Home London Ltd or such other agents as the Landlord may from time to time appoint.

1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the terms and conditions of this agreement.

1.4 This agreement is intended to create an Assured Shorthold Tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the fixed term (subject to a minimum occupancy of six months).

1.5 Property

1.5.1 The property situated at: **Flat 9, 263 Eversholt Street, London NW1 1BA** together with the fixtures, fittings, furniture and effects therein, and more particularly specified in the Inventory signed by the Tenant and all grounds. It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

1.6 Term

1.6.1 The Term shall be for a definite period of **12 month** from and including **04/10/2020** to and including One year less 1 day. Please see paragraph 2.5 as it contains important information about what you must do to end the tenancy.

1.6.2 The "Term" is to include any extension or continuation of the fixed term or a Statutory or Contractual Periodic Tenancy.

1.7 Rent

1.7.1 The Rent shall be £1,075 per calendar month, payable in advance.

1.7.2 The Rent shall be paid clear of any deductions or set off to the Landlord's Agent by banker's standing order or such other method as the Landlord shall require.

1.7.3 The first agreed payment being due on or prior to the date of taking possession.

1.7.4 Thereafter the next "Rent Due Date" will be 04th day of every months.

1.7.5 Overdue rental payments will be subject to interest at the rate of 3% above the Bank of England's base rate for each day that the payment is outstanding.

1.7.6 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant which the Landlord shall be entitled to assume without enquiry.

1.7.7 It is agreed that if the Landlord or Agent accepts money after one of the conditions which may lead to a claim for possession by the Landlord (these are the conditions listed in clause 3 below), acceptance of the money will not create a new agreement and the Landlord will still, within the restrictions of the law, be able to pursue the claim for possession.

1.7.8 Rent Review

1.7.8.1 If for any reason the Tenant remains in possession of the Property, or the lawful tenant of the Property, for more than 12 months, then the Rent will increase once each year.

1.7.8.2 The first increase will be the first Rent Due Date more than 12 months after the commencement date.