

AGREEMENT

Appendix c)

For letting unfurnished dwelling house on an Assured Shorthold Tenancy Agreement under Part 1 of the Housing Act 1988

Date: 25th June Day of June 2015

Parties: 1. The Landlord: 2. The Tenant(s): The Occupier(s):

ANDREW RAWLENGS



Property: The Dwelling house situated at and being: THE CATCH HOUSE, GREAT HALLINGSBURY, CM22 7JS

together with the Fixtures Furnishings and effects therein and more particularly specified in the Inventory thereof signed by the parties (See Photographs attached)

Term: A term certain of 6 MONTHS from 25th day of June 2015. Rent: payable in advance by equal monthly payment on the 25th day of each month by Standing Order. First payment to be made on the day of JUNE 2015

1. The Landlord lets and the Tenant takes the Property for the terms at the Rent payable as above. 2. This Agreement is intended to create an Assured Shorthold Tenancy Agreement as defined in section 20 of the Housing Act 1988 and the provisions for the recovery of possessions by the Landlord in section 21 thereof apply accordingly.

3. Where the context admits; a) "The Landlord" includes the person for the time being entitled in reversion expectant on the tenancy b) "The Tenant" includes the person deriving title under the Tenant c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and effects or any of them

4) Only the person(s) named as the Occupiers in this Agreement shall occupy or reside in the Property 5. The Tenant will:- a) Pay the Rent at the times and in the manner specified

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b) Pay for all gas, electric light and power, water and sewerage which shall be consumed or supplied on or to the Property during the tenancy the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy and a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy.

c) Pay for all services and supplies, including mail catalogue and telephone shopping, provided to the Property

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- d) Not damage, deface or injure the Property or make any alteration in or addition to it
e) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy
g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property view the state and condition thereof
j) Permit the Landlord or the Landlord's agents access at reasonable time upon prior notice, to effect internal or external repairs and to have immediate access in the case of emergency or actual or suspected violation of the lease terms
k) Not sublet or part with possession or the Property or otherwise assign the tenants interest
l) Not carry on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
m) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
n) Permit the Landlord or the Landlord's agent at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the Property with prospective tenants
o) Perform and observe any obligations arising under the Local Government Finance Act 1988 or regulations made thereunder and pay contributions to community charge and pay all contributions to any council tax which may exist
p) Not alter in any way the décor of the Property without the Landlord's prior written consent
q) Not keep any pets, animals or birds on the Property without the Landlord's prior written consent
r) Maintain the garden to a reasonable standard ensuring the lawn is mowed regularly and shrubs, bushes and trees are maintained as per the season
s) Not use or store any materials within the loft space. The loft hatch shall remain closed and locked at all times except where there is a requirement to access the space for maintenance purposes
t) Inform the Landlord immediately of any damage or failure relating to water gas electrical appliances or installations, heating apparatus building structure or any deficiency where delay may cause danger or further deterioration of the Property. All other damage or failure should be reported to the Landlord within three days
u) Maintain the smoke alarms and carbon monoxide detector operational
v) Not operate any heating appliances or tools which use flammable fuels including gas paraffin or oil, other than the central heating boiler and domestic gas cooker and not use heating appliances which utilise high temperature incandescent elements
w) Inform the Landlord immediately of any act, work, construction, event on, adjacent, in the vicinity of the premises which may, has, will cause damage to the property.
x) Maintain the property clean, tidy and in the same original condition as prevailed at the commencement of the tenancy and clean all paintwork, plastic and aluminium regularly at least once a month.
y) Install washing machines, tumble dryers and laundry equipment and facilities only in the garage.

6. Provide that if the Rent or any instalment or part thereof shall be in arrears after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant the Landlord may re-enter on the Property and immediately thereupon the Tenant shall vacate without prejudice to the rights and remedies of the Landlord

7. The Landlord agrees with the Tenant as follows:- That the Tenant paying for Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy.

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8. This agreement provides that additional money equal to two months rent is held as deposit by the Landlord against rent arrears, damage to the property missing and damaged items, any unpaid charges for services supplied to the Tenant or the Property, also cleaning of the property at the end of the said tenancy if so required. This deposit does not attract interest.

9. The deposit will be held by the Landlord until after expiration of the tenancy period and all rents, costs, repairs, services, supplies etc associated with the tenancy have been settled and completed and paid by the Tenant. The deposit will not be considered or regarded by the tenant to be an advance payment for any rents, costs, repairs, services, supplies associated with the tenancy.

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10. The liability of the Tenant under the Assured Shorthold Tenancy Agreement shall not be limited to the deposit 11. The existence of the deposit shall not prejudice the Landlord's ability to proceed against the Tenant for any breach of terms conditions or provisions on the part of the Tenant under the Assured Shorthold Tenancy Agreement or entitle the Tenant to withhold any monies or fail to perform any term condition or provision of the Assured Shorthold Tenancy Agreement

12. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy As witness the hands of the parties hereto the day and year first above written

Signed by the above named (the Tenant) in the presence of

Signed by the above named (the Tenant) in the presence of

Signed by the above named (the Landlord) in the presence of

AGREEMENT

For letting unfurnished dwelling house on an Assured Shorthold Tenancy Agreement under Part 1 of the Housing Act 1988

Date: 1st Day of DECEMBER 2016

Parties: 1. The Landlord:

The Occupier(s):

[Redacted Name]

Property: The Dwelling house situated at and being: COACH HOUSE PART OF NEWLANDS, ST. HALLINGBURY, CM82 7TJ.

together with the Fixtures Furnishings and effects therein and more particularly specified in the Inventory thereof signed by the parties

Term: A term certain of 6 months / (Six months) from 300 DECEMBER 2016

Rent: £ [Redacted] per calendar month + (subject nevertheless as hereinafter provided) payable in advance by equal monthly payment on the (300) day of each month by Standing Order. First payment to be made on the 300 DECEMBER.

1. The Landlord lets and the Tenant takes the Property for the terms at the Rent payable as above.
2. This Agreement is intended to create an Assured Shorthold Tenancy Agreement as defined in section 20 of the Housing Act 1988 and the provisions for the recovery of possessions by the Landlord in section 21 thereof apply accordingly.
3. Where the context admits;
 - a) "The Landlord" includes the person for the time being entitled in reversion expectant on the tenancy
 - b) "The Tenant" includes the person deriving title under the Tenant
 - c) References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and effects or any of them
- 4) Only the person(s) named as the Occupiers in this Agreement shall occupy or reside in the Property
5. The Tenant will:-
 - a) Pay the Rent at the times and in the manner specified
 - b) Pay for all gas, electric light and power, water and sewerage which shall be consumed or supplied on or to the Property during the tenancy the amount of all charges made for the use of the telephone (if any) on the Property during the tenancy and a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy.
 - c) Pay for all services and supplies, including mail catalogue and telephone shopping, provided to the Property
 - d) Not damage, deface or injure the Property or make any alteration in or addition to it
 - e) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of them from the Property
 - f) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy
 - g) Leave the Furniture and Effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy
 - h) Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for)
 - i) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property view the state and condition thereof
 - j) Permit the Landlord or the Landlords agents access at reasonable time upon prior notice, to effect internal or external repairs and to have immediate access in the case of emergency or actual or suspected violation of the lease terms
 - k) Not sublet or part with possession or the Property or otherwise assign the tenants interest
 - l) Not carry on on the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
 - m) Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance
 - n) Permit the Landlord or the Landlord's agent at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the Property with prospective tenants
 - o) Perform and observe any obligations arising under the Local Government Finance Act 1988 or regulations made thereunder and pay contributions to community charge and pay all contributions to any council tax which may exist
 - p) Not alter in any way the décor of the Property without the Landlords prior written consent
 - q) Not keep any pets, animals or birds on the Property without the Landlords prior written consent
 - r) Maintain the garden to a reasonable standard ensuring the lawn is mowed regularly and shrubs, bushes and trees are maintained as per the season
 - s) Not use or store any materials within the loft space. The loft hatch shall remain closed and locked at all times except where there is a requirement to access the space for maintenance purposes
 - t) Inform the Landlord immediately of any damage or failure relating to water gas electrical appliances or installations, heating apparatus building structure or any deficiency where delay may cause danger or further deterioration of the Property. All other damage or failure should be reported to the Landlord within three days
 - u) Maintain the smoke alarms and carbon monoxide detector operational
 - v) Not operate any heating appliances or tools which use flammable fuels including gas paraffin or oil, other than the central heating boiler and domestic gas cooker and not use heating appliances which utilise high temperature incandescent elements
 - w) Inform the Landlord immediately of any act, work, construction, event on, adjacent, in the vicinity of the premises which may, has, will cause damage to the property.
 - x) Maintain the property clean, tidy and in the same original condition as prevailed at the commencement of the tenancy and clean all paintwork, plastic and aluminium regularly at least once a month.
 - y) Install washing machines, tumble dryers and laundry equipment and facilities only in the garage.
6. Provide that if the Rent or any instalment or part thereof shall be in arrears after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant the Landlord may re-enter on the Property and immediately thereupon the Tenant shall vacate without prejudice to the rights and remedies of the Landlord
7. The Landlord agrees with the Tenant as follows:-

That the Tenant paying for Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy.
8. This agreement provides that **additional money equal to months rent is held as deposit by the Landlord** against rent arrears, damage to the property missing and damaged items, any unpaid charges for services supplied to the Tenant or the Property, also cleaning of the property at the end of the said tenancy if so required. This deposit does not attract interest.
9. The deposit will be held by the Landlord until after expiration of the tenancy period and all rents, costs, repairs, services, supplies etc associated with the tenancy have been settled and completed and paid by the Tenant. The deposit will not be considered or regarded by the tenant to be an advance payment for any rents, costs, repairs, services, supplies associated with the tenancy
10. The liability of the Tenant under the Assured Shorthold Tenancy Agreement shall not be limited to the deposit
11. The existence of the deposit shall not prejudice the Landlord's ability to proceed against the Tenant for any breach of terms conditions or provisions on the part of the Tenant under the Assured Shorthold Tenancy Agreement or entitle the Tenant to withhold any monies or fail to perform any term condition or provision of the Assured Shorthold Tenancy Agreement
12. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy

As witness the hands of the parties hereto the day and year first above written

[Redacted Signature] Signed by the above named (the Tenant)

[Redacted Signature] in the presence of

[Redacted Signature] Signed by the above named (the Landlord)

[Redacted Signature] in the presence of

Assured shorthold tenancy

Agreement creating an Assured Shorthold Tenancy

(England and Wales only)

IMPORTANT:

This is a legally binding document. Please read it carefully to ensure that it contains everything you want and nothing you are not prepared to agree

DATE: 20th March 2019

PARTIES

1 Andrew Rawlings ;

2 Terence Rawlings;

1 Definitions

In this agreement the following words and expressions have the following meanings :

Fixtures and Fittings

any fixtures and fittings set out in the Inventory and Schedule of Condition;

Furniture and Effects

any furniture, furnishings and effects set out in the Inventory and Schedule of Condition;

Property; The Coach House (Annex) Newlands House Great Hallingbury, Bishop's Stortford Herts CM227TS.

Rent

£ [REDACTED] per calendar month payable in advance from the start of the tenancy in equal monthly instalments by standing order;

Rent Payment Day

the 1st day of each month the first payment in the sum of £ being payable today;

Term

a fixed term of six months commencing on and including **30th March 2019**

2 Interpretation

2.1 In this agreement:

2.1.1 references to 'tenancy' are to the tenancy created by this agreement;

Signed as a deed by Andrew Rawlings

In the presence of
Witness signature:
Name:
Address:
Occupation:

Signed as a deed by Terence Rawlings

In the presence of
Witness signature:
Name:
Address:
Occupation:

Signed as a deed by **Insert Name**

In the presence of
Witness signature:
Name (in BLOCK CAPITALS):
Address:
Occupation:

Signed as a deed by **Insert Name**

In the presence of
Witness signature:
Name (in BLOCK CAPITALS):
Address:
Occupation:

