



Assured Shorthold Tenancy Agreement

FOR

7 Mayo Road, Brighton, East Sussex, BN2 3RJ

Tenant

A large black rectangular redaction box covers the text below the word "Tenant".

PARTIES

THIS AGREEMENT is dated 23rd of February 2023

PARTIES

[Redacted]

(Landlord)

and

[Redacted]

[Redacted]

AGREED TERMS

1. INTERPRETATION The following definitions and rules of interpretation apply in this agreement.

1.1 Definitions:

Agent: Person or company responsible for letting and managing the property.

Commencement Date: 9th of September 2023

Contents: The furniture, furnishings and any other items set out in the Inventory and Schedule of Condition.

Deposit: £0.00, (zero pounds and zero pence). To be paid to the Agent within 15 days of securing the property / upon signing the contract.

First Rent Payment Date: 9th September 2023

HA 1988: Housing Act 1988.

HA 2004: Housing Act 2004.

Head Lease: Means a Lease (if any) under which the Landlord himself holds, or owns the property and which contains the obligations of which the Landlord, or his Tenants in turn, may be bound.

Insured Risks: means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord decides to insure against from time to time and Insured Risk means any one of the Insured Risks.

Inventory and Schedule of Condition: the list of Contents and description of the condition of the Property attached to this agreement and signed by the parties.

LTA 1985: Landlord and Tenant Act 1985.

Property: 7 Mayo Road, Brighton, East Sussex, BN2 3RJ

Rent: £3,354.00 (three thousand, three hundred and fifty-four pounds) per month

Rent Payable: The first months rent in the sum of £3,354.00 shall be payable in advance in line with the rent schedule provided by the agent.

Damage Deposit Payable: The damage deposit in the sum of £0.00, (zero pounds and zero pence) shall be payable in advance in line with the 15 day paperwork deadline.

Scheme Administrator: administrator of either a custodial or insurance TDS.

Suitable Tenant: a 'like for like' tenant of similar age, occupation and able to fulfil the obligations under this agreement.

TDS: tenancy deposit scheme, as defined in section 212(2) of the HA 2004.

Tenancy: the tenancy created under this agreement and any statutory periodic tenancy arising under section 5(2) of the Housing Act 1988 or any contractual periodic tenancy that arises after the Term has expired.

Term: a fixed term from 9th of September 2023 and including 30th of August 2024

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England

1.2 Clause headings shall not affect the interpretation of this agreement.

1.3 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) and that person's legal and personal representatives, successors and permitted assigns.

1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.6 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

1.7 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.

1.8 A reference to an agreement is a reference to this agreement.

1.9 A reference to writing or written includes fax and e-mail.

1.10 Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord or the Agent on behalf of the Landlord.

1.11 Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.

1.12 References to clauses are to the clauses of this agreement.

1.13 A reference to the Landlord includes a reference to the person entitled to the immediate reversion to this Tenancy. A reference to the Tenant includes a reference to its successors in title and assigns.

1.14 Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several. This means that where, for example, the Tenant is more than one person, they will be liable for all sums due under the agreement, not just liable for a proportionate part.

1.15 The obligations of the Tenant arising by virtue of this agreement are owed to the Landlord. The obligations of the Landlord are owed to the Tenant.

2. GRANT OF THE TENANCY

2.1 The Landlord lets the Property to the Tenant for the Term.

2.2 This agreement creates an assured shorthold tenancy under Part I of Chapter II of the HA 1988.

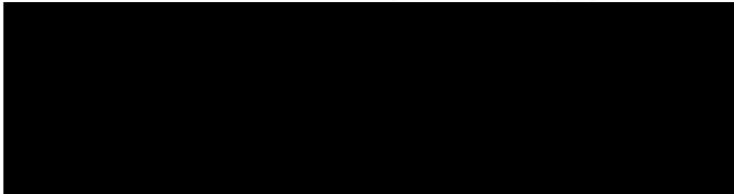
3. CONTENTS

3.1 The Tenant shall keep the Contents in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear) as detailed on the Inventory and Schedule of Condition.

3.2 The Landlord and Tenant consent to the use of the Inventory and Schedule of Condition as evidence in any dispute arising in connection with the Deposit if the dispute is referred to an adjudicator according to the TDS in which the Deposit is held.

4. RENT

4.1 The Tenant shall pay the Rent by cleared funds as detailed in the Rent Schedule. Rent to be set up as a standing order as per the Rent Schedule and paid in one lump sum. Confirmation must be provided before the tenancy commencement. The Tenant must include a reference on the payment of the property address to the bank details below:



4.2 The Tenant shall pay interest at the rate of 3% per annum above the Bank of England's base rate on any rent lawfully due that is paid more than 14 days after the date on which it became due. The interest shall be payable from the date the rent should have been paid until the date the rent is actually paid.

4.3 The Tenant shall be in breach of this agreement if the Tenant fails to pay the Rent in accordance with this clause and the Landlord shall be entitled to use the statutory provisions contained in the HA 1988 or any other statutory remedies available to recover possession of the Property.

4.4 If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, payment of the Rent shall be suspended until the Property is fit for occupation and use.

4.5 The Tenant shall pay the monthly Rent in full without any set-off or deduction, including but not limited to any deduction or set-off for disrepair.

5. DEPOSIT

5.1 The Agent will hold the deposit as a Stakeholder. The Agent is a member of My Deposits.

5.2 At the end of the Tenancy, the Landlord / Agent shall be entitled to withhold from the Deposit such proportion of the Deposit as may be reasonably necessary in compensating the Landlord for rectifying or remedying any breach by the Tenant of the Tenant Obligations in respect of:

- (a) pay any Rent which remains unpaid;

- (b) make good any damage to the Property or the Contents (except for fair wear and tear) caused by the Tenant's failure to take reasonable care of the Property or Contents;
- (c) replace any of the Contents which may be missing from the Property;
- (d) make good any lack of cleanliness to the Property or the Contents (except for fair wear and tear) caused by the Tenant's breach of its obligations under Clause 3.1 or 9.1; and
- (e) make good any garden and outside space condition back to the standard given to Inventory condition
- (f) pay any unpaid council tax.

5.3 The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this Agreement on the ground that the Landlord, or the Agent, holds the Deposit or any part of it.

5.4 If after reasonable attempts have been made to resolve any differences of opinion there remains an unresolved dispute, 'the Tenant' can raise an official dispute with MyDeposits for an adjudication.

5.5 Where the Tenant is comprised of more than one person the deposit balance may be returned to any individual named on the tenancy agreement. This payment shall release the Landlord from any further liability of refunding Deposit funds back to any other individual.

6. TDS ARRANGEMENTS

6.1 The Deposit is protected by Tenancy Deposit Solutions Limited trading as MyDeposits, which is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator):



6.2 The Agent will provide within 30 days of the Deposit being received the information required under section 213(5) of the HA 2004 as set out in the Housing (Tenancy Deposits) (Prescribed Information) Order 2007 (SI2007797).

6.3 The Agent agrees that the Deposit shall be held in accordance with the rules of the TDS.

7. USE OF PROPERTY

7.1 The Tenant shall:

- (a) only use the Property as a private dwelling house for the use of the Tenant;
- (b) immediately notify the Landlord if the immigration status of any of the individuals named as the Tenant changes from that at the outset of this agreement; and
- (c) not permit anyone, including children, other than the Tenant to occupy the Property without the prior written consent of the Landlord. The maximum number of occupants permitted for the Property is 6

7.2 The Tenant shall not use the Property for the purposes of conducting a business.

7.3 The Tenant shall immediately notify the Agent in writing as soon as any disrepair or other matters falling within the Landlord's obligations to repair the Premises or the Fixtures and Fittings come to the attention of the Tenant.

7.4 The Tenant shall not keep any pets or any other animals on or in the Property without the prior written consent of the Landlord, such consent will not be unreasonably withheld, delayed, or withdrawn. At the end of the Tenancy, the Tenant agrees to have the Premises cleaned to a standard commensurate with the condition of the property at the commencement of the Tenancy.

7.5 The Tenant agrees not to smoke in the property and not to permit friends or visitors to smoke.

7.6 The Tenant shall not keep any dangerous or inflammable goods, materials or substances in or on the Property apart from those required for general household use.

7.7 The Tenant shall not hang posters, pictures or other items in the Property using blu-tac, sellotape, nails, adhesives or their equivalent without written consent.

7.8 The Tenant shall take care not to put, or allow to be put, any damaging oil, grease or other corrosive or harmful substances into the washing or sanitary appliances or drains within the Property.

7.9 The Tenant shall not place any name, writing, drawing, signboard, plate or placard of any kind in or on any window of the exterior of the Property or hang or affix any such item on or to the exterior of the Property so as to be visible from outside the same.

7.10 The Tenant shall not hang or expose clothing or other articles outside the Property except in prescribed drying areas.

7.11 The Tenant shall not place or allow to remain any perambulators, push chairs, bicycles or motor bicycles nor any other things whatsoever on any of the parts of the building used by the Tenant in common with others.

7.12 The Tenant shall take no action which may or does prevent the operation of any self-closing fire doors.

7.13 The Tenant shall not do anything to or on the Property that:

(a) causes a nuisance, annoyance or damage to occupiers of neighbouring, adjoining or adjacent property, or the owners or occupiers of them;

(b) involves using the Property for immoral or illegal purposes; or

(c) has the effect of invalidating the insurance that the Landlord has taken out in accordance with clause 11.2.

7.14 The Tenant shall ensure that noise of any sort is not audible outside the Property, particularly between the hours of 10pm and 7am.

7.15 The Tenant shall not access any loft spaces unless express written consent is provided by the Landlord or Agent.

7.16 The Tenant shall send the Landlord a copy of any notice or other communication affecting the Property within seven days of receipt and shall not take any action regarding such notices or communications without the prior consent of the Landlord or Agent.

7.17 The Tenant shall not leave the Property vacant for more than 28 days without first notifying the Landlord or Agent in writing and if the Property is left vacant for whatever period to protect the Property from frozen or burst pipes or other damage.

7.18 The Tenant shall not leave cars visiting the Property or in the ownership of the Tenant in a position that may obstruct the free movement of other road users.

7.19 The Tenant shall not change the telephone number of the Property without the consent of the Landlord or Agent.

8. ASSIGNMENT OR SUBLETTING

8.1 The Tenant shall not assign, sublet, part with or share possession of the whole or any part of the Property without the prior written consent of the Landlord.

8.2 The Tenant has agreed to occupy the Property for the Term. Where the Tenant is more than one person and any individual tenant wishes to vacate the Property during the Term, that individual tenant ('the Exiting Tenant') must obtain prior written consent from the Landlord or the Agent. The Exiting Tenant must find a Suitable Tenant replacement who will need to be approved by the Landlord or Agent. Before the Exiting Tenant can be released from their obligations under this agreement:-

(a) The Exiting Tenant must pay any costs incurred for amending the tenancy agreement in the sum of £50.00 (inc. VAT), or for any reasonable costs incurred if these are higher than £50.

(b) The remaining Tenant(s) occupying the Property must confirm in writing that there are no outstanding monies payable, and that there are no further deposit deductions to be applied to the Exiting Tenant;

(c) The Tenant must enter into a Surrender of Tenancy with the Landlord; and

(d) The Suitable Tenant and the remaining Tenant(s) occupying the Property must enter into a new Assured Shorthold Tenancy Agreement with the Landlord by providing a satisfactory rental reference, guarantor and comply with right to rent checks.

8.3 Where the Landlord agrees to early termination of the Term at the Tenant's request, the Landlord or Agent will be entitled to recover their costs related to early termination of the Term, such costs not to exceed the loss incurred by the Landlord or reasonable costs incurred by the Agent in re-letting the Property.

9. REPAIRS, ALTERATIONS AND MAINTENANCE

9.1 The Tenant shall use the Property in a Tenant-like manner and to take reasonable care of the Property including any Fixtures and Fittings and shall keep the interior of the Property clean, tidy and in the same condition as at the start of the Tenancy (except for fair wear and tear).

9.2 If the Property has a garden, the Tenant shall keep it clean and tidy, cutback and free from rubbish. To regularly cut grass

at reasonable intervals during the growing season.

9.3 The Tenant shall keep the inside and outside of all windows of the Property clean.

9.4 The Tenant shall promptly replace all broken glass at the Property with the same quality glass where the Tenant, or the Tenant's family or visitors cause the breakage.

9.5 The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. This obligation does not require the Tenant to carry out any works or repairs for which the Landlord is liable under clause 11.5. The Tenant shall be responsible for costs of unblocking or remedying if found to be Tenant Negligence.

9.6 The Tenant shall not make any alteration, addition, or redecorate the Property without the prior consent of the Landlord.

9.7 The Tenant shall keep all smoke alarms and carbon monoxide alarms in good working order provided they were working at the start of the Tenancy, check the smoke alarms and carbon monoxide alarms at regular intervals and replace the batteries where necessary.

9.8 The Tenant shall keep all electric lights in good working order and in particular to replace all fuses, bulbs, fluorescent tubes and fluorescent starter switches as and when necessary.

9.9 The Tenant shall take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.

9.10 The Tenant shall remove all rubbish from the Property, during and at the end of the Tenancy.

9.11 The Tenant shall place all refuse in a plastic bin liner and put it in the dustbin or receptacle made available.

9.12 The Tenant shall dispose of all refuse through the services provided by the local authority.

9.13 The Tenant shall report without delay all defects and want of repair for which the Tenant is not responsible to The Agent in writing.

9.14 The Tenant shall keep the Property free from all pests or vermin and inform the Landlord immediately of any infestation or damage so caused. (a) The Tenant shall be responsible for the costs of extermination or removal in the event of infestation except as concerns woodworm.

9.15 The Tenant shall not erect on the Property (which for the avoidance of doubt includes the garden) any wireless television aerial, satellite dishes or other receiving apparatus for electronic communications of any kind without prior written consent of the Landlord.

9.16 The Tenant shall not change the locks or install new locks without the Landlord's prior written consent.

9.17 If the Tenant requires a bedroom door lock the Agent will arrange for this to be fitted with the Landlord's consent. The lock will comply with fire safety and licensing regulations and will form part of the Agent's master system to avoid access issues in the event of any emergency. The cost of arranging the lock to be installed and fitted to be charged to the Tenant at cost price. Once fitted, the Tenant agrees to not remove the lock.

9.18 The Tenant is responsible for looking after the keys and any security device for the Property during the Tenancy. If the Tenant fails to do so, the Tenant is responsible for the reasonable costs properly incurred as a result.

10. UTILITIES AND OUTGOINGS

10.1 The Tenant shall pay all charges for gas, electricity, water and sewerage services, telephone, cable or satellite television (if the Property has these) used by the Tenant at the Property.

10.2 The Tenant shall comply with all laws and recommendations of the relevant suppliers relating to the use of those services and utilities.

10.3 The Tenant shall notify the supplier of gas, electricity, water and sewerage services, telephone, cable or satellite television (if the Property has these) to the Property that this Tenancy has started.

10.4 The Tenant shall apply to the accounts for the provision of those services to be put into the name(s) of the Tenant.

10.5 The Tenant shall not tamper, interfere with, alter, or add to, the installations or meters relating to the supply of such services to the premises. This includes the installation of any pre-payment meter.

10.6 The Tenant shall pay for a television licence for the Property if a licence is required.

10.7 The Tenant shall pay the Council Tax for the Property. For details of liability and any exemption please contact Brighton & Hove Council on 01273 291291 or visit their website.

10.8 The Tenant shall arrange for the reading of the gas, electricity and water meter, if applicable, at the end of the Tenancy and the departure of the Tenant from the Property.

10.9 The Tenant shall permit the Landlord or the Agent at the termination or earlier ending of the Tenancy to give the forwarding address of the Tenant to the utility service suppliers and the local authority.

10.10 Contents insurance with Endsleigh Insurance is provided for the Tenant. This protects the Tenant's belongings* against fire theft and flood. As part of the cover the Tenant has access to MyEndsleigh app which provides claim support and more information. In addition, they will have access to a 24/7 wellbeing helpline, giving access to BACP accredited counsellors. My Endsleigh comes with a digital Rewards Wallet, which students can fill with cash rewards from their normal student spending. You can extend your cover or add additional cover online, via the MyEndsleigh app or call Endsleigh on 0330 3030 280. In order to provide this service the Agent will pass your personal information to Endsleigh, including your name, date of birth and course details. The Tenant will need to download the My Endsleigh App and confirm their cover.

*Visit <https://www.endsleigh.co.uk/reviewcover> to view your full policy details. [REDACTED]

11. LANDLORD'S COVENANTS

11.1 The Landlord shall provide the Tenant with suitable means of access to and egress from the Property.

11.2 The Landlord shall insure the Property and Contents to their full value against loss or damage by the Insured Risks. The Landlord's insurance does not cover the Tenant's possessions. The Tenant is advised to insure their own possessions with a reputable insurer if this is not covered as per clause 10.10 with the Endsleigh cover provided.

11.3 The Landlord shall make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence or default of the Tenant.

11.4 The Landlord and his Agent shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord.

11.5 In accordance with section 11 of the LTA 1985, the Landlord shall:

- (a) keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
- (b) keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and
- (c) keep in repair and proper working order the installations in the Property for space heating and heating water.

11.6 The Landlord shall not be required to:

- (a) carry out any works or repairs for which the Tenant is liable by virtue of this agreement; or
- (b) keep in repair or maintain anything which the Tenant is entitled to remove from the Property

11.7 The Landlord shall keep in repair the cooker, washing machine, tumble dryer, fridge, freezer and dishwasher (if these appliances are at the Property and provided by the Landlord). The Landlord cannot provide any individual guidance or induction on use of appliances provided and the Tenant must familiarise themselves with the appliances and their use. The Landlord will not accept responsibility for injury as a result of misuse of appliances or equipment in the property.

12. DEFAULT BY THE TENANT

12.1 The Landlord reserves the right to re-enter the Property if:

- (a) the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
- (b) the Tenant is declared bankrupt under the Insolvency Act 1986;
- (c) the Tenant has breached the agreement; or
- (d) any of the Grounds 2, 7, 7A, 7B, 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply. This clause 12.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

12.2 If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant will remain in force.

13. LANDLORD'S RIGHT TO ENTER THE PROPERTY AND TO DISPLAY SIGNS

13.1 The Landlord reserves the right for the Landlord/Agent, to enter the Property on giving at least 24 hours' prior notice in writing to the Tenant:

- (a) to inspect the condition and state of repair of the Property;

- (b) to carry out the Landlord's obligations under this agreement;
- (c) to carry out repairs or alterations to the next door premises;
- (d) to take gas, electricity or water meter readings;
- (e) for any purpose mentioned in this Tenancy or connected with the Landlord's interest in the Property or any other property; and
- (f) to show prospective tenants or purchasers around the Property.

13.2 The Landlord has the right to retain a set of keys to the Property which shall only be used with the prior consent of the Tenant (except in an emergency).

13.3 The Landlord reserves the right to display a "for sale" or "to let" sign on the Property.

14. HEAD LEASE

14.1 The Tenant shall comply with all the obligations of the Head Lease provided a copy of the obligations is attached to this Agreement.

15. RENEWAL OF THE TENANCY

15.1 The Agent will re-market the property as available to let if the Tenant has not confirmed their renewal by the 1st of November 2023. Renewal is subject to the Landlords discretion. Deposit and Rent increases may be applicable with renewals. Deposit and Rent increases may be applicable with renewals.

16. EXPIRY OF THE TENANCY

16.1 The Landlord has the right to recover possession of the Property if:

- (a) the Term has expired;
- (b) the Landlord has given two months' notice to the Tenant of the Landlord's intention to recover possession of the Property; and
- (c) at least six months have passed since the date of this agreement.

16.2 At the end of this Tenancy (howsoever determined), the Tenant shall return the Property including the Garden, Outside Space and the Contents to the Landlord in the condition required by this agreement.

16.3 At the end of this Tenancy the Tenant must vacate the Property and surrender the keys to the Agent by 7am on the last day of the Tenancy. Failure to vacate by this time includes indemnifying the Landlord or Agent for any costs incurred resulting from this.

16.4 The Tenant shall remove all personal possessions from the Property once the Tenancy has ended. If any of the Tenant's personal possessions are left at the Property after the Tenancy has ended, the Landlord shall remove and store the possessions for a maximum of one month. The Landlord shall take reasonable steps to notify the Tenant at the last known address. If the items are not collected within one month, the Landlord may dispose of the items. The Tenant will be liable for costs incurred resulting from this.

16.5 If the Landlord allows the Tenant to remain in the Property after the Term has expired then a statutory periodic tenancy shall arise under section 5(2) of the Housing Act 1988 on a monthly basis. To end the periodic tenancy, the Tenant shall give the Landlord at least one month's notice in writing. The notice must end on the day before the rent is due.

17. NOTICES

17.1 Any notice to the Landlord sent under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Landlord's address given in clause 17.5;
- (b) left at the Landlord's address given in clause 17.5; or
- (c) sent to the Landlord's fax number or e-mail address stated in the Parties clause.

17.2 Any notice sent to the Tenant under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Property;
- (b) left at the Property; or
- (c) sent to the Tenant's e-mail address stated in the Parties clause.

17.3 Any notice sent to the Guarantor under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Guarantor's address stated in the Parties clause;
- (b) left at the Guarantor's address stated in the Parties clause; or
- (c) sent to the Guarantor's e-mail address stated in the Parties clause.

17.4 If a notice is given in accordance with clause 17.1 or clause 17.2 or clause 17.3, it shall be deemed to have been received:

- (a) if delivered by hand on a Working Day and the notice is left at the property address before 4:30pm, the next Working Day;
- (b) if sent by first-class post, on the second Working Day after posting;
- (c) if sent by fax on a Working Day, the next Working Day after transmission; or
- (d) if sent by e-mail on a Working Day, the next Working Day after sending.

18. DATA PROTECTION

18.1 It is agreed that personal information of both the Landlord and the Tenant will be retained by the Agent and may be used for marketing purposes during the Tenancy; that present and future addresses and other contact details of the parties may be provided to each other, to utility suppliers, the local authority, authorised contractors, any credit agencies, reference agencies, legal advisers, debt collectors, or any other interested third party.

19. GOVERNING LAW

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

OTHER DOCUMENTS FORMING PART OF THIS AGREEMENT

- (a) Gas safety certificate
- (b) Electrical safety certificate
- (c) Energy Performance certificate
- (d) How to rent booklet
- (e) Deposit protection certificate
- (f) Inventory & schedule of condition (completed by a third party inventory company) This document will be emailed to the Tenant and the Tenant will have 7 days to notify the Agent in writing of any amendments.

This agreement has been entered into on the date stated at the beginning of it.

Additional Considerations

• Gardening Clause:

The rent is inclusive of a monthly gardener

• Reposit

The Tenant has opted to use a deposit replacement service through Reposit instead of paying a 5 week deposit. The tenants holding deposit of £600.00 will go towards the balance of the first month's rent and the balance is due to Coapt by cleared funds 10/02/2023. The Tenants will have a non refundable payment to make to Reposit in the next 15 days of one weeks rent, for using their services. Each tenant and guarantor must pass a satisfactory credit check with Goodlord as part of Reposit's referencing criteria.

• REPOSIT ADDENDUM TO TENANCY AGREEMENT

The following provisions are intended to apply to the Tenancy Agreement between the Landlord and the Tenant dated today ("the Tenancy Agreement") and the provisions set out herein shall have effect as if set out in full in the body of the Tenancy Agreement, to which this addendum is attached.

Where there is a conflict between the provisions of the Tenancy Agreement and the following provisions, the following provisions shall take precedent

Any clauses relating to Deposit or Prescribed Information in the Tenancy Agreement should be disregarded. All other provisions of the Tenancy Agreement shall remain in full force and effect.

No security deposit has been taken. As a replacement the Landlord and the Tenant have agreed to use the services of Reposit Group Limited (Company number 09581330) whose registered office is at 37 Cremer Street, London, England, E2 8HD ("Reposit") and will be bound by the terms and conditions set out in the Reposit Supplier Agreement and the Reposit Tenant Agreement which they will agree to on the Reposit web platform, when creating a Reposit.

The Tenant shall pay the service fee of one week's rent to Reposit. This service fee is non-refundable and is not a deposit.

The Landlord or letting agent on behalf of the Landlord may at the end of the tenancy submit a charge to the Tenant via the Reposit web platform (www.reposit.co.uk) for the following reasons:

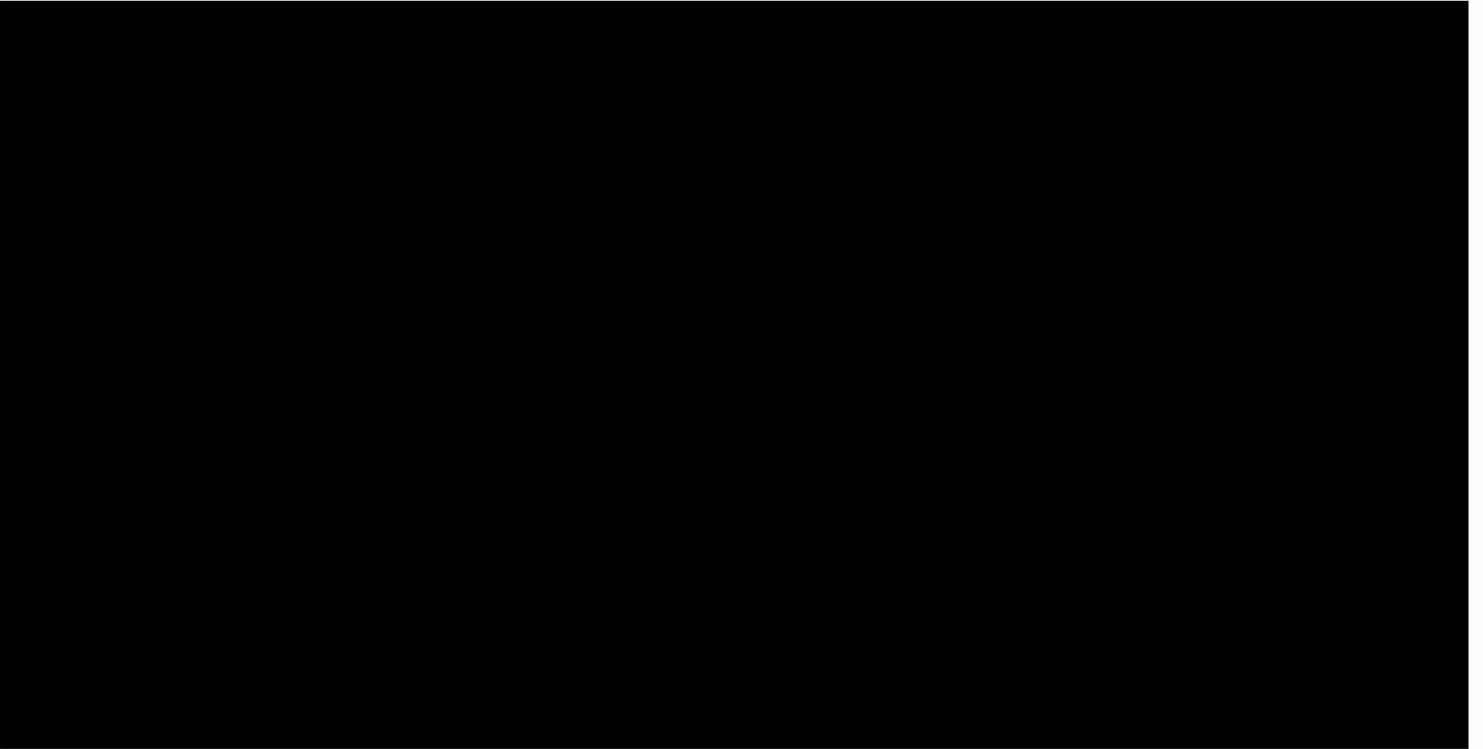
- any damage or compensation for damage to the Property, its fixtures and fittings or for missing items for which the Tenant is liable;
 - any rent or other money due or payable by the Tenant under the Tenancy Agreement of which the Tenant has been made aware and which remain unpaid after the end of the tenancy;
 - the reasonable costs incurred for rectifying or remedying any breach by the Tenant of the Tenant's obligations in the Tenancy Agreement including but not limited to those relating to the removal of items from the property, cleaning of the Property its fixtures and fittings or repairs and maintenance arising from the Tenant's use of the Property;
 - It is agreed that the Letting Agent may receive a commission from Reposit in relation to any sums paid to it by the Tenant.
- **Parking:** A parking space will not be included unless otherwise stipulated. It is the tenants responsibility to check the local parking restrictions.
- **Pets:** Not to keep any animals or birds (whether domestic or otherwise) in the Property.

Signatures

Signed by the Landlord's Agent:



Signed by the Tenant(s):



MYDEPOSITS INSURED

Prescribed Information

Your Agent must provide you with key information about your deposit's protection, called the Prescribed Information. This template has been created to help your Agent comply with their legal tenancy deposit protection obligations.

We recommend you read this template along with the mydeposits Information for Tenants leaflet, so you fully understand how deposit protection works.

- [REDACTED]
- a. The contact details of the scheme administrator of the authorised tenancy deposit scheme applying to the deposit.

mydeposits is administered by HFIS plc, trading as Hamilton Fraser (the Scheme Administrator).

- [REDACTED]
- b. Any information contained in a leaflet supplied by the scheme administrator to the landlord which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, the Act.
 - c. The procedures that apply under the scheme by which an amount in respect of a deposit may be paid or repaid to the tenant at the end of the shorthold tenancy ("the tenancy").
 - d. The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy.
 - e. The procedures that apply under the scheme where the landlord and the tenant dispute the amount to be paid or repaid to the tenant in respect of the deposit.
 - f. The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.

Provided within the 'Information for Tenants' leaflet that should be given to you by your landlord/agent. This can also be downloaded from the website www.mydeposits.co.uk/tenants

- g. The following information in connection with the tenancy in respect of which the deposit has been paid:

- i. Amount of deposit paid: **£0.00**

- ii. The address of the property to which the tenancy relates: **7 Mayo Road, Brighton, East Sussex, BN2 3RJ**

- iii. Contact Details of the Agent:

- [REDACTED]
- iv. The name, address, telephone number, and any email address or fax number of the tenant, including such details that should be used by the landlord or scheme administrator for the purpose of contacting the tenant at the end of the tenancy:



v. The name, address, telephone number and any email address or fax number of any relevant person (interested party):

For this Tenancy there is no Relevant Person

vi. The circumstances when all or part of the deposit may be retained by the landlord, by reference to the terms of the tenancy:

Please see clause(s) **5** of the Tenancy Agreement

These are the circumstances in which all or part of the tenancy deposit may be retained at the end of the tenancy, with reference to the relevant clause(s) in the Tenancy Agreement

vii. Confirmation (in the form of a certificate signed by the landlord) that

- a. The information he provides under this sub-paragraph is accurate to the best of his knowledge and belief; and
- b. He has given the tenant the opportunity to sign any document containing the information provided by the landlord under this article by way of confirmation that the information is accurate to the best of his knowledge and belief.

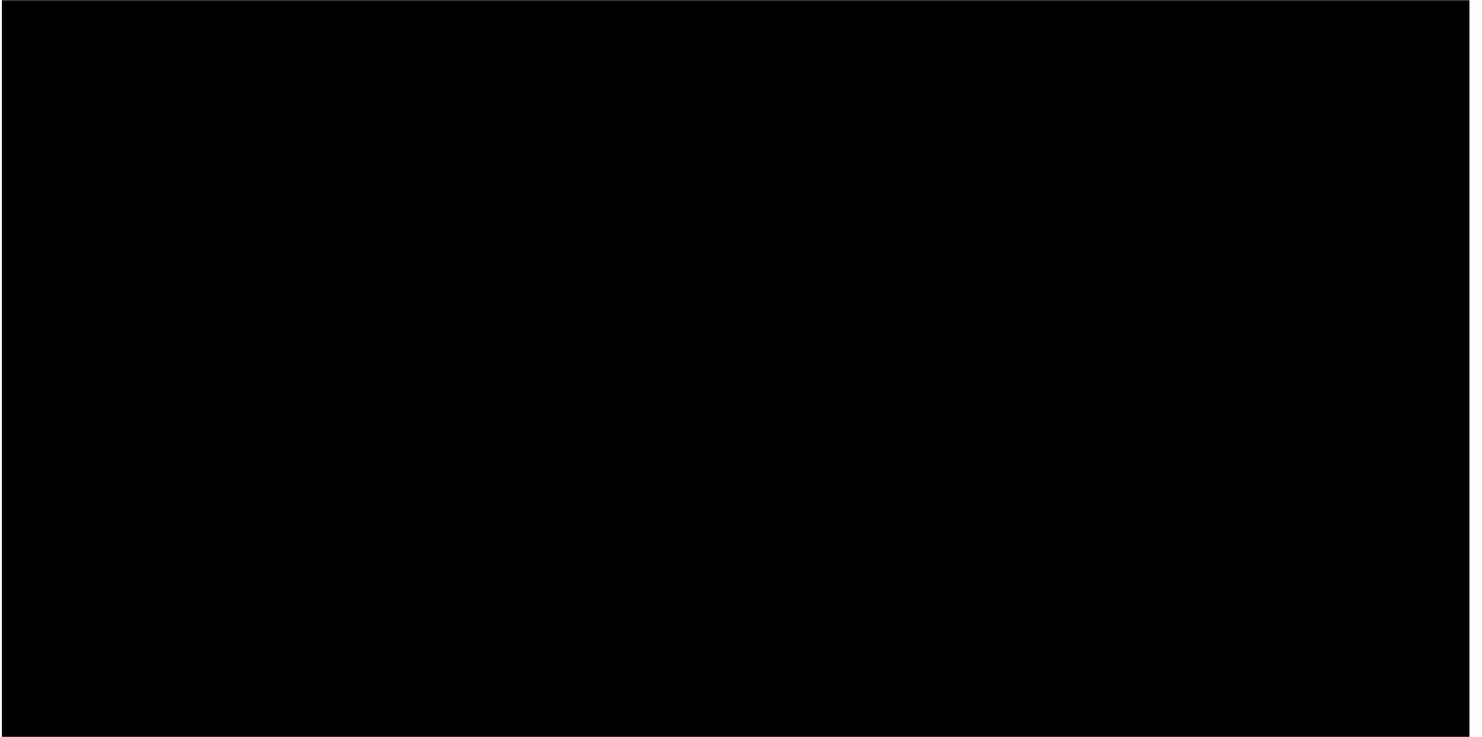
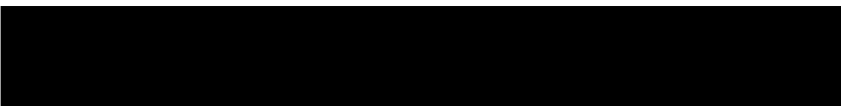
I/We (being the Agent) certify that –

1. The information provided is accurate to the best of my/our knowledge and belief
2. I/We have given the tenant(s) the opportunity to sign this document by way of confirmation that the information is accurate to the best of the tenant(s) knowledge and belief

Signed by the Landlord's Agent:

A large black rectangular redaction box covering the signature area for the Landlord's Agent.

Signed by the Tenant(s):

A large black rectangular redaction box covering the signature area for the Tenant(s).A black rectangular redaction box in the footer area.

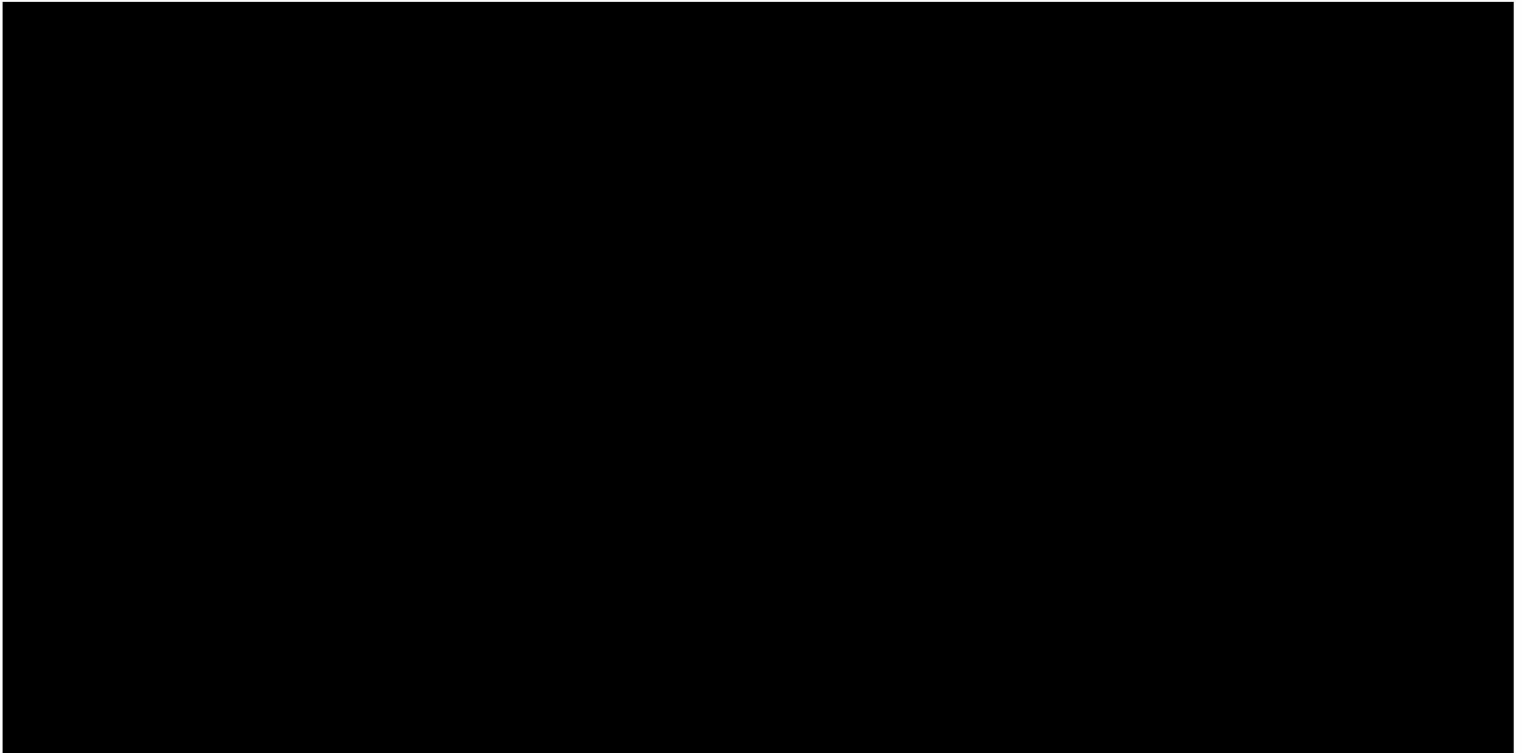
Supporting Documents Checklist

I confirm I have received the following documents:

- Tenancy Agreement
- Department for Communities and Local Government How to Rent guide
- Gas Safety Certificate for: 7 Mayo Road, Brighton, East Sussex, BN2 3RJ
- Energy Performance Certificate for: 7 Mayo Road, Brighton, East Sussex, BN2 3RJ
- Electrical Installation Condition Report for: 7 Mayo Road, Brighton, East Sussex, BN2 3RJ
- MyDeposits Prescribed Information
- MyDeposits Terms & Conditions

These documents are attached to the emails that I have received from Coapt Ltd in conjunction with this tenancy application.

Signed by the Tenant(s):



Audit Trail

Document ID: CO63F798ACB32F569613621677170860

Status: Landlord Signed

