

## ASSURED SHORTHOLD TENANCY AGREEMENT

Date	
Landlord	<b>Rebell Property Ltd</b>
of	33 Wigan Road, Ormskirk, Lancashire, L39 2AP Tel No: 01695 570059 Fax: 01695 571271 email: info@rebellproperty.co.uk Office Opening Hours: Monday–Friday / 9am–5pm Emergency Out of Hours Tel No: 07435 967 908 Web: <a href="http://www.rebellproperty.co.uk">www.rebellproperty.co.uk</a>
Tenant	Title: Mr/Mrs/Ms (other):                      Surname:
of	First/other names:
Place of study and course	Address:  Tel no:  Mobile no:  Email:  Edge Hill University –
Guarantor	Title: Mr/Mrs/Ms (other):                      Surname:
of	First/other names: Address:  Tel no:  Mobile no:  Email:
Property	The building known as
Room	Room number    on the floor of the Property.
Term	The period starting on 1 <sup>st</sup> September 2018 and ending on 30 <sup>th</sup> June 2019 totalling 44 weeks at a rate of £        is the period of time your room is available for you to occupy.
Summer Retainer/ Deposit	No deposit will be requested from the Tenant by the landlord, however a summer retainer of £        for the weeks from 1 <sup>st</sup> July 2018 until 31 <sup>st</sup> August 2018 (8 weeks) will be needed to secure your room over the summer period at a rate of half the weekly rent, times the 8 weeks.
Rent if paid in full	The sum of £        , such sum to be paid in one instalment of £        on the 20 <sup>th</sup> October 2018.
Rent if paid by term	A total rent of £        to be paid in three equal term time instalments of £        on the 20 <sup>th</sup> October 2018, 20 <sup>th</sup> January 2019 and the 20 <sup>th</sup> April 2019.
Rent if paid monthly	A total rent of £        to be paid in nine monthly instalments of £        , starting on the 20 <sup>th</sup> September 2018 and ending on the 20 <sup>th</sup> May 2019.

Please note: Should you wish to use the room for any occasional nights during the 8 weeks summer period, you will be charged at an extra £40.00 per night up to a maximum of 14 nights. If you exceed the 14 nights, you will be charged at your normal weekly rent amount shown in box 1 on page 12.

Common Parts	Those parts of the Property (if any) for the shared use of the Tenant and the Other Tenants which shall include the entrance hall, staircases, landings, toilets, bathroom, lounge, dining room and kitchen, [gardens] but shall exclude the bedrooms let to the Other Tenants on similar terms to this agreement.
Furniture	The furniture, furnishings, equipment and other items provided by the Landlord for the Tenant's use in the Room as detailed on the Inventory List – please refer to the Website.

Other Tenants	Such other tenants of the Property to whom the Landlord shall let other bedrooms from time to time.
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Common Furniture	The furniture, furnishings, equipment and other items in the Common Parts provided by the Landlord from time to time for the use of by the Tenant and the Other Tenants, detailed on the Inventory List, please refer to the Website.
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The Landlord lets the Room and the Furniture to the Tenant at the Rent for the Term on the Standard Letting Terms at set out in this Tenancy Agreement as varied or supplemented by any Special Letting Terms.

This is an Assured Shorthold Tenancy Agreement under the Housing Act 1988 (as amended). The Tenant understands that the Landlord will be entitled to recover possession of the Room when the Term ends.

The Landlord's name and address set out on page 1 are to be used by the Tenant for all notices (including those in legal proceedings) until the Tenant receives written notification of a different name and address for the Landlord.

## 1 **Standard Letting Terms**

In these letting terms:-

- 1.1 provisions relating to the Property, Room and Common Parts apply to every part of it including any fixtures, fittings and decorations.
- 1.2 when two or more persons are together the Landlord or the Tenant, they are responsible for their obligations both jointly and individually.
- 1.3 the Landlord includes the persons from time to time entitled to receive the Rent.
- 1.4 if the Landlord holds the Property on a lease, the Landlord will procure that (where appropriate) his obligations are fulfilled by the superior landlord.
- 1.5 the headings are only for convenience and are not part of the Letting Terms.

## 2 **The Tenant's Obligations**

### 2.1 Payment of Retainer

The summer retainer is a payment due by all contracted Tenants.

The summer retainer is for the weeks from 1<sup>st</sup> July 2018 until 31<sup>st</sup> August 2018 (8 weeks).

The summer retainer is a charge calculated at a rate of half the weekly rent times the 8 weeks, once paid it guarantees/secures the rooms for the duration of the agreement as detailed on page 1 and page 12.

The summer retainer charge also covers the following costs;

- Marketing of the property
- Arranging viewing times convenient to the Tenant/Parent/Guarantor.
- Application, contracting and administration costs.
- Guarantees that the room will be ready from 1<sup>st</sup> September 2018, and that the property will be fully refurbished in terms of being freshly painted, professionally cleaned, fully maintained, no damp etc.
- Local collection of your belongings if no access to transport facility.
- Storage of your belongings at your contracted property over the summer period.

In addition the Landlord guarantees that the property will be checked to ensure it is fully compliant in terms of Gas & Electrical safety inspections, carbon monoxide/smoke detectors, and that fire extinguishers are serviced prior the start of the tenancy.

Upon the tenant's arrival, the summer retainer also allows the tenant to customise the room (eg) additional storage, shelving, supply and fit of wall mounted TV brackets if the Tenant brings own tv, hanging of personal pictures, photographs, canvasses, fairy lights etc.

If the Tenant decides to withdraw their application, the Tenant will still be liable for the payment regardless of the situation. Non-payment will result in the debt being forwarded to the Landlord's bad debt recovery agency for collection. Thereafter court action may be taken which could result in a CCJ (County Court Judgement) against the tenant, as well as incurring all the related costs in relation to the recovery of the outstanding rent.

## 2.2 Payment of Rent

The Tenant will pay the Rent on the Rent Days and if the Tenant fails to pay on the due date, any amount of Rent or other sum payable to the Landlord under this Tenancy Agreement, the Tenant will on demand, pay to the Landlord a £100 late payment charge, thereafter a daily charge of £10 will be applicable until rent and fine is received in full.

Should the tenant pay the rent arrears in full but not the fine the £10 daily charge will continue. If the due rent date falls on a weekend, payment must be made on the previous working day.

For tenants paying on a monthly basis the tenant will pay to the landlord a £35.00 late payment charge, thereafter a daily charge of £10 will be applicable until the rent and fine is received in full. Should the tenant pay the rent arrears in full but not the fine the £10 daily charge will continue. If the due rent date falls on a weekend, payment must be made on the previous working day.

Should payment continue to remain unpaid, details will be passed over to the Landlord's Debt Recovery Agency and thereafter court action may be taken which could result in a CCJ (County Court Judgement) against the tenant and/or Guarantor, as well as incurring all the related costs in relation to the recovery of the outstanding rent.

Please note it is the Tenant's responsibility if paying by standing order that their bank has the correct information and documentation to make the payments. Likewise if paying by any other method it is the Tenant's responsibility to ensure enough time is given in order for your payments to be received by the Landlord on or before the correct date. Any late payments where a third party is potentially responsible needs to be investigated by the student, a formal written reason must be gained from the third party in question to cancel any late payment charges.

## 2.3 Landlord's Payment Details

The Landlord can accept most payment methods; Cash, Cheque, Standing Order, Bank Transfer and Card (if payment is made by card, the Landlord can accept this in person or over the telephone. Please note, an administration charge of £5.50 will be added to the amount). If the Tenant agrees to pay the Landlord via Bank Transfer, the Tenant is to pay into the Landlord's nominated bank account detailed below:

**Lloyds Bank PLC**  
**Rebell Property Ltd**  
Account Number: 22872860  
Sort Code: 30-97-88

### 2.3.1 Council Tax

The tenant must ensure that they apply for a council tax exemption certificate (CTC). The tenant must supply the Landlord with a copy of their council tax exemption certificate (CTC) before the end of October 2018.

### 2.4 Outgoings

The Landlord will be responsible for the payment of all bills (including, water, gas, electric, broadband, TV license (in communal area) and line rental (see section 3.3 for further details). The Tenant will pay all general daily living costs, including items such as, bin bags, TV license in bedrooms, etc.

### 2.5 Use of the Property, Furniture and Common Furniture

The Tenant will:-

- 2.5.1 use the Room, Common Parts, Furniture and Common Furniture carefully and properly and will not damage them.
- 2.5.2 take proper precautions to prevent the escape of water in or from the Property.
- 2.5.3 not bring dangerous substances onto the Property.
- 2.5.4 report to the Landlord any disrepair or defect to the Property, Furniture or Common Furniture for which the Landlord is responsible.
- 2.5.5 not do anything which would invalidate the insurance of the Property or the Furniture or Common Furniture or entitle the insurers to refuse to pay out policy monies or to increase the insurance premiums.
- 2.5.6 be responsible for the actions of anyone who is at the Property with the permission of all the Tenants and ensure that the other tenants are not affected by the said visitor; any improper conduct by the visitor may result in a warning being issued to the tenant.
- 2.5.8 pay a £50 contribution should the tenant request a different bed (the £50 charge does not relate to the beds being changed due to wear and tear).

### 2.6 Maintain the condition of the Property

The Tenant will:-

- 2.6.1 keep the Room, Common Parts, Furniture and Common Furniture in as good condition as at the date of this Tenancy Agreement.
- 2.6.2 clean the window(s) on the inside of the Room at least once every month.
- 2.6.3 keep the window or windows in the Room attractively dressed and not place objects of any nature on the window ledge(s).

but, if the Tenant complies with clause 2.4 the Tenant will not be responsible for fair wear and tear caused by normal use or for damage by risks insured under clause 3.4.

- 2.6.4 It is the responsibility of all members of the Student Household to clean and maintain both their own study rooms and all the communal areas.

In order to assist in the regular cleaning and tidying of the communal areas it is a requirement of your Tenancy that student tenants participate in a rota system for the shared cleaning of all communal areas.

Should it be found on inspection that this is not the case then a second inspection will be organised. If it is still found to be at a poor standard then contract cleaners will be employed and all tenants will be responsible for the cost incurred. Please note payment to be made within 14 days from the invoice date, thereafter a daily charge of £10 will be applicable until payment is received in full.

2.6.5 It is the responsibility of all tenants to ensure all bins are properly put out and brought in each week on the designated day. If bins are not properly put out and brought back in on the designated day each week there will be a £10 charge per household. Rubbish should not be left in the back garden/yard if this is the case you will be asked to move the said rubbish within 24 hours, if ignored Rebell will move the rubbish at a cost of £50 to the house. Please note payment to be made within 14 days from the invoice date, thereafter a daily charge of £10 will be applicable until payment is received in full.

## 2.7 Replace damaged items

The Tenant will immediately pay the Landlord for:-

- 2.7.1 any glass broken by the Tenant.
- 2.7.2 any Furniture or Common Furniture which are damaged, destroyed or lost by the Tenant, including damage/burns to carpets (including iron or hair-straightener burns)
- 2.7.3 any components of gas, electrical, heating or other appliances which become defective due to misuse by the Tenant.

Please note: any damaged/destroyed or lost items unidentified to one particular tenant will be charged equally to all tenants.

## 2.8 Allow Entry by the Landlord and Agent

The Tenant will allow the Landlord or his agent and any superior Landlord (and where necessary with workmen and others) at all reasonable times during the Term on reasonable prior notice (or without notice in emergency) to enter the Room and the Common Parts where reasonably required for the purpose of:-

- 2.8.1 repairing or painting the outside of the Property or carrying out any structural or other necessary repairs to the Property.
- 2.8.2 examining the state and condition of the Property and of the Furniture and Common Furniture.
- 2.8.3 decorating or cleaning the Property.
- 2.8.4 showing the Property to prospective tenants or purchasers.

## 2.9 Notice to repair

If there are any wants of repair due to the Tenant's failure or anyone authorised by the Tenant to comply with the above then the Landlord may (but shall not be obliged to) carry out such works of repair the cost of which will be a debt due to the Landlord payable on demand. Please note payment to be made within 14 days from the invoice date, thereafter a daily charge of £10 will be applicable until payment is received in full.

## 2.10 No assigning or underletting etc

The Tenant will not:-

- 2.10.1 assign, underlet, charge or part with possession of the whole or any part of the Room, except by an assignment of the whole of the Room to a registered student with Edge Hill University and then only with the Landlord's prior written permission, which will not be unreasonably withheld and only after internal credit checks have been successfully completed by the Landlord.
- 2.10.2 take in lodgers.
- 2.10.3 share occupation of the Room with any person.
- 2.10.4 sell, lend, charge or otherwise dispose of, or part with possession of any of the Furniture and Common Furniture.

- 2.10.5 In the event that the Tenant assigns the Room in accordance with clause 2.10.1 the Tenant will pay to the Landlord £150 simultaneous with completion of the assignment in respect of the Landlord's administration fees.
- 2.10.6 Once Signed your Tenancy Agreement is binding and operational until the end of the period signed for as indicated on the first page of this Tenancy Agreement. Students wishing to end their Tenancy early will not be able to discharge the payment responsibilities agreed in the Tenancy agreement until they have complied with all of the following.
- 2.10.6.1 To give notice verbally and in writing to Rebell Property Ltd Head Office of the tenants intention to terminate the agreement.
- 2.10.6.2 To provide a replacement Tenant for the property. This Tenant must be a student from Edge Hill University in Full Time Education and be able to move in with the agreement of all other Tenant's remaining in the house; the original Tenant must return the keys to the office. The replacement student will only be responsible for payment and the room once they are in receipt of the keys from the office and the contract is signed, until this point the existing Tenant is liable and responsible for the room, rent and all other contractual agreements.
- 2.10.6.3 If the Tenant leaving early cannot offer a suitable replacement to take over their room, they will remain liable to pay all of the agreed fees until such time as the Landlord finds a suitable replacement tenant or the vacating student does so. Please note that whilst Rebell Property will do their best to market and advertise the said room, the responsibility to find a replacement does remain with the student who wishes to leave early.
- 2.11 Use of Property
- The Tenant will not carry on any profession, trade or business whatsoever at the property but will use it only as a private residence for the Tenant personally.
- 2.12 Proper Conduct & Disciplinary/Warning Procedure
- The Tenant will not:-
- 2.12.1 do anything at the Property which is illegal or immoral or is a nuisance, disturbance or annoyance to the other Tenants or the occupiers of any adjoining premises. Any alleged bullying/grievances/disputes between Tenants, the Landlord will attempt to resolve in the first instance. If it continues, it will be reported to the guarantors and parents to resolve. Thereafter if it continues, the University Accommodation Team will be notified and dealt with in accordance to their policies and procedures.
- 2.12.2 hang on the outside of the Property any flowerbox, flowerpot or similar object or any clothes or others articles.
- 2.12.3 block, or put noxious or damaging substances into the sinks, baths, lavatories, cisterns or waste or soil pipes in the Property or allow them to overflow.
- 2.12.4 install, take into, use or keep at the property any heater or like object which requires paraffin or gaseous fuel, and not burn candles or like substances in the property without express written permission of the Landlord (which will not be unreasonable withheld).
- 2.12.4 leave anything in the Common Parts.
- 2.12.5 park any vehicle on any approaches, private roads or other communal areas belonging to the Property except in parking areas (if any) designated for use by the occupants of the Property. Parking provided by any local authority is to be used by contracted Tenants only, once a successful application has been made, the Tenant is to inform the Landlord.

- 2.12.6 leave the entrance doors of the property open, or remove the back door key from the lock for fire reasons.
- 2.12.7 use any passenger lifts in the Property for carrying heavy goods.
- 2.12.8 use in the Property any electrical device which is not fitted with an effective suppressor.
- 2.12.9 use any television in the Property without holding a television licence.
- 2.12.10 change any of the locks of the Property or have any duplicate keys made without the Landlord's prior written permission.
- 2.12.11 keep any dog, cat, bird or other animal or reptile in the Property.
- 2.12.12 obstruct any fire escape or fire corridor or fire door.
- 2.12.13 do or omit anything which puts the health and safety, the security, or the welfare of the Property or the Other Tenants at risk.
- 2.12.14 misuse or undertake any illegal downloading / uploading / surfing on the internet.
- 2.12.15 smoke within the property, or allow any of their visitors to do so. The Landlord operates a non smoking policy in all of their student houses.
- The policy covers all areas within the student house, both communal and individual study areas. By signing your assured short-hold tenancy you agree to adhere to and support the successful implementation of the non smoking policy in your student home.
- 2.12.16 allow any visitors to effect the stay of other paying tenants in the house and if their stay is effected the visitors will not be allowed to visit there again without the permission of all the tenants and may also result in a warning for the said Tenant.
- 2.12.17 improper conduct will be dealt with by our disciplinary/warning procedure.
- 2.12.18 leave on electrical lights or heating unnecessarily.
- 2.12.19 steam the bathrooms up excessively or drip excessive water upon the floor of the bathrooms causing damage to the ground floor ceilings.
- 2.12.20 take the key out of the back door or use the key as a replacement should you lose your front door key.
- 2.13 No Alterations
- The Tenant will not:-
- 2.13.1 alter or add to the Property internally or externally.
- 2.13.2 decorate the exterior or the interior of the Property.
- 2.13.3 erect any external aerial or satellite dish at the Property.
- 2.13.4 place any posters notices signs or other objects of any nature in the windows of the Property.

2.14 Pass on notices

The Tenant will promptly give to the Landlord a copy of any notice, order or legal proceedings relating to the Property received by the Tenant from any superior landlord, government department, local or public authority or other party.

## 2.15 Obligations at the end of Term

The Tenant will:- at the end of the Term (however it ends):-

- 2.15.1 arrange with the Landlord to return all keys associated to the Property.

The Tenant must hand keys back personally and obtain a receipt from the Landlord as proof of return. If the Tenant is unable to return the keys in person, the Tenant is to instruct a representative of their choice to return them on their behalf. The representative is to get a receipt from the Landlord as proof of return.

If the Tenant is unable to return the keys personally or arrange for a representative to return on their behalf, keys must be sent to the Landlord address as detailed on page 1 via recorded delivery, again a receipt must be obtained by the Tenant as proof of purchase.

If keys are not returned the Landlord will investigate and request a copy of any receipts as per the detailed process.

If keys are not returned to the Landlord and the Tenant is unable to supply proof of purchase an £100.00 charge will be issued to cover the Landlord's administration and costs for changing the locks at the property.

- 2.15.2 give the Landlord vacant possession of the Property.

- 2.15.3 leave all the Furniture and Common Furniture in the same rooms and positions in the Property as at the start of the Term.

- 2.15.4 ensure that the contracted room and the Furniture are completely clean and tidy and are in the condition required by these Letting Terms. The Landlord will attend to the property on the Tenant's move out date which is to be agreed between the Landlord and Tenant prior to move out date, whereby a full inspection will be carried out to ensure the room is to an acceptable standard and all personal belongings are removed (including; pictures, bedding, clothes etc). Please note, a set fee of £100.00 will be invoiced to the Tenant if found personal items remain at the property and/or the room is not cleaned.

- 2.15.5 with joint liability with the Other Tenants, ensure that the Common Parts and Common Furniture are completely clean and tidy and are in the condition required by these Letting Terms. The Landlord will attend to the property on each of the Tenant's move out dates, whereby a full inspection will be carried out to ensure the property is left in an acceptable condition. Please note, a set fee of £100.00 will be invoiced to all Tenant's contracted to the property if found unacceptable.

- 2.15.6 attend with the Other Tenants an inspection of the Furniture and Common Furniture carried out by or on behalf of the Landlord, if possible.

- 2.15.7 if staying for the following year (subject to agreement by the landlord) ensure all contracts and retainer monies are paid by 30<sup>th</sup> April 2019. Please refer to page 12, reference retainer charge. Please note, if staying for the following year the Tenant is able to leave their belongings at the property.

- 2.15.8 ensure if staying over the summer period, that the house is kept to a high standard ready for the tenants returning after the summer.

## 3. **The Landlord's Obligations**

### 3.1 Occupation by Tenant

The Landlord agrees to give to the Tenant:-

- 3.1.1 exclusive uninterrupted occupation of the Room

- 3.1.2 shared occupation of the Common Parts with the Other Tenants.



3.1.3 exclusive use of the Furniture.

3.1.4 shared use of the Common Furniture with the Other Tenants.

for the duration of the Term for as long as the Tenant complies with the Tenant's Obligations under this Tenancy Agreement.

### 3.2 Main Repairs

At the beginning of the Term the Landlord will :-

3.2.1 ensure that the Room, the Common Parts, the Furniture and the Common Furniture are clean.

3.2.1.1 ensure that the Room and the Common Parts are in tenantable repair and condition.

3.2.1.2 ensure that the Furniture and the Common Furniture are in safe and working condition fit for the use of the Tenant under clause 3.1.

3.2.1.3 ensure that the Property and the Room are each equipped with a lock.

3.2.1.4 provide the Tenant with a set of keys to the Property and to the Room, any lost keys must be notified to the landlord who will replace them at a cost.

The Landlord will maintain in good condition:-

3.2.2.1 the outside of the Property.

3.2.2.2 the main structure of the Property.

3.2.2.3 the fixed gas, electrical and heating appliances in the Property.

3.2.3.1 The Landlord will throughout the Term as soon as reasonably practicable after becoming aware of the damage concerned repair any damage to the Furniture and the Common Furniture and to the interiors of the Room and the Common Parts but this does not include remedying any damage caused by the Tenant or the Other Tenants unless the cost is met by the insurance under clause 3.4. Please note bringing trades in to complete repairs will result in a degree of disruption in terms of dust, tools on site, furniture being moved etc.

### 3.3 Landlord's payments etc

3.3.1 If the Landlord holds the Property on a lease, the Landlord will pay the rents, service charges and other sums payable under the lease and will observe all obligations imposed on him by that lease except for those which are the Tenant's Obligations under this Tenancy Agreement.

3.3.2 The Landlord will pay the utilities bills (water, gas, electricity), light bulbs, communal TV License, line rental and internet access in respect of the Property.

### 3.4 Insurance

The Landlord will:-

3.4.1 arrange for the Property and Furniture and Common Furniture (but not the Tenant's or the Other Tenants' possessions) to be insured under comprehensive insurance policies.

3.4.2 use all reasonable efforts to arrange for any damage caused by an insured risk to be remedied as soon as practicable.

3.4.3 refund to the Tenant any Rent paid for any period in which the Room is uninhabitable or inaccessible as a result of such damage unless caused by the tenants themselves. If an alternative room is made available, no refund will be given. Please note that refunds and replacement goods will not be given for loss of service caused by the service/utility provider or by faulty equipment supplied by an outside source e.g boilers. Should heating, lighting or water be affected temporary arrangements will be made to minimise disruption.

but clause 3.4.2 and 3.4.3 will not apply if the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do in breach of the Tenant's Obligations under this Tenancy Agreement.

### 3.5 Rent Receipt

If requested by the Tenant, the Landlord shall give a written receipt of rent paid by the Tenant to the Landlord.

### 3.6 Landlord Charges to Tenant

3.6.1 If requested by the Tenant, a paper copy of the signed agreement will be produced at a cost to the Tenant of £12.00. The charge does not include the original tenancy, only copies requested after the Tenancy has begun. Electronic copies are non-chargeable.

3.5.2 Replacement keys are charged at £10.00 per key to the Tenant. If however, the Tenant misplaces the keys to the property resulting in the house security being at risk, a charge of £100.00 will be issued to ensure the security of all contracted Tenants, by changing all locks to the property. Please note, this is the responsibility of the Tenant to let the Landlord know immediately.

## 4. **The Guarantor's Obligations**

The Guarantor:-

4.1 guarantees that the Tenant will observe and perform the Tenant's Obligations. Any obligations not met by the tenant will be referred to the Guarantor to action.

4.2 will pay to the Landlord on demand any outstanding sums due by the Tenant under the terms of this Tenancy Agreement. Should payment continue to remain unpaid, details will be passed over to the Landlord's Debt Recovery Agency and thereafter court action may be taken which could result in a CCJ (County Court Judgement) against the Tenant and/or Guarantor, as well as incurring all the related costs in relation to the recovery of the outstanding rent.

The Guarantor's Obligations continue until such time as the Term ends and the Tenant has vacated the Property.

## 5. **Termination**

### 5.1 Landlord's right of termination

If at any time:-

5.1.1 any instalment of the Rent is not received in full within 28 days of the date when the Landlord formally demands it after it has fallen due or

5.1.2 the Tenant fails to comply with any of the Tenant's Obligations under this Tenancy Agreement, or

5.1.3 the Tenant becomes bankrupt or an interim receiver of his property is appointed, or

5.1.4 the Tenant (without making arrangements with the Landlord or the Landlord's Agent) leaves the Room unoccupied for more than three weeks; or

5.1.5 any of the following grounds set out in the Housing Act 1988 apply:-

5.1.5.1 a mortgagee of the landlord, so entitled, wishes to sell the Property;

5.1.5.2 the rent is unpaid for a certain period of time, depending how frequently it is to be paid under this agreement then the Landlord may re-enter the Room and upon such re-entry the Term shall absolutely determine but without prejudice to any claim which the Landlord may have against the Tenant in respect of any antecedent breach of any covenant or other term of this agreement.

5.2 Effect of Termination

Termination of this Tenancy Agreement under Clause 5.1 and 5.2 ends the Term but does not release the Tenant from any outstanding obligation.

5.3 Joint Responsibility

It is the responsibility of all parties to ensure that all changes in terms of address contact details are communicated to each other as and when they occur.

6.0 **Complaint Procedure**

6.1 Any complaint by either party to be made in writing.

COPY

<b>Box 1 – Summary of Terms</b>					
Address:				Room Number:	
Tenancy Start Date:	1 <sup>st</sup> September 2018	Tenancy End Date:	30 <sup>th</sup> June 2019	Tenancy Length:	44 Weeks
Rent Per Week:	£	Rent Per Year (Weekly Rent x 44 Weeks)		£	
Non-Refundable Summer half rent (Half Rent x 8 Weeks) To be paid by 30 <sup>th</sup> April 2018:	£	Total Payment Per Year:		£	
<b>Payment Frequency for Rent:</b>	In Full <input type="checkbox"/>	Monthly, on the 20 <sup>th</sup> of each month <input type="checkbox"/>	Termly, 20 <sup>th</sup> October, 20 <sup>th</sup> January & 20 <sup>th</sup> April <input type="checkbox"/>		
<b>Payment Options for Rent:</b>	Bank Transfer <input type="checkbox"/>	Standing Order <input type="checkbox"/>	By Card <input type="checkbox"/>	Cheque <input type="checkbox"/>	Cash <input type="checkbox"/>
<b>Box 2 – Signed as Deed by Rebell Property Ltd</b>			<b>Witness to Rebell Property Signing</b>		
Signature:			Name:		
Printed Name:			Signature:		
Occupation:			Occupation:		
Date:			Address:		
			Date:		
<b>Box 3 - Signed as Deed by the Tenant</b>			<b>Witness to Tenant Signing</b>		
Signature:			Name:		
Printed Name:			Signature:		
Occupation:			Occupation:		
Date:			Address:		
			Date:		
<b>Box 4 - Signed as Deed by the Guarantor</b>			<b>Witness to Guarantor Signing</b>		
Signature:			Name:		
Printed Name:			Signature:		
Occupation:			Occupation:		
Date:			Address:		
			Date:		