

This agreement is made on:

1 Particulars

1.1 Parties

1.1.1 The Landlord(s) OR Landlords AGENT

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)

Post Tenancy Address

The Tenant agrees that the Landlord's Agent may provide the Tenant's name, address and other contact details to relevant bodies, third parties including, referencing companies, utility providers, the local authority and the appropriate tenancy deposit protection scheme provider.

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.

Relevant Person Name and Address:

1.1.4 The Guarantor(s)

Where the party consists of more than one person the obligations apply to and are enforceable against them jointly and severally.

1.1.5 The Property

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.

1.2 The Landlord's Agent

Westgate Students 46 Erleigh Road, Reading RG1 5NA

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 anyright to remain in possession after the fixed term.

1.6 Term

The Term shall be from and including _____ to and including _____.

1.6.1 The "Term" is to include a statutory periodic tenancy or any contractual periodic tenancy that is defined in paragraph 1.6.1 as following the fixed term.

1.6.2 If on the coming to the end of the fixed term agreed above, the Landlord does not seek possession and the Tenant remains in the property, they will be considered, by virtue of Section 5 of the Housing Act 1988, to have a statutory periodic tenancy. This will continue until ended by either party.

- 1.7 Rent**
- 1.7.1 The Rent shall be £ _____ per calendar month payable in advance.
- 1.7.2 The Rent shall be paid to the Landlord or the Landlords Agent by banker's standing order.
- 1.7.3 The first payment of £ _____ being due on or prior to the date of taking possession.
- 1.7.4 Thereafter the "Rent Due Date" will be on or before _____ of each subsequent month. during the Term of this agreement.
- 1.7.5 Any rent that is not made on the due date , will be subject to a late payment charge of £25.
- 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 an 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 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.

1.8 Deposit

- 1.8.1 The Deposit of £ _____ will be paid by the Tenant(s).
- 1.8.2 The Deposit will be paid to the Landlord or the Landlords Agent.
- 1.8.3 The Landlord will not pay interest on the Deposit.
- 1.8.4 The Deposit is held as security for the performance of the Tenant's obligations under this agreement and to compensate the Landlord for any breach of those obligations.
- 1.8.5 Subject to the Tenancy Deposit Protection scheme rules, the Deposit will be refunded to the Tenant, less any deductions, within 10 days once the following have been completed:
- 1.8.5.1 Possession of the Property has been returned to the Landlord
- 1.8.5.2 All keys have been returned to the Landlord or the Landlords Agent
- 1.8.5.3 Both parties have confirmed their acceptance of any Deposit deductions
- 1.8.5.4 Confirmation has been received from the Local Authority that no claw back of Housing Benefit is due.(if applicable)
- 1.8.6 The Deposit is not transferable by the Tenant in any way.
- 1.8.7 The Deposit will be protected by Tenancy Deposit Solutions Limited (TDSL) in accordance with the Scheme Rules of TDSL. The Scheme Rules and ADR Rules governing the protection of the Deposit, including the repayment process, can be found at www.mydeposits.co.uk .
- 1.8.8 In the event that the total amount lawfully due at the end of the tenancy exceeds the amount of the Deposit the Tenant shall reimburse the Landlord or the Landlords Agent, within 14 days of the request being made.
- 1.8.9 The deposit will be returned to the person(s) paying the deposit, unless instructed otherwise in writing by that person
- 1.8.10 Deposit is not to be used as rent.
- 1.8.11 The deposit will be returned via the Lead Tenant; this person will be agreed at the outset of the tenancy.
- 1.8.12 The Landlord reserves the right to use the deposit for any non payment of rent.

1.9 Rights of Third Parties

The parties intend that no clause of this agreement may be enforced by any third party. pursuant to the Contracts (Rights of Third Parties) Act 1999.

2 Legal Notices

2.1 Section 47

Under section 47 of the Landlord and Tenant Act 1987 the address of the Landlord is stated to be as on the first page of this agreement. The address for service of Notices is as in clause 1.1.1

2.2 Section 48

- 2.2.1** Until the Tenant(s) are informed in writing to the contrary Notice is given pursuant to section 48(1) of the Landlord and Tenant Act 1987 that your Landlord's address for the service of Notices (including Notices in proceedings) is as in clause 1.1.1
- 2.2.2** If the tenant wishes to serve notice to end the tenancy, send this in writing to the Landlord or Landlords Agent

2.3 Notice service

- 2.3.1 Any Notice given by or on behalf of the Landlord or any other document to be served on the Tenant shall be deemed to have been served on the Tenant if it is:

- 2.3.1.1 left at the Property during the Term or the last known address of the Tenant at any time or
- 2.3.1.2 sent by ordinary post in a pre-paid letter, properly addressed to the Tenant by name at the Property during the Term or the last known address of the Tenant at any time or
- 2.3.1.3 sent by Recorded Delivery in a pre-paid letter, properly addressed to the Tenant by name at the Property during the Term or the last known address of the Tenant at any time.
- 2.3.2 Any Notice given by the Tenant or any other document to be served on the Landlord shall be deemed to have been served on the Landlord if it is:
 - 2.3.2.1 left at the above address of the Landlord/Agent during the Term only or the last known address of the Landlord at any time, that date is deemed at date of notice.
 - 2.3.2.2 sent by 1st class post , properly addressed to the Landlord/Agent at the address in clause 2.2 or
 - 2.3.2.3 sent by Recorded Delivery , properly addressed to the Landlord/Agent at the address in clause 2.2.
- 2.3.3 If any Notice or other document is left at the Property, service shall be deemed to have been on the day it was left.
- 2.3.4 If any Notice or other document is sent by 1st class post it shall be deemed to have been served 48 hours after it was posted.

2.4 Notices Received

- 2.4.1 If a relevant Local Authority gives Notice or makes an order in respect of the Property which the Tenant receives at the Property, the Tenant shall provide full particulars to the Landlord promptly and as soon as reasonably practicable. Where appropriate, the Tenant should take all reasonable steps to comply with it, having first consulted with the Landlord or Landlord's Agent as is appropriate to the situation.

2.5 Ending the Tenancy

- 2.5.1 If the Tenant(s) intend to vacate at the end of the fixed term, or at any later date, they agree to give at least two month's prior Notice in writing. The Landlord must give two months notice at all times. Notices must expire the day before a Rent Due Date

2.6 Distance Selling Regulations

- 2.6.1 If this contract is a "distance contract" as defined in the Consumer Protection (Distance Selling) Regulations 2000, then, subject to the required information having been provided to the Tenant, the 7 day "right to cancel" will cease immediately the provision of the service commences, in accordance with regulation 13(1)(a) of the above regulations. This means that you will be committed to this tenancy once you take on the Property.

3 Possession

- 3.1 Without limiting the other rights and remedies of the Landlord, the Landlord may seek to lawfully terminate the tenancy by obtaining a court order if:
 - 3.1.1 The Rent or any part of it is in arrears whether formally demanded or not,
 - 3.1.2 The Tenant is in breach of any of the obligations under this agreement,
 - 3.1.3 any of the Grounds of Schedule 2 of the Housing Act 1988 apply (these grounds allow the Landlord to seek possession of the Property in specified circumstances, including rent arrears, damage to the Property, nuisance and breach of a condition of the tenancy agreement),
 - 3.1.4 a Notice is served under section 21 of the Housing Act 1988 (section 21 gives the Landlord a right to end an assured shorthold tenancy without any specific reason, though only after any fixed term has ended, or in operation of a break clause),

4 Tenant's Obligations

The Tenant agrees to:

- 4.1 Payments
 - 4.1.1 Pay the Rent on the day and in the manner specified.
 - 4.1.2 Pay all charges, based on the length of the tenancy, including water and sewerage charges, rates and assessments (but of an annual or recurring nature only) and for all gas, electricity, oil or solid fuel consumed on the Property (including all fixed and standing charges) and all charges for the telephone during the Term of this agreement. If the Landlord is held responsible by law for the payment of any of these bills the Tenant agrees to refund to the Landlord the amount covering the Term of this tenancy.
 - 4.1.3 Pay for the reconnection of water, gas, electricity or telephone if the disconnection results from any act or omission of the Tenant or the Tenant's agents.
 - 4.1.4 Pay any Council Tax due, or any replacement taxation (even of a novel nature), in respect of the Property for the Term of this agreement, unless the tenancy is lawfully terminated.
 - 4.1.5 Notify the relevant authorities and arrange and pay final accounts at the end of the tenancy.
 - 4.1.6 Pay for the entire invoices and costs of any contractors that the Tenant arranges without having previously obtained the Landlord's authority, unless acting reasonably to effect emergency repairs for which the Landlord is liable.

- 4.1.8 Pay any excess on the Landlord's insurance if the claim results from the negligence, misuse or failure to act reasonably by the Tenant or any of Tenant(s) visitors or friends.
- 4.1.9 Pay and arrange for the removal of all vermin, pests and insects, if infestation begins during the Term, woodworm and wood boring insects excepted, but only if such infestation occurs as a failure of the Tenants responsibilities.
- 4.1.10 Pay any costs incurred by the Landlord if, contrary to the terms of this agreement, the Tenant permits the Property to be occupied as a House Of Multiple Occupancy under the Housing Act 2004, or contrary to this agreement, uses the property in such a way as to require it to be licensed.
- 4.1.11 Pay the costs of any court action taken for possession of the property or breach of tenancy, as provided for in the court's judgement.
- 4.1.12 Where the Tenant requests a repair and on inspection the problem has been caused by a failure on the part of the Tenant (for example drains blocked by the Tenant's waste or boiler repair claims caused by not having any credit on a utility meter), the Tenant agrees to be responsible for the reasonable cost of the contractors visit.
- 4.1.13 Pay the Landlord for the reasonable cost of replacing the locks and cutting new keys if any keys are not returned to the Landlord or the Landlord's Agent when the Tenant moves out.

4.2 Repairs

- 4.2.1 Keep the Property including all of the Landlord's machinery and equipment clean and tidy and in good and tenatable condition (reasonable wear and tear) items which the landlord is responsible and damage for which the Landlord has agreed to insure, excepted. Tenants are not liable to make good any existing defects,
- 4.2.2 Not permit any waste, injury or damage to the Property, or make any alteration or addition to the Property or the style or colour of the decorations.
- 4.2.3 Once tenants become aware, promptly notify the Landlord of any wet rot, dry rot or wood infestation.
- 4.2.4 Promptly replace any broken glass where the Tenant, or Tenants(s) visitors are responsible for the damage.
- 4.2.5 Undertake promptly any repairs for which the Tenant is liable following any Notice being served by the Landlord or the Landlord's Agent and if the Tenant does not carry out the repairs the Landlord or the Landlords Agent may, after correct written notice, enter the Property, with or without others, to effect those repairs and the Tenant will pay on demand the reasonable costs involved.
- 4.2.6 Where the Property has a chimney that is used by a solid fuel appliance and the Tenant uses the solid fuel appliance, the Tenant agrees to get the chimney swept as often as needed.

4.3 The Property

- 4.3.1 Promptly notify the Landlord or Landlords Agent in writing when the Tenant becomes aware of:
 - 4.3.1.1 Any defect, damage or want of repair in the Property, other than such as the Tenant is liable to repair in 4.2.1 above,
 - 4.3.1.2 Any Notices, proceedings or letters relating to the Landlord, the Property or the use of the Property,
 - 4.3.1.3 Any loss, damage or occurrence which may give rise to a claim under the Landlord's insurance.
- 4.3.2 Where reasonable to do so, co-operate in the making of any claim under the Landlord's insurance.
- 4.3.3 Clean the windows of the Property as often as necessary and in the last two weeks of the tenancy.
- 4.3.4 Not remove any of the Landlord's possessions from the Property.
- 4.3.5 Not exhibit any promotional poster or Notice so as to be visible from outside the Property.
- 4.3.6 Not assign, underlet or part with or share possession of the whole or any part of the Property without the permission of the Landlord, such permission not to be unreasonably withheld.
- 4.3.7 Not permit any visitor to stay without prior consent from the Landlord or Agent
- 4.3.8 Permit the Landlord, Landlords Agent or others, after giving 24 hours written Notice and at reasonable hours of the daytime, to enter the Property:
 - 4.3.8.1 To view the state and condition and to execute repairs and other works upon the Property.
 - 4.3.8.2 To show prospective purchasers or Tenants the Property at reasonable times, with prior agreement during the Term and to erect a board to indicate the property is for sale or rent
- 4.3.9 Where the Landlord or the Landlord's Agent have served a valid written Notice of the need to enter to view the state and condition or to effect repairs, the Tenant agrees to them using their keys to gain access within three days of such a request being made, (except in case of emergency when access shall be immediate), if the Tenant is unable to grant access to the Landlord or the Landlord's Agent.
- 4.3.10 Not add any aerial, antenna or satellite dish to the building without the Landlord's consent, which will not be unreasonably withheld. Any costs of installations or removal, are down to the Tenant.
- 4.3.11 Not change the locks (or install additional locks) to any doors in the dwelling house, nor make additional keys for the locks without the Landlord's consent, which will not be unreasonably withheld. All keys are to be returned to the Landlord or the Landlord's Agent at the end of the tenancy.
- 4.3.12 Ensure that the Property is kept secure at all times, locking doors and windows and activating burglar alarms as appropriate.
- 4.3.13 Keep the Property at all times sufficiently well aired and warmed to avoid build-up of condensation and prevent mildew growth and to protect it from frost.
- 4.3.14 Not block ventilators provided in the Property.

- 4.3.15 Report to the Landlord or the Landlord's Agent any brown or sooty build up around gas appliances or any suspected faults with the appliances.
- 4.3.16 Not use any gas appliance that has been declared unsafe by a GAS engineer, or disconnected from the supply.
- 4.3.17 Not keep, use or permit to be used any oil stove, paraffin heater or other portable fuel burning appliance, or other appliance against the terms of the insurance of the Property, except as provided by the Landlord.
- 4.3.18 Be responsible for ensuring that any television used is correctly and continually licensed.
- 4.3.19 Not keep motorcycles, cycles or other similar machinery inside the Property except in the front garden of the house.
- 4.3.20 Pay for any sterilisation and cleansing of the Property made necessary under the Public Health (Control of Diseases) Act 1984 as a result of a person with a Notifiable Disease having been in the Property during the Term.
- 4.3.21 Pay for any reasonable costs, fair wear and tear excepted, of redecoration or replacement required as a result of the work carried out under clause 4.3.20.
- 4.3.22 Not keep any vehicle without a valid Road Fund Licence, commercial vehicle, boat, caravan, trailer, hut or shed on the Property.
- 4.3.23 Not affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause any damage, any holes made to be repaired.
- 4.3.24 Not prop open any fire doors in the Property except by any built in system that closes them in the event of a fire and not disable or interfere with any self closing mechanism.
- 4.3.25 Not keep any cats or dogs on the property. Not keep any other pet, animal, bird, reptile, fish, insects or the like on the Property.
- 4.3.26 Keep the garden and grounds properly cultivated according to the season and free from weeds, in a neat and tidy condition with the lawns regularly mown and edged, and shrubs and trees pruned but not alter the character or layout of the garden or grounds.
- 4.3.29 Not cause obstruction in any common areas of any building of which the Property forms a part. The Landlord reserves the right to remove or have removed any such obstruction and at his discretion to charge the reasonable costs, payable on demand, to the Tenant for so doing.
- 4.4 General**
 - 4.4.1 Not permit or suffer to be done on the Property anything which may be, or may be likely to cause, a nuisance or annoyance to a person residing, visiting or otherwise engaged in a lawful activity in the locality. This responsibility includes the actions and behaviour of visitors and friends of the Tenant.
 - 4.4.2 Not make or permit any noise or play any radio, television or other equipment in or about the Property between the hours of 11pm and 7am so as to be an audible nuisance outside the Property.
 - 4.4.3 Not carry on any trade or profession upon the Property nor receive paying guests but use the Property only as a private residence for the occupancy of the tenants named on this agreement.
 - 4.4.4 Not permit or suffer to be done on the Property anything which may render the Landlord's insurance of the Property void or voidable (i.e. no longer providing cover) or increase the rate of premium for such insurance.
 - 4.4.5 Not use or suffer the Property to be used for any illegal or immoral purpose (note, unauthorised taking or possession of controlled drugs is considered to be illegal for the purpose of this clause).
 - 4.4.6 Promptly notify the Landlord or Landlord's Agent if the Property becomes the subject of proceedings under the Matrimonial Causes Act 1973 or the Family Law Act 1996 and supply particulars of such proceedings to the Landlord on demand.
 - 4.4.7 Have the use of all appliances provided in the Property, as laid out in the inventory save those which are noted as not working.
 - 4.4.8 Forward any correspondence addressed to the Landlord and other notices, orders and directions affecting the Landlord to the Landlord's Agent without delay.
 - 4.4.10 The Tenant(s) to advise the Landlord or the Landlords Agent of any extended periods of absence.
 - 4.4.11 Check the inventory and report any errors/deficiencies to the Landlord's Agent, returning a copy with any annotations/corrections as necessary within 7 days.
 - 4.4.12 Not change the supplier of utility services without approval from the Landlord or Landlord's Agent. The Landlord will not unreasonably withhold giving approval.
 - 4.4.13 Not alter the operation of, or disable, the smoke alarms or burglar alarm.
 - 4.4.14 Be responsible for maintenance of the burglar alarm and the smoke alarms including checking the smoke alarms every week and replacing non rechargeable batteries every year.
 - 4.4.15 The Tenant agrees not to smoke in the property and not to permit their friends or visitors to smoke.

4.5 Insurance

- 4.5.1 Be responsible for effecting any insurance the Tenant requires for their own possessions.
- 4.5.2 The Landlord is not providing any insurance cover for the Tenant's possessions.

4.6 End of tenancy

- 4.6.1 Return possession of the Property at the end of the tenancy in the same good clean state and condition as it was in at the beginning of the tenancy and make good, pay for the repair of, or replace all such items of the fixtures, fittings, furniture and effects as shall be broken, lost, damaged or destroyed during the tenancy (allowing for reasonable wear and tear)
- 4.6.2 Return all keys to the Property to the Landlord's Agent by 12 noon on the last day of the tenancy.
- 4.6.3 Pay for the washing (including ironing or pressing) of all the linen and the cleaning (including ironing and pressing where appropriate) of all blankets, bedding, carpets and curtains which have been soiled during the tenancy (reasonable use thereof nevertheless excepted) or arrange the washing and cleaning themselves all at their own expense.
- 4.6.4 Leave the oven in the same state of cleanliness as it is listed in the inventory.
- 4.6.5 Leave the fixtures fittings, furniture and effects at the end of the tenancy in the rooms and places in which they were at the beginning of the tenancy.
- 4.6.6 Remove all rubbish from the Property, except one dustbin or black refuse sack's worth which may be left in the appropriate place for collection, before returning the Property to the Landlord.
- 4.6.7 Pay the reasonable costs, reasonably incurred and which cannot be mitigated, if the Tenant fails to keep the appointment to check the inventory at the end of the tenancy and another has to be scheduled.
- 4.6.8 Unless otherwise agreed, the Landlord is to pay the cost of the inventory check-in at the start of the tenancy and the tenant for the cost of the inventory check-out at the termination of the agreement.
- 4.6.9 To remove all the tenants' belongings, property, personal effects, foodstuffs, furnishings, bedding and equipment from the premises on or before 12 noon on the last day of the tenancy.
- 4.6.10 If any goods belonging to any of the Tenants or the tenants household have not been removed at the time of the expiration of this agreement , you will pay the Landlord damages equal to the rent then payable for the premises until the said belongings have been removed. Also pay the Landlord any additional expenses incurred by the Landlord in checking the said inventory (which cannot be checked until all belongings of the tenants(s) have been removed)

5 Landlord's obligations The Landlord agrees with the Tenant as follows:

- 5.1 To pay all assessments and outgoings in respect of the Property (except those for which responsibility is assumed by the Tenant under this agreement).
- 5.2 To allow the Tenant quiet enjoyment of the Property during the tenancy without any unlawful interruption from the Landlord or any person lawfully claiming under or in trust for the Landlord.
- 5.3 To return to the Tenant any Rent paid for any period while the Property is rendered uninhabitable by fire or other risk for which the Landlord has agreed to insure.
- 5.4 That he is the sole or joint owner of the leasehold or freehold interest in the Property and that all necessary consents to allow him to enter into this agreement (superior lessors, mortgage lenders or others) have been obtained in writing.
- 5.5 To maintain a comprehensive insurance policy with a reputable company to cover the Property, and the Landlord's fixtures, fittings, furniture and effects (including carpets and curtains), but not including the Tenant's belongings.
- 5.6 That the Landlord will not be responsible for any loss or inconvenience suffered as a result of a failure of supply or service to the Property, supplied by a third party, where such failure is not caused by an act or omission on the part of the Landlord.
- 5.7 The Landlord agrees to fulfil his repairing obligations contained within Section 11 of the Landlord and Tenant Act 1985. These are quoted below;
 - 5.7.1 (a) to keep in repair the structure and exterior of the dwelling-house (including drains, gutters and external pipes);
 - (b) to keep in repair and proper working order the installations in the dwelling-house 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) to keep in repair and proper working order the installations in the dwelling-house for space heating and heating water.
- 5.8 Landlord to replace any equipment or machinery that is beyond repair.
- 5.9 The Landlord may re-enter the property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord if then Tenant has not completed with any obligations in this agreement or should the rent be in arrears by more than fourteen days whether formally demanded or not.

6 Tenancy Deposit Protection Prescribed Information

- 6.1 Name: Tenancy Deposit Solutions Limited , Kingmaker Hse, Station Rd, Barnet EN5 1NZ
Tel: 0844 980 0290 Fax: 08456 34 34 03 Email: customerservices@mydeposits.co.uk
- 6.2 Please see www.mydeposits.co.uk for information provided by the scheme.
- 6.3 The Deposit will only be repaid at the end of the tenancy when the conditions in paragraph 1.8.5 have been completed and the Landlord and Tenant have agreed, or a dispute has been adjudicated by the ADR service, or on the order of a court.
- 6.4 If either party is not contactable at the end of the tenancy then the other party should contact the scheme provider for advice.
- 6.5 If the Landlord and Tenant do not agree with each other about the amount of the Deposit refund at the end of the tenancy they may either apply to Tenancy Deposit Solutions Limited for the free alternative dispute resolution service or seek a county court order for a judgement on their claim.
- 6.6 Tenancy Deposit Solutions Limited offer free dispute resolution for Deposits they cover. Please see their web site for details of how and when to apply.
- 6.7 The reasons for possible deductions from the Deposit are listed in paragraph 1.8.4.
- 6.8 The Lead Tenant for this tenancy will _____ The parties forming the Tenancy, declare that the Lead Tenant should represent all of them in any decisions regarding the Deposit and that the decision of the Lead Tenant will be binding on all the parties forming the Tenant in this tenancy agreement, subject to the terms of the appropriate tenancy deposit scheme.

7 Housing Benefit

- 7.1 The Tenant authorises the Local Authority or The Rent Service to discuss with the Landlord and the Landlord's Agent the details of any Housing Benefit or Council Tax claims made at any time in relation to the renting of the Property.
- 7.2 If the Landlord's Agent so requires, the Tenant consents to any Housing Benefit being paid direct by the Local Authority to the Landlord or the Landlord's Agent.
- 7.3 The Tenant agrees to refund to the Landlord any Housing Benefit overpayment recovery which the Local Authority seeks from the Landlord in respect of this tenancy, either before or after the Tenant has vacated the Property where this creates a shortfall in the money owed to the Landlord.

8 Guarantor

- 8.1 In consideration for the Landlord granting the Tenant a tenancy of the Property, the Guarantor agrees to pay the Landlord or the Landlord's Agent for any reasonable losses suffered as a result of the Tenant failing to fulfil any of his obligations under this agreement or failing to pay Rents or other monies lawfully due.
- 8.2 The Guarantor agrees to pay, on demand and in full, any overdue Rent or other monies lawfully due under this agreement.
- 8.3 The Guarantor agrees to make payments lawfully due under clause 8.1 or 8.2 even after the Tenant has returned possession of the Property to the Landlord.
- 8.4 If this contract is a "distance contract" as defined in the Consumer Protection (Distance Selling) Regulations 2000, then, subject to the required information having been provided to the Guarantor, the 7 day "right to cancel" will cease immediately the provision of the service commences, in accordance with regulation 13(1)(a) of the above regulations. This means that you will be committed to this guarantor agreement once the Tenant takes on the Property.

9 Other

- 9.1 A charge of £25 will be made for issuing replacement keys or unnecessary call outs.
- 9.2 Rubbish collections bins provided by the landlord are to be replaced by the Tenant(s) if lost.
- 9.3 Tenants(s) are responsible for the payment of the TV Licence

SPECIAL OR ADDITIONAL CLAUSES agreed between the Landlord and the Tenant(s).

Copy For:

ASSURED SHORTHOLD TENANCY AGREEMENT

Under Part 1 of the Housing Act 1988.
As amended under Part 3 of the Housing Act 1996.

IMPORTANT NOTICE

This document is intended to create an Assured Shorthold Tenancy Agreement in accordance with Section 19a Housing Act 1988 as amended. It gives the Tenant (as defined) a right to occupy the Property (as defined) until the agreement is brought to an end in accordance with the provisions contained in that Act. The Tenant understands that the Landlord (as defined) can recover possession at the end of the Term (as defined) and may also end the tenancy early if the Tenant fails to carry out their responsibilities.

Property:

Do not sign this agreement without reading it. By signing this document you are agreeing to all the conditions in it. If you do not understand it you should seek advice from a Solicitor, Citizens' Advice Bureau or Housing Advice

Agreement arranged by:

Westgate Students
46 Erleigh Road
Reading
RG1 5NA

Tel: 0118 966 8001

Web: www.westgatestudents.co.uk