

DATED [ ]

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting furnished dwelling house on an assured shorthold tenancy under  
Part I Chapter II of the HA 1988

relating to

[ PROPERTY NAME & ADDRESS ]

between

THE LANDLORD

and

THE TENANT

**TO THE TENANT:**

YOU SHOULD READ AND SATISFY YOURSELF THAT YOU UNDERSTAND ALL OF THE TERMS OF THIS TENANCY AGREEMENT BEFORE SIGNING IT. IF THERE IS ANYTHING ABOUT WHICH YOU ARE UNSURE YOU SHOULD NOT SIGN THIS AGREEMENT AND SEEK INDEPENDENT LEGAL ADVICE FROM A SOLICITOR OR CITIZENS ADVICE BUREAU.

## CONTENTS

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### CLAUSE

|     |  |    |
|-----|--|----|
| 1.  | Interpretation.....  | 3  |
| 2.  | Grant of the tenancy.....                                  | 5  |
| 3.  | Contents .....   | 5  |
| 4.  | Rent.....  | 6  |
| 5.  | Deposit .....  | 6  |
| 6.  | Abandoned goods .....                                      | 6  |
| 7.  | TDS arrangements.....                                      | 6  |
| 8.  | Use of Property.....                                       | 7  |
| 9.  | Assignment or subletting.....                              | 9  |
| 10. | Repairs and alterations.....                               | 9  |
| 11. | Utilities and outgoings.....                               | 10 |
| 12. | Landlord's covenants.....                                  | 10 |
| 13. | Default by the Tenant.....                                 | 11 |
| 14. | Reservation of Landlord's right to enter the Property..... | 11 |
| 15. | Expiry of the Tenancy .....                                | 12 |
| 16. | Notices.....   | 13 |
| 17. | Data Protection.....                                       | 13 |
| 18. | Governing law.....   | 14 |

Initials \_\_\_\_\_

THIS AGREEMENT is dated [REDACTED].

**PARTIES**

- (1) [COMPANY NAME] c/o Olympia Estates Ltd of 11 Hereford Road, London, W2 4AB, Tel: 020 7221 3020, Fax: 020 7221 2052, Email: [info@olyMPIAestates.com](mailto:info@olyMPIAestates.com) (Landlord).
- (2) [INDIVIDUAL NAME] of [INDIVIDUAL ADDRESS] [TELEPHONE NUMBER] [E-MAIL ADDRESS] [FAX NUMBER](Tenant).

**AGREED TERMS**

**1. INTERPRETATION**

1.1 The definitions and rules of interpretation in this clause apply in this agreement.

- Agent:** person or company responsible for letting or managing the property
- Contents:** the furniture, furnishings and any other items set out in the Inventory
- Deposit:** [REDACTED] ([in words])
- First Rent Payment Date:** [REDACTED]
- HA 1988:** Housing Act 1988
- HA 2004:** Housing Act 2004
- 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:** the list of Contents attached to this agreement and signed by the parties
- LTA 1985:** Landlord and Tenant Act 1985
- LTA 1987:** Landlord and Tenant Act 1987
- Prescribed Information:** the information required under section 213(5) of the HA 2004 as set out in The Housing (Tenancy Deposits) (Prescribed Information) Order 2007
- Property:** [ADDRESS]
- Rent:** £[REDACTED] ([in words]) per month / per week
- Rent Payment Dates:** [REDACTED] day of each month / week
- Scheme Administrator:** administrator of either a custodial or insurance TDS

Initials\_\_\_\_\_

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

Term: a fixed term of [ ] MONTHS  
from and including [ ]  
to and including [ ]

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

- 1.2 Clause headings do not affect the interpretation of this agreement.
- 1.3 A person includes a natural person.
- 1.4 Where two or more persons are together the Tenant it is agreed that their obligations to the Landlord shall be joint and several.
- 1.5 Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several.
- 1.6 Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular.
- 1.7 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.8 A reference to a statute or statutory provision is a reference to it as it is in force for the time being, taking account of any amendment, extension, or re-enactment and includes any subordinate legislation for the time being in force made under it.
- 1.9 A reference to an agreement is a reference to this agreement.
- 1.10 A reference to writing or written includes an e-mail.
- 1.11 Any reference to Tenancy refers to the tenancy created under this agreement.
- 1.12 Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord.
- 1.13 Any obligation in this agreement on a person not to do something includes an obligation not to agree or allow that thing to be done.
- 1.14 References to clauses are to the clauses of this agreement.
- 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.

Initials \_\_\_\_\_

1.16 It is agreed that personal information of both the Landlord and the Tenant and future addresses and contact details of the Landlord and Tenant may be provided to each other, to utility suppliers, the local authority, any credit agencies, or reference agencies, legal advisers and for debt collection.

2. GRANT OF THE TENANCY

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

2.2 Notwithstanding the provisions contained within this agreement and relating to the term of the tenancy hereby created it is agreed that either party may terminate this agreement by giving to the other at least two months written notice of his intention to do such notice to be delivered by hand or first class post and shall not expire before [ ] at which time this Tenancy shall determine absolutely but without prejudice to any claim by either party against the other in respect of any antecedent breach or non observance of the provisions of this agreement.

2.3 This agreement creates an assured shorthold tenancy under Part I Chapter II of the HA 1988, which means that once the Tenancy has expired the Landlord is entitled to recover possession under section 21 of the HA 1988. For the avoidance of doubt, the Tenant understands that the Landlord will be entitled to recover possession of the Property when the Tenancy has expired.

2.4 Where the Landlord fails to comply with the TDS requirements the Landlord shall be prevented from recovering possession of the Property using the accelerated possession procedure under section 21 of the HA 1988.

3. CONTENTS

3.1 The Tenant shall keep the Contents in good 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.

3.2 The Landlord and Tenant consent to the use of the Inventory 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.

3.3 If the property is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, the Tenant must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.

3.4 Whenever the tenant leaves the property unattended, the Tenant must lock all the doors and windows. The Tenant should inform the Landlord if the property is going to be empty for more than seven consecutive days.

Initials\_\_\_\_\_

- 3.5 The Tenant should defrost the fridge when necessary. The Tenant will be responsible for the reasonable cost of making good any damage that is caused because this has not been done.
- 3.6 The Tenant shall be responsible for looking after the garden. It must be kept tidy and properly cultivated with any grass cut regularly.
- 3.7 The Tenant should pay for the Landlord's reasonable charges (including any costs) for preparing and checking the Inventory at the beginning and the end of the tenancy.

#### 4. RENT

- 4.1 The Tenant shall pay the Rent in advance on or before the Rent Payment Date.
- 4.2 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.
- 4.3 The Tenant shall pay the Landlord's reasonable costs for sending rent reminder letters. This will be £5.00 for each reminder. The Tenant shall pay the Landlord's reasonable costs for any cheque that does not clear. This will be £30.00 each time a cheque does not clear.
- 4.4 If the Tenant owes rent or any other money legally payable to the Landlord under the agreement, the Tenant will have to pay the late payment penalty of £35.00 and an interest on this amount from the date that it should have been paid. The interest rate is 5% above the Bank of England base rate. This rate may apply before, as well as after, a court judgment has been made against the Tenant, depending on the terms of the court judgment.

#### 5. DEPOSIT

- 5.1 The Landlord acknowledges receipt of the Deposit from the Tenant.
- 5.2 At the end of the Tenancy, the Landlord shall be entitled to withhold from the Deposit such proportion of the Deposit as may be reasonably necessary to:
- (a) make good any damage to the Property or the Contents (except for fair wear and tear);
  - (b) replace any of the Contents which may be missing from the Property
  - (c) pay any accounts for utilities, Council tax charges or any other taxes or accounts for which the Tenant may be liable, which remain unpaid
  - (d) pay any Rent which remains unpaid
  - (e) pay for the Property and the Contents to be cleaned if the Tenant is in breach of its obligations under clause 3.1.
  - (f) compensate the Landlord for any lost incurred due to the Property not being in a clean and presentable condition in the last month of the Tenancy

Initials \_\_\_\_\_

6. ABANDONED GOODS

6.1 Any goods or personal effects belonging to or in the possession of the Tenant or any person who resided, slept in or visited the Property which shall not have been removed from the Property at the expiry or sooner determination of the Tenancy hereby created and the Landlord has given the Tenant written notice addressed to the Tenant at the forwarding address provided by the Tenant, or in the absence of any address has made reasonable efforts to contact the Tenant and the Landlord considers that items have not been cleared; and the Tenant has failed to collect the property promptly thereafter shall be deemed to have been abandoned and thereafter the Landlord may dispose of such goods as he deems appropriate and any costs incurred in so doing will be payable by the Tenant.

6.2 The Tenant shall pay to the Landlord damages at a rate equivalent to the Rent then payable for the Property when the Property is left full of bulky furniture, or a large amount of other bulky and heavy discarded items belonging to the Tenant; which may prevent the Landlord residing in, re-letting, selling or making any other use of the Property until the items are removed, or the Landlord or the Agent remove, store or dispose of the items after giving the Tenant at least 7 days written notice, addressed to the Tenant at the forwarding address provided by the Tenant; or in the absence of any address after making reasonable efforts to contact the Tenant, that they consider the items to be abandoned until either the Tenant, or in default the Landlord, shall have removed all such items from the Property such removal by the Landlord to be made as soon as practically possible.

6.3 The Tenant shall pay to the Landlord any additional expenses, reasonable charges or other costs, incurred by the Landlord, in respect to the Clause 6.2 and the Clause 6.3.

7. TDS ARRANGEMENTS

7.1 The Deposit is protected by the mydeposits (the trading name of Tenancy Deposit Solutions Ltd) Company registered in England no.05861648, Registered office: 3rd Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire, EN5 1NZ Tel: 0844 980 0290 Fax: 08456 34 34 03.

7.2 The Landlord will provide within 14 days of the Deposit being received the Prescribed Information.

7.3 The Landlord agrees that the Deposit shall be held in accordance with the rules of the TDS.

7.4 The Landlord and Tenant agree that any interest accrued from the Deposit shall be paid to the Landlord.

7.5 The Landlord shall inform the Tenant within ten Working Days of the Tenancy ending if the Landlord intends to withhold all or part of the Deposit as detailed in clause 5.

7.6 Within ten Working Days of the Tenancy ending, the Landlord shall inform the Scheme Administrator that the Deposit is to be repaid in the sums agreed between the Landlord and Tenant.

Initials\_\_\_\_\_

8. USE OF PROPERTY / TENANT'S OBLIGATIONS

- 8.1 The Tenant shall only use the Property as a private dwelling house.
- 8.2 The Tenant shall not use the Property for the purposes of conducting a business.
- 8.3 The Tenant shall not keep any pets or any other animals on or in the Property without the prior written consent of the Landlord.
- 8.4 The Tenant shall not do anything to or on the Property that:
  - (a) causes a nuisance or annoyance to occupiers of adjoining or neighbouring properties; or
  - (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 12.2.
- 8.5 The Tenant shall not to use or consume or allow to be used or consumed in or about the Property at any time any illegal or controlled drugs or any other controlled substances the use of which may be prohibited or restricted by law.
- 8.6 The Tenant shall not tamper with any fire precautions in the Property.
- 8.7 The Tenant shall not dry washing inside the Property, except in a ventilated room suitable for such purposes, and The Tenant shall ensure that the Property is adequately ventilated at all times to prevent all problems and damage caused by mould and condensation.
- 8.8 The Tenant shall not use any paraffin or portable gas heater in the Property.
- 8.9 The Tenant shall not bring bicycles, motor cycles, and prams into the property without the prior written consent of the Landlord.
- 8.10 The Tenant shall not alter or add anything to the outside or structure of the property, or the furniture, fixtures and household belongings that are on the Inventory. The Tenant shall not bring any furniture into the Property without the prior written consent of the Landlord. The Tenant must not bring into the Property any furniture, fixtures or household belongings which do not meet the Furniture and Furnishings (Fire) (Safety) Regulations 1988. The Tenant agrees with the Landlord not to remove any of the Fixtures, Fittings or Contents as specified in the inventory or any part thereof or any substitute Fixture and Fitting or Contents from the Property nor to store the same in any loft basement garage or outbuilding without first obtaining the Landlord or his Agent's consent and thereafter ensuring that the said items are stored safely and upon vacating the Property to leave the same in the places in which they were on the commencement date.
- 8.11 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 written consent of the Landlord.

Initials \_\_\_\_\_



8.12 Further, the Tenant agrees with the Landlord:

- (a) Not to deface the Property or permit or suffer it to be defaced internally or externally nor to affix any picture or other object to the walls unless they are affixed by using commercially produced picture hooks provided that they are not excessive in quantity nor hang any picture or poster with the commercial product of 'Blu-tac' or similar and further that the Tenant shall at the end of the Tenancy or sooner determination make good any damage caused to the Property by such action. In the last month of the Tenancy the Tenant agrees to keep the Property in a clean and presentable condition.
- (b) Not to erect or permit to project outside the Property any wireless aerial, satellite dish or television aerial without the prior consent of the Landlord or the Agent nor place or exhibit any name advertisement notice board or notice of any description on any part of the Property. If in breach of this clause the Tenant erects or allows anything to project outside the Property the Tenant will be liable for the costs of removal and to make good any damage suffered to the Property.
- (c) Not to change any of locks of the Property or have duplicate keys made without the Landlord's prior written consent.
  - (i) To pay a fee of £30 to the Landlord for a call-out to open the door until 10:00pm and £120 after 10:00pm, weekends and Bank Holidays.
  - (ii) To pay a fee of £30 to the Landlord for a duplicate keys, to be collected from the Agent's office, or £60 for a duplicate keys to be delivered to the Tenant.
  - (iii) To pay a fee of £100 to the Landlord for a Fire Alarm activation due to tenant negligence.
- (d) Not to overload block up or damage any apparatus or installation relating to the services serving the Property. Not to 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.
- (e) To clear any stoppages or blockages when any occur in any of the drains sinks lavatories or waste pipes and ventilation ducts which serve the Property, save those that result from defects in the Property.
- (f) To keep cleansed and free from obstruction all sewers drains sanitary apparatus water and waste pipes air vents and ducts exclusively serving or forming part of the Property unless the obstruction is due to a defect that forms part of the repairing obligations of the Landlord.
- (g) Not to permit oil grease or other harmful or corrosive substances to enter any of the sanitary appliances or drains within the Property, other than those substances reasonably used for the cleaning of the Property.
- (h) In the event of any infestations arising during the Tenancy unless it is due to an act or omission of the Landlord to carry out at the Tenant's expense any requirements for pest control disinfecting or fumigating the Property which may be directed by the Medical Officer of Health or such other competent officer and to pay for any necessary re-decoration and to replace any articles the destruction of which may be rendered necessary in consequence of such infestation fumigation or disinfection.
  - (i) Cimex lectularius/ Cimex hemipterus (Bed Bugs)

Unless the Tenant can prove that Bed Bugs were in the Property when he moved in, it is the Tenant's responsibility to carry out at the Tenant's expense any requirements for disinfection of the Property and to remove the infestation within 7 days from the notice served by the Landlord, engaging a well known and trained expert in a treatment of Bed Bugs infestations.

After the expiry of three months since the commencement of the Tenancy any infestations at the Property would be considered to be due to an act or omission of the Tenant.

- (ii) If the Tenant fails to carry out any requirements for pest control disinfecting or fumigating the Property, in the event of any infestations arising during the Tenancy, the Tenant agrees to pay a fee of £150 to the Landlord at the end of the Tenancy.

## 9. ASSIGNMENT OR SUBLETTING

9.1 The Tenant shall not assign, sublet, part with or share possession or occupation of the Property or any part of the Property.

9.2 The Tenant agrees with the Landlord:

- (a) Not at any time during the Term to enter into nor permit the entry into of any agreement or arrangement whereby protection may be afforded to an occupant of the Property pursuant to the Landlord and Tenant Act 1954 or the Housing Acts 1988 and 1996 or any statutory amendment or re-enactment of any of them or similar Act replacing them without the consent of the Landlord.
- (b) Not to take in or receive any paying guests or lodgers without the consent of the Landlord.
- (c) Not at any time during the said term to assign charge share or part with possession of all or any of the Landlord's fixtures, fittings or contents.

## 10. REPAIRS AND ALTERATIONS

10.1 The Tenant shall keep the interior of the Property (including any doors, windows and skylights) clean, tidy and in good repair and condition.

10.2 Subject to section 11 of the LTA 1985, the Tenant shall keep the drains, gutters and pipes of the Property clear from obstruction.

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

Initials \_\_\_\_\_

11. UTILITIES AND OUTGOINGS

11.1 The Tenant shall pay all costs in connection with the supply and removal of gas, electricity, water, sewerage, telecommunications, data and other services and utilities to and from the Property.

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

11.3 The Tenant shall pay all taxes relating to the Property including Council tax.

11.4 If any of the costs in this clause are payable in relation to the Property together with other property, the Tenant shall pay a fair proportion of all those costs.

12. LANDLORD'S COVENANTS

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

12.2 The Landlord shall insure the Property to its full value against loss or damage by the Insured Risks, and shall provide a copy of the insurance cover to the Tenant if requested. For the avoidance of doubt the Tenant shall be responsible for insuring any items introduced by him to the Property.

12.3 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.

12.4 The Landlord shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord.

12.5 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, gutters and external pipes);
- (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.

12.6 The Landlord shall not be required to:

- (a) keep in repair and proper working order any fixtures, fittings and appliances in the Property for making use of the supply of water, gas and electricity; and

Initials \_\_\_\_\_

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

13. DEFAULT BY THE TENANT

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

- (a) the Rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;
- (b) the Tenant is declared bankrupt, under the Insolvency Act 1986, or assigns his estate or executes any Deed of Arrangement for the benefit of his creditors; or
- (c) the Tenant has breached the agreement; fails to comply with any of the Tenant's obligations under this agreement; or
- (d) any of the Grounds 2, 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply.

13.2 If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end, without prejudice to any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant.

13.3 If the Property shall be left vacant or unoccupied for a period exceeding 28 days without prior consent of the Landlord; then the Landlord, may give written Notice to the Tenant that the Landlord seeks possession of the Property. If the Tenant does not comply with that Notice the Landlord will bring this Agreement to an end and regain possession of the Property by complying with his statutory obligations; obtaining a court order; and re-entering the Property with the County Court Bailiff. When the Bailiff enforces a possession order the Tenancy shall end. This clause does not prejudice any other rights that the Landlord may have in respect of any earlier breaches of the Tenant's obligations under this Agreement.

13.4 Without prejudice to the generality of the foregoing paragraphs, pursuant to the Protection from Eviction Act 1977, the Landlord may not re-enter residential Premises without having previously obtained an order from the Court.

13.5 If the Tenant breaches this agreement or fails to fulfil any of its obligations under this agreement, the Tenant shall pay any reasonable costs incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.

14. RESERVATION OF LANDLORD'S RIGHT TO ENTER THE PROPERTY

14.1 The Landlord reserves the right to enter the Property on giving not less than 24 hours' prior notice 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;

Initials \_\_\_\_\_

- (c) to take gas, electricity or water meter readings; and
- (d) in the last month of the Tenancy, to show prospective tenants around the Property.

14.2 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.

15. EXPIRY OF THE TENANCY

15.1 The Tenant will at the end of the Tenancy:

- (a) hand over to the Landlord all keys to the Property;
- (b) give the Landlord vacant possession of the Property; and
- (c) ensure that the Property is completely clean and tidy and shall return the Property and the Contents to the Landlord in the condition required by this agreement. If the Property is not returned clean and tidy the Tenant shall pay the Landlord the fee of £100.00.

15.2 If the Tenant will not give any notice about his intention to leave to the Landlord at least one month prior to the end of the Tenancy and stays in the Property after the Tenancy has expired then a statutory periodic tenancy shall arise on a **monthly or weekly** basis.

15.3 The Landlord has the right to recover possession of the Property if the Tenancy has come to an end and the Landlord has given two months' notice to the Tenant of the Landlord's intention to recover possession of the Property, and at least six months have passed since the date of this agreement.

15.4 The Tenant shall provide the Landlord with a forwarding address once the Tenancy has come to an end.

15.5 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 has the right to dispose of the Tenant's possessions after making reasonable attempts to contact the Tenant at the forwarding address provided. The Tenant shall be responsible for all reasonable costs which the Landlord may incur. The Landlord shall be entitled to deduct such costs and any monies lawfully due to the Landlord from any money realised from the disposal of such furniture or goods.

15.6 The Tenant shall give at least one month notice about his intention to leave to the Landlord prior to the end of the Term and shall pay the administration fee of £50.00 to the Landlord at the end of the Tenancy, failure which the Tenant shall pay the administration fee of £250.00 to the Landlord at the end of the Tenancy. For avoidance of doubt if the Tenant will not give any notice about his intention to leave to the Landlord at least one month prior to the end of the Term the Tenant shall pay the administration fee of £250.00 the Landlord at the end of the Tenancy.

Initials \_\_\_\_\_

16. NOTICES

16.1 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 15.4; or
- (b) left at the Landlord's address given in clause 15.4; or
- (c) sent to the Landlord's e-mail address stated in the Parties clause.

16.2 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 Tenant's address stated in the Parties clause; or
- (b) left at the Tenant's address stated in the Parties clause; or
- (c) sent to the Tenant's e-mail address stated in the Parties clause.

16.3 Any notice sent by first class post shall be deemed to have been received the day after it was sent.

16.4 For the purposes of section 48 of the LTA 1987, the Landlord's address for service is 11 Hereford Road, London, W2 4AB.

17. DATA PROTECTION

The Landlord and the Agent handle personal information in compliance with the Data Protection Act 1998. The Landlord and the Agent recognise the importance of the correct and lawful processing of personal data in maintaining confidence in their operations. The Landlord and the Agent endorse and adhere to the principles set out in the Data Protection Act 1998, although may share the Tenant's information with organisations including; Councils, public bodies, utility companies (e.g. gas, water, electricity), courts and law enforcement agencies. In addition the Landlord and the Agent may share the Tenant's information with other external private and public companies and/or individuals and/or other organisations. This information may include the Tenant's name, address, contact details and in some circumstances, other personal information.

The Tenant is within his rights to say that he does not want the Landlord and/or the Agent to pass his personal information onto a third party at any time. However the Tenant should be aware that in some limited circumstances the law will require or permit the Landlord and/or the Agent to provide personal information about the Tenant to other organisations and/or companies and/or individuals.

If the Tenant provides false or inaccurate information and the Landlord and/or the Agent suspect or identifies fraud they will record this and may also pass this information to fraud prevention agencies and other organisations involved in crime and fraud prevention.

Initials \_\_\_\_\_

18. 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.

**TO THE TENANT:  
YOU SHOULD READ AND SATISFY YOURSELF THAT YOU UNDERSTAND ALL OF THE TERMS OF THIS TENANCY AGREEMENT BEFORE SIGNING IT. IF THERE IS ANYTHING ABOUT WHICH YOU ARE UNSURE YOU SHOULD NOT SIGN THIS AGREEMENT AND SEEK INDEPENDENT LEGAL ADVICE FROM A SOLICITOR OR CITIZENS ADVICE BUREAU.**

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

SIGNED BY :

WITNESSED BY :

.....  
Please print name below

.....  
Please print name below

.....  
For and on behalf of the Landlord  
  
SIGNED BY :

.....  
Occupation .....  
Address .....  
.....  
.....  
.....  
WITNESSED BY :

.....  
Please print name below

.....  
Please print name below

.....  
For and on behalf of the Tenant

.....  
Occupation .....  
Address .....  
.....  
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Initials \_\_\_\_\_