ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

90b Trinity Road Wood Green London N22 8YB

Important Notes for Tenants

- **This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.**
- **Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.**
- **If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.**

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.
7. If you accept a tenancy deposit under this tenancy, it must be dealt with in accordance with the statutory rules under sections 212-215 of the Housing Act 2004. Take advice if necessary.

More Information

For more information on using this tenancy agreement please refer to the 'Letting Information Point' on The Letting Centre website. Website address: **www.letlink.co.uk**

M.Y. C.Y. E.G.

Tenant's initials

Agent/Landlord's initials

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date	**08 November 2011**
Landlord(s)	**Mr N Efstathiou**
Landlord's Agent	**Homelink Lettings & Estates** **125 Bounds Green Road** **Bounds Green** **London** **N11 2PP**

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s)	**Miss Yfantidou Christina, Mr Evangelos Galiatsatos, Mr Yfantidis Mike**
Property	The dwelling known as **90b Trinity Road Wood Green London N22 8YB**
Contents	The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory
Term	For the term of **twelve months** commencing on **08 November 2011**
Rent	**£1100.00 Monthly**
Payment	in advance by equal monthly payments.
Deposit	A deposit of **£1100.00** is paid by the Tenant to the Landlord/Agent. The deposit is held by the Agent as Stakeholder. The Agent/Landlord is a member of the Tenancy Deposit Scheme. • **Interest** Any interest earned will belong to The agent The ICE (Independent Case Examiner) is defined to be that person appointed by The Dispute Service to examine those disputes that have been referred to The Dispute Service
Member	The Member refers to either the Agent or Landlord, whoever is registered with The Dispute Service for the purposes of holding the deposit
Stakeholder	refers to how the deposit is held on behalf of the Tenant according to the rules of The Dispute Service

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

2. The Deposit has been taken for the following purposes

Any damage, or compensation for damage, to the premises its fixtures and fittings or for missing items for which the tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each and any such item at the commencement of the tenancy, insured risks and repairs that are the responsibility of the landlord.

The reasonable costs incurred in compensating the landlord for, or for rectifying or remedying any major breach by the tenant of the tenant's obligations under the tenancy agreement, including those relating to the cleaning of the premises, its fixtures and fittings.

Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the property/premises for which the tenant is liable (delete whichever does not apply).

Any rent or other money due or payable by the tenant under the tenancy agreement of which the tenant has been made aware and which remains unpaid after the end of the tenancy.

M.Y. C.Y E.G.

Tenant's initials

Agent/Landlord's initials

The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned

(7.4) The Agent/Member must tell the tenant within 10 working days of the end of the tenancy if they propose to make any deductions from the Deposit.

(7.5) If there is no dispute the Member/Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the tenancy agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and the Tenant agreeing the allocation of the Deposit.

(7.6) The Tenant should try to inform the Member/Agent in writing if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Agent as due from the deposit within 20 working days after the termination or earlier ending of the Tenancy and the Tenant vacating the property. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of TDS and if the ICE is later asked to resolve any dispute may refuse to adjudicate in the matter.

(7.7) If, after 10 working days following notification of a dispute to the Agent/Member and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will (subject to clause 7.9 below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication.

(7.8) The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by clauses (7.6 & 7.7) above.

(7.9) If the amount in dispute is over £5,000 the Landlord and the Tenant agree to submit to formal arbitration through the engagement of an arbitrator appointed by the ICE although, with the written agreement of both parties, the ICE may at his discretion accept the dispute for adjudication. The appointment of an arbitrator will incur an administration fee, to be fixed by the Board of The Dispute Service Ltd from time to time, shared equally between the Landlord and the Tenant; the liability for any subsequent costs will be dependent upon the award made by the arbitrator.

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination.

9. Subject to the condition that the Landlord must obtain a court order for possession of the Property before re-entering the premises; if the Tenant does not:

(a) pay the rent (or any part of it) within 14 days of the date on which it is due; or

(b) comply with the obligations set out in the agreement,

then the landlord may re-enter the Property and end the Tenancy.

This right must be exercised in the correct way through the Courts and only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

13. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

(13.1) The Tenant acknowledges and authorises the landlord or his agent to provide all the information necessary to the suppliers to register the tenant at the property for supplies such as gas, electric, council tax & water rates if the same are the responsibility of the tenant as per this contract.

Tenant's initials M.Y. C.Y E.G.

Agent/Landlord's initials

THE FIRST SCHEDULE *(attach a separate sheet if necessary)*

Special conditions:

SC 1.0 If the Tenant does not wish to remain in the Property after the end of the fixed term then one month's prior notice to quit should be given in writing to the Landlord or Agent.

SC 1.1 It is agreed that [after an initial period of six months,] two months' notice in writing may be served by either party to terminate this agreement. Such notice should not expire any earlier than six months from the commencement date of this tenancy agreement.

SC 1.1.1 IF NO PRIOR NOTICE IS GIVEN THE CONTRACT WILL CONTINUE ON A MONTH BY MONTH BASIS UNTIL EITHER THE LANDLORD OR THE TENANT SERVE NOTICE TO QUIT.

SC 1.2 Upon expiry of the initial fixed term of this tenancy agreement, unless notice to terminate the tenancy agreement is served on either party, it is agreed that the tenancy shall continue as a monthly statutory periodic tenancy the and the same terms and conditions of this Agreement shall apply.

SIGNED by the LANDLORD(S) :-
(or the Landlord's Agent)

.....

In the presence of :-

Name .....

Address .....

.....

Occupation .....

Witness Signature .....

SIGNED by the TENANT(S) :-

.....

.....

.....

.....

In the presence of :-

Name .....

Address .....

.....

Occupation .....

Witness Signature .....

M.Y. C.Y. E.G.

Tenant's initials

Agent/Landlord's initials

been registered with TDS whether or not the Agent or the other party want to contest it. Failure to do so will not delay the adjudication but the TDS will take appropriate action to recover the Deposit and discipline the Agent.

A 2.7 The sum in dispute must be remitted to The Dispute Service Ltd within 10 days of being requested to do so, whether or not the parties wish the ICE to resolve the dispute.

A 2.8 The ICE will aim to resolve the dispute within 28 days of receiving the final documentation that is once all the evidence considered necessary has been gathered or requested and a suitable time period has been allowed for submission.

A 2.9 TDS will pay out the money within 10 working days of the decision of the ICE or instruction of the court as appropriate.

A 2.10 The time-scale specified may be varied at the discretion of the ICE if he considers it necessary to seek legal or other expert advice, or in exceptional circumstances which affect the ability of either party to the Tenancy being able to provide information promptly.

A 2.11 The Agent and the parties to the Tenancy must co-operate with the ICE in the consideration of the dispute and follow the recommendations of the ICE concerning the method of resolution of the dispute.

A 2.12 If one party raises a dispute with TDS the TDS will contact the other party giving a right to reply within 10 days. If the other party fails to reply TDS will make their adjudication and decision upon the information already held and find accordingly for the party raising the dispute.

A 2.13 TDS are specifically excluded under Statutory Instrument from adjudicating where, despite making reasonable efforts to do so, the Landlord or the Agent are unable to contact the Tenant, or the Tenant is unable to contact the landlord or the Agent. Under these circumstances, the Member must do the following:

- make every practical effort, over a reasonable period of time but for no longer than it would take for the ICE to resolve a dispute, to contact the (ex)-tenant/landlord using information readily available.
- determine dilapidations, rent arrears and any other prospective deductions from the deposit as they would normally do
- allocate the deposit, pay the party who is present as appropriate, and transfer the amount due to the absent tenant/landlord to a suitably designated "Client Suspense (bank) Account".

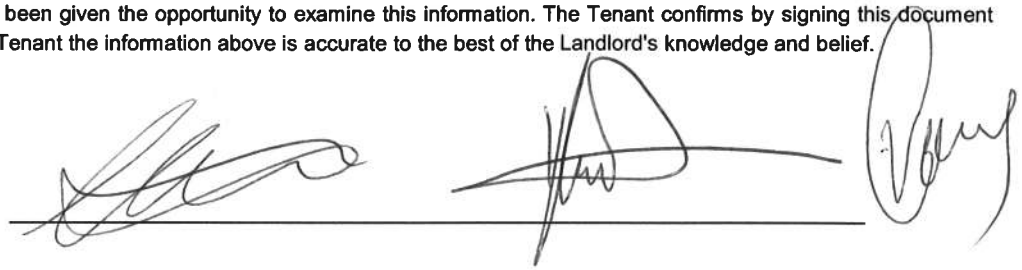
A 2.14 A formal record of these activities should be made, supported by appropriate documentation.

A 2.15 Following sufficient time (usually at least six years) having elapsed from last contact from the absent tenant/landlord the Member may then donate the amount allocated to them to a suitable registered charity – subject to an undertaking that any valid claim subsequently received by the Member from the beneficial or legal owner would be immediately met by the Member from its own resources.

A 2.16 Should the absent tenant/landlord return within that period and seek to dispute the allocation of the deposit, the ICE may offer to adjudicate.

The Landlord confirms that the information provided to the Agent (delete if Landlord) and the Tenant is accurate to the best of his knowledge and belief and the Tenant has had the opportunity to examine the information.

The Tenant confirms he has been given the opportunity to examine this information. The Tenant confirms by signing this document that to the knowledge of the Tenant the information above is accurate to the best of the Landlord's knowledge and belief.

Signed by the Tenant: 

Signed by the Landlord/Agent: _____

The Deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

The Dispute Service Ltd
PO Box 1255
Hemel Hempstead
Herts HP1 9GN

phone 0845 226 7837

web www.thedisputeservice.co.uk

email deposits@tds.gb.com

fax 01442 253193

TDS TENANCY DEPOSIT SCHEME: Prescribed Pages

PRESCRIBED INFORMATION **Housing Act 2004**

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy regarding the protection of and deductions from the Deposit.

Name of Landlord(s): Mr N Efstathiou

Actual address of the Deposit Holder: Homelink Lettings & Estates, 125 Bounds Green Road, London, , N11 2PP

E mail address of the Deposit Holder (if applicable): info@homelinklettings.co.uk

Telephone number of the Deposit Holder: T: 0208 888 2100 F: 0208 888 4212 E: info@homelinklettings.co.uk Fax number (if applicable): 0208-888-4212

Tenant(s) name: Miss Yfantidou Christina, Mr Evangelos Galiatsatos, Mr Yfantidis Mike

Address for contact after tenancy ends (if known):

E mail address for Tenant (if applicable): evangelosgaliatsatos@gmail.com

Mobile / Telephone number: 07879885335 / Fax number (if applicable):

Please provide the details for other relevant persons (i.e. agent, guarantor paying the Deposit etc)

Address of the property/premises to which the tenancy relates::

90b Trinity Road Wood Green London N22 8YB

Deposit: £1100.00

Deductions may be made from the Deposit according to clauses (see First Schedule) of the tenancy agreement attached. A leaflet explaining how the Deposit is protected by the Housing Act 2004 will be provided to the Tenant by the person holding the Deposit being Homelink Lettings & Estates.

The holder of the Deposit will register the Deposit with and provide other required information to the Tenancy Deposit Scheme within 14 days of the commencement of the Tenancy or the taking of the deposit whichever is earlier and provide proof to the Tenant of compliance. If the holder of the Deposit fails to provide proof within 14 days the tenant should take independent legal advice from a solicitor, Citizens Advice Bureau (CAB) or other housing advisory service. The procedure for instigating a dispute regarding deductions from the Deposit at the end of the Tenancy are explained in clauses A2.1 to A2.13 shown below. No deductions can be made from the Deposit without written consent from both parties to the Tenancy Agreement.

Procedure for Dispute at the End of the Tenancy

A 2.1 When the Landlord and Tenant agree how the Deposit should be returned, in full or in part, it must be paid back within 10 working days. Failure to return the Deposit within the specified period will be grounds for the Tenant to refer the matter directly to the Independent Case Examiner ("ICE").

A 2.2 The Agent must tell the Tenant within 10 working days of the end of the tenancy, (or as specified in the Tenancy Agreement) if they propose to make any deductions from the Deposit.

A 2.3 The Tenants should make their best endeavours to inform the Agent if they wish to raise a dispute about the Deposit within 20 working days after the lawful end of tenancy and vacation of the Property. The Agent has a maximum of 10 working days* to resolve the dispute

A 2.4 It is not compulsory for the parties to refer the dispute to the ICE for adjudication. They may, if they choose, seek the decision of the Court. However, this may take longer and may incur further costs. Judges may, because it is a condition of the Tenancy Agreement signed by both parties, refer the dispute back to the ICE for adjudication. If the parties do agree that the dispute should be resolved by the ICE, they must accept the decision as final and binding.

A 2.5 The Agent, the Landlord or the Tenant can instigate a dispute by completing the Notification of Dispute form (TDS.2) and submitting it to the ICE. The form can be downloaded from the website www.thedisputeservice.co.uk or be obtained directly from The Dispute Service Ltd at the address or telephone number specified in the First Schedule of the attached Tenancy Agreement.

A 2.6 If the Agent instigates a dispute they must send with the Notification of Dispute to the TDS the full deposit, less any amounts already agreed by the parties and repaid. Where one of the parties to the tenancy raises the dispute, the Agent must send the Deposit or the balance in dispute together with the relevant evidence being a copy of the tenancy agreement, inventory and schedule of condition, any check-in or check-out report correspondence and invoices or estimates within 10 days of being told that a dispute has

The Tenant agrees with the Landlord:

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord's Agent

(3.1.1) that where the Rent is accepted from a party other than the Tenant, it shall be deemed to be accepted for and on behalf of the Tenant.

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric and telephone (if any) relating to the Property, where they are incurred during the period of the agreement, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) to pay the cost of maintaining a valid television licence at the Property throughout the tenancy where there is a television set in the Property

(3.4) that an administration fee of £25 will be charged for each time the Rent is overdue by more than 7 days.

(3.5) to pay any bank charges incurred by the Landlord resulting from dishonoured cheques or standing order mandates drawn by the Tenant for all Rent and other payments due to the Landlord

(3.6) to pay interest at the rate of 10% per annum (or other specified bank rate) on any rent arrears of more than fourteen days calculated from the rent due date until the date upon which it is actually paid in full

(3.7) in the event of any infectious or contagious disease happening during the tenancy, to carry out at his own expense any requirements for disinfecting the rooms which may be directed by the Medical Officer of Health or such other competent officer and to pay for any necessary decoration and to replace any articles which may be necessary in consequence of such disinfecting.

(3.8) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord or Agent his reasonable expenses

4. Use of the Property

(4.1) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property except that during the fixed term of the tenancy the Tenant may assign or sublet with the Landlord's express consent which will not be unreasonably withheld. Such consent, as a variation of the tenancy agreement, to be agreed in writing

(4.2) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage, or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the restrictions in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) If the property is part of a block (ie a flat in a block) the following conditions will apply to the communial parts of the property hereafter refered to at The Building.

(a) not to use or permit the use of the common entrance hall in the Building (if any) otherwise than for quiet and peaceful entry to the Property.

(b) to pay the cost of making good any damage at any time done by the Tenant, or his or their servants agents or visitors, to any part of the Building or to the passages, landings, stairs, or entrance halls thereof, or to the person or property of the occupier of any other part of the Building, by the carrying in, or removal of, furniture or other goods to or from the Property or otherwise.

(c) to remove forthwith, upon being so required by the Landlord or Agent, any object of or obstruction by the Tenant in the common entrance hall and to pay to the Landlord on demand the cost incurred by him in removing and, if appropriate, storing the same. The removal and storage is expressly authorised and shall be entirely at the Tenant's risk.

5. Repairs

(5.1) Not to damage the Property and Contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy

(5.5) To maintain and keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat, tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants.

(5.6) to keep all electric lights in good working order and in particular to replace all fuses, bulbs, fluorescent tubes as and when necessary. Also any replaceable or disposable filters, vacuum bags etc. to be replaced, at the end of the tenancy.

(5.7) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests

(5.8) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant

(5.9) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property

(5.10) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.11) To take all reasonable precautions to prevent damage by frost

(5.12) In order to comply with the Gas Safety Regulations, it is necessary:

(a) that the ventilators provided for this purpose in the Property should not be blocked

(b) that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or Agent

(5.13) Not to cause any blockage to the drains, pipes, sinks or baths

(5.14) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.15) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

(5.16) to maintain and be responsible for the repair and maintenance of the television aerials, satellite dish and similar signal reception devices (if any) in the Property. The Landlord shall not accept any responsibility for unsatisfactory radio or television reception.

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice, order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) To pay the Landlord fully for any reasonable costs or damage suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

(6.3) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Tenant is deemed to have surrendered the Tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his agent, and to allow him access to the property in order to secure it where necessary

(6.6) to approve the Inventory and advise the Landlord or Agent accordingly in writing within seven days from the date of this Agreement, or the Inventory is otherwise deemed to have been accepted as a true and accurate record of the condition of the Property and Contents.

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy

(7.2) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy

(7.3) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner).