

ORIGINAL ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a furnished dwelling house on an Assured Shorthold Tenancy under
Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

PREMISES: i. **Description:** **Furnished House**
ii. **Address:** **28 Willingdon Road, London, N22 6SB**

LANDLORD'S/AGENT'S: **Monsoon Properties Ltd**

TENANTS/S:

- | | |
|--------------------|-------------------|
| 1) Joseph Varga | 6) Gabor Pinter |
| 2) Sabrina Leal | 7) Reneta Kormany |
| 3) Ashley Richmond | 8) Istvan Kovacs |
| 4) Viktor Kemeny | |
| 5) Nora Elek | |

RENTAL PERIOD: **For a fixed period of 12 (MONTHLY IN ADVANCE)**

COMMENCEMENT: **From 1st May 2019 to 12pm 30th April 2020**

RENT: £3675.00
DEPOSIT: £3675.00 is paid by the Tenant to the Agent/Landlord
NEXT RENT DATE 1st June 2019

- (i) The Landlord lets and the Tenant takes the premises for the term specified above
- (ii) This Tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions printed overleaf save that no such amendment or addition shall be of any effect if or insofar as it purports to empower the Landlord to determine this Tenancy at any time earlier than six months from the Commencement Date or the Date of this Agreement whichever shall be the later
- (iii) This Agreement is intended to give rise to an Assured Shorthold Tenancy as defined in Section 19a of the Housing Act 1988 (as amended by the Housing Act 1996)
- (iv) The Tenant shall pay to the Landlord/Agent on the signing of this Agreement the amount of the Deposit and the first payment of Rent
- (v) This Tenancy includes the use of the Landlord's fixtures and effects as defined in the Inventory
- (vi) Any Notice under this Agreement to the Landlord or any Notice under the **Landlord and Tenant Act 1987 Sections 47 and 48** shall be served on the Landlord or the Agents personally or by registered post between 9.00am and 5.00pm Monday to Friday, at the following address: 81 Turnpike Lane, N8 0DY.
- (vii) The provisions for the service of notices are that if the Landlord or the Agent deliver by hand any Notices or documents which are necessary under the Agreement, or any Act of Parliament to the Premises by 5pm or the last known address of the Tenant if different; and reasonable evidence is kept of the delivery; the documents or Notices will be deemed delivered on the next working day which excludes Saturdays, Sundays and Bank Holidays; or if any documents or Notices are sent by registered, or recorded delivery post the documents will be deemed delivered upon proof of postage being obtained; or if the documents or Notices are sent by ordinary first class post addressed to the Tenant at the Premises or the last known address of the Tenant if different; and reasonable evidence is kept of the postage; the documents or Notices will be deemed delivered two working days later, which excludes Saturdays, Sundays and Bank Holidays.
- (viii) If the Premises described are a flat or maisonette the Tenant's attention is drawn to the Head Lease (if any) and the provisions contained therein and the Tenant agrees to act in accordance with the requirements as set out in the Head Lease.

Signature of Tenant (1): J. Vay

Name: Joseph Vay

Date: 01.05.2019

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (2): Sabrina Leal

Name: SABRINA LEAL

Date: 01.05.2019

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (3): Richard

Name: Richard

Date: 01.05.2019

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (4): Victor Kenney

Name: Victor

Date: 01.05.2019

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (5): *[Signature]*

Name: *Nora Ellen*

Date: *07.1.05.2019*

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (6): *[Signature]*

Name: *Geabor Pinte*

Date: *01.1.05.2019*

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (7): *[Signature]*

Name: *Reneta Kormany*

Date: *01.1.05.2019*

In the presence of this witness:

Name of witness:

Address of witness:

Key Given:

Signature of Tenant (8): *ISTVAN KOVACS*

Name: *ISTVAN KOVACS*

Date: *01.1.05.2019*

In the presence of this witness:

Name of witness:

Address of witness:

Key Given: