

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) Adam Notin |
| 2) Eva Fruzsina Toth | 7) Roland Notin |
| 3) Liptak Laszlo | 8) Virginija Kriaciunaite |
| 4) Sabrina Leal | |
| 5) Ashley Richmond | |

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

COMMENCEMENT: **From 1st May 2018 to 12pm 30th April 2019**

RENT: £3675.00
DEPOSIT: £3675.00 is paid by the Tenant to the Agent/Landlord
NEXT RENT DATE 1st June 2018

- (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.

- 4.1.5 Any interest earned will belong to the Agent.
- 4.1.6 The Agent must tell the Tenant within 10 working days of the end of the tenancy if they propose to make any deductions from the Deposit.
- 4.1.7 If there is no dispute the 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 will be made within 10 working days of the Landlord and the Tenant agreeing to the allocation of the Deposit.
- 4.1.8 The Tenant must inform the 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.
- 4.1.9 If, after 10 working days following notification of a dispute to the Agent/Member and reasonable attempts have been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over allocation of the Deposit the dispute will (subject to 4.1.11 below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication.
- 4.1.10 The statutory rights of the Landlord and Tenant to take legal action through the county court remain unaffected by clauses 4.1.6 to 4.1.9
- 4.1.11 If the amount in dispute is over £5000 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: liability for any subsequent costs will be dependent upon the award made by the arbitrator.

MISCELLANEOUS

- 6.1.1 If the Premises comprise part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the Building
- 6.1.2 "Premises" in these Conditions includes the Landlord's fixtures and fittings therein
- 6.1.3 Reference to masculine gender includes the feminine; to the singular includes the plural; and to "month" mean calendar month
- 6.1.4 If two or more persons are together the Tenant their obligations to the Landlord shall be joint and several

RENEWAL AND EXTENSION: Should the tenants wish to renew the tenancy, they must notify Monsoon Properties Ltd in writing Ten (10) weeks prior to the end of tenancy.
The renewal will be subject to approval of references and landlords or his agents' consent. An administration fee of £150.00 Apply, and the first month's rent of the new tenancy must be paid to Monsoon Properties account.

TENANTS: Where replacement for a tenant/s apply, an administration fee of £295.00 will be payable by the outgoing tenant/s. This is subject to the Landlords' or his agents' consent. A deed of tenancy and charge of change of tenancy must also be signed by both parties and the incoming tenant/new to pay a fee of £195.00

The Landlord/Agents hereby agrees to let the Property and the Tenant hereby agrees to take the Property for the Rent and Term in accordance with the conditions stated within this Agreement.

SIGNED by the Landlord/Agent: _____

Date: 01/05/2018

In the presence of this witness: _____

Name of witness: _____

Address of witness: _____

Signature of Tenant (1): *J Vargen*
Name: *Joseph Vargen*
Date: *01.05.2018*

Signature of Tenant (2): *Eva Toth*
Name: *EVA TOTH*
Date: *01 / 05 / 2018*

Signature of Tenant (3): *Ljiljana Letic*
Name: *Ljiljana Letic*
Date: *01.05.2018*

Signature of Tenant (4): *Sabrina Leal*
Name: *SABRINA LEAL*
Date: *01.05.2018*

Signature of Tenant (5): *Ashley Richmond*
Name: *Ashley Richmond*
Date: *01.05.2018*

Signature of Tenant (6): *Edam Nair*
Name: *Edam Nair*
Date: *01.05.2018*

Signature of Tenant (7): *Roland Notin*
Name: *ROLAND NOTIN*
Date: *01.05.2018*

Signature of Tenant (8): *Virginie Kicunare*
Name: *Virginie Kicunare*
Date: *01.05.2018*