

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.

AGREEMENT

Landlord: Enam Kulsum Properties Ltd C/O Monsoon

Tenant:

1. Eva Fruzsina Toth
2. Borbala Kovacs
3. Bence Balogh
4. Liptak Laszlo
5. Juhasz Norbert
6. Reneta Kormany
7. Sebok Janos Pal
8. Gabor Pinter

Property: The house [and garden] at:- 28 Willingdon Road, London, N22 6SB

Together with the fixtures furniture and effects specified in the inventory signed by the parties ("**Inventory**")

Term: From 1st May 2020 to 12pm 30th April 2021

Rent: £3700.00 per calendar month payable in advance on the 1st day of every month ("**Due Date**") during the term of the tenancy

1. LETTING

- 1.1 The Landlord lets and the Tenant takes the Property for the Term at the Rent.
- 1.2 It is a condition of the tenancy that all adult occupiers of the Property maintain a "right to rent" as defined by the Immigration Act 2014 at all times during the Term.

2. INTERPRETATION

- 2.1 Any obligation on the Tenant in this Agreement not to do an act or thing includes an obligation not to permit or suffer another person to do such act or

the Landlord cannot obtain the insurance proceeds because of the Tenant's acts or default or those of the Tenant's family or visitors.

8. **TERMINATION**

- 8.1 The Landlord may give not less than 2 month's prior written notice at any time to end this Agreement.
- 8.2 Should the tenant wish to renew/terminate the Tenancy, they must notify Monsoon Ltd in writing ten (10) weeks prior to the end of tenancy (fixed 12 months agreement). The renewal will be subject to approval of references and landlords or his agents' consent.]

9. **NOTICES**

- 9.1 Under section 48 of the Landlord and Tenant Act 1987 the Tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address: -
81 Turnpike Lane, N8 0DY.
- 9.2 [If the Tenant serves a notice on the Landlord he must also send a copy to the Landlord's agent at the following address:
81 Turnpike Lane, N8 0DY.
- 9.3 The Landlord must serve any notice on the Tenant at the Property.

10. **JURISDICTION**

This Agreement shall be governed by the law of England and Wales.

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: 15.08.2012

In the presence of this witness:

Name of witness: Shazia Ahmed

Address of witness: 81 Turnpike Lane N8 0DY

Signature of Tenant (1):

Name: Eln Jousina Tath

Date: 03/08/2020

In the presence of this witness:

Name of witness: Fargana Alota

Address of witness: 81 Turnpike Lane N8 0DY

Key Given: 1

Signature of Tenant (2):

Name: Barhala Kunes

Date: 03/08/2020

In the presence of this witness:

Name of witness: Fargana Alota

Address of witness: 81 Turnpike Lane N8 0DY

Key Given: 1

Signature of Tenant (3):

Name: Baran Balogun

Date: 03/08/2020

In the presence of this witness:

Name of witness: Charles Ahmed

Address of witness: 81 Turnpike Lane N8 0DY

Key Given: 1

Signature of Tenant (4):

Name:

Date: 03.1.2020

In the presence of this witness:

Name of witness:

Address of witness: 81 Turnpike Lane N8 0DU

Key Given: 1

Signature of Tenant (5):

Name: Tracy Roberts

Date: 03.1.2020

In the presence of this witness:

Name of witness:

Address of witness: 81 Turnpike Lane N8 0DU

Key Given: 1

Signature of Tenant (6):
Name:
Date: 03.06.2020

In the presence of this witness:
Name of witness:
Address of witness: 81 Turnpike Lane N8 0DY
Key Given: 1

Signature of Tenant (7):
Name:
Date: 05.06.2020

In the presence of this witness:
Name of witness:
Address of witness: 81 Turnpike Lane N8 0DY
Key Given: 1

Signature of Tenant (8):
Name:
Date: 05.06.2020

In the presence of this witness:
Name of witness:
Address of witness: 81 Turnpike Lane N8 0DY
Key Given: 1