

# ***FLAT AGREEMENT***

The PROPERTY      **XXXXXXXXXXXXXXXXXXXXXXXXXXXX**

The TENANTS      1\*  
                         2\*  
                         3\*

The PERIOD      From    15/03/2008            To Defined

The FLAT            1 Bedroom

The PAYMENT      1 week rent pair at xxx pw

The DEPOSIT      1 weeks deposit pair at xxxx pw

The NOTICE      2 weeks notice

DATED              Saturday, 15 March 2008

I agreed with the terms and condition reported on page 2 and 3

SIGNED

1\*      \_\_\_\_\_

2\*      \_\_\_\_\_

3\*      \_\_\_\_\_

## ***RECITAL***

This Flat licence comprises the particulars detailed above and the terms and conditions printed below whereby the Property is licensed by the Landlord and taken by the Tenant for occupation up to a during the Period agreed making the Payment

## ***TENANT'S OBLIGATION***

### 1 The Tenant will

1. Pay the Payment at the times and in manner aforesaid without any deduction or abatement or set-off whatsoever ;and
2. keep the interior of the Property in a good clean state and condition and not damage or injure the Property or any part of it; and
3. not make any alteration or addition to the Property nor without the Landlord's prior written consent to do any redecoration or painting of the Property; and
4. not do or omit to do anything on or at the Property which may be or become a nuisance or annoyance to the Landlord or any other occupiers of the Property or owners or occupiers of adjoining or nearby premises or which may in any way prejudice the insurance of the Property or cause an increase in the premium payable thereof; and
5. not allow or keep any pet or any kind of animal at the property; and
6. not use or occupy the Property in any way whatsoever other than as a private residence; and
7. cook in the property only in the kitchen; and
8. not part with or share possession or occupation of the Property o any part thereof ;
9. pay a penalty if the Payment is late of 10£ per day for every day the Payment continues to be in arrears
10. not allow any guests to stay in the Room or the Property without the agreement of the Landlord and if such agreement is given the guests shall only be allowed to stay for a maximum of one night (which must be paid)
11. make sure all visitors leave the Property by 11 [eleven] pm
12. not reside at the Property as a guest of another Sharer or otherwise once this agreement is ended
13. agency is never responsible for any thefts inside the property
14. will be charged for any item of furniture or fittings or fixtures at the Property which have been broken or damage or otherwise not in the same condition as initially given to the Tenant at the commence of this agreement

## ***TERMINATION***

1. The licence shall determine absolutely in the event of :
  1. the Payment being unpaid for more than 3 days after it is due (wheter demanded or not); or
  2. there is a breach of any of the Tenant's obligations under this Agreement;
  3. the Tenant ceasing to reside at the Property; or
  4. the Tenant's death
  5. events not depended on our willingness

but without prejudice to any of the Landlord's other rights and remedies in respect of any outstanding obligations on the part of the Tenant. Agency is not in any case responsible to provide another accommodation

## ***THE DEPOSIT***

2. The deposit has been paid by the Tenant and is held by the Landlord to secure compliance with the Tenant's obligations under this Licensed (without prejudice to the Landlord's other rights and remedies) and if, at any time during the Period, the Landlord is obliged to draw upon it to satisfy and outstanding breaches of such obligations then the Tenant shall forthwith make such additional payment as is necessary to restore the full amount of the Deposit held by the Landlord
  - The Deposit will be given back to the Tenant within 7 working days from the last day
  - If the flat is not clean and tidy on termination of this Agreement then a cleaning fee of 50£ shall be charged to the Tenant by the Landlord
  - If the keys to the Room and the Property are not handed back to Landlord on termination of this Agreement then a administration fee of 50£
  - If the Tenant leaves the Property and therefore breaks the contract before the end of this agreement then the Deposit shall be forfeited