

TENANCY AGREEMENT – ENGLAND & WALES

F402

(for an Unfurnished House or Flat on an Assured Shorthold Tenancy)

The PROPERTY

The TAELC ROOM
PEPPERS FARM

The LANDLORD

of

You must include an address for the Landlord in England or Wales.

The TENANT

The TERM

_____ weeks/months* beginning on 15/05/2016

The RENT

£ N/A per week/month* payable in advance on the N/A of each week/month*

The DEPOSIT

£ N/A which will be registered with one of the Government authorised tenancy deposit schemes ('the Tenancy Deposit Protection Scheme') in accordance with the rules of the appropriate Tenancy Deposit Protection Scheme Rules.

DATED

15/05/2016

Signed and executed as a Deed by the following parties

Landlord

[Redacted signature]

Landlord(s) signature(s)

Tenant

[Redacted signature]

Tenant

Tenant

In the presence of:

Witness signature

[Redacted signature]

Witness signature

[Redacted signature]

Full name

Suzanne Kawandera

Full name

S. Kawandera

Address

The Oldovel, Peppers Farm
Peppers Lane, Ashurst

Address

BN44 3AX

THIS TENANCY AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Property is hereby let by the Landlord and taken by the Tenant for the Term at the Rent.

IMPORTANT NOTICE TO LANDLORDS:

- 1 The details of 'The LANDLORD' near the top of this Agreement must include an address for the Landlord in England or Wales as well as his/her name, or all names in the case of joint Landlords.
- 2 Always remember to give the written Section 21 Notice Requiring Possession to the Tenant (Lawpack form F406) at least two clear months before the end of the Term if you want the tenant to vacate. You can serve the notice later, but the term then continues until at least two months after it is served.
- 3 Before granting the tenancy agreement, you should check whether your chosen deposit scheme provider requires you to insert any additional terms concerning the deposit into the tenancy agreement or to alter or delete any of the terms appearing in the form below. Details of the websites of the scheme providers are set out in Note 4 for tenants below. Currently only The Tenancy Deposit Scheme has such requirements (see clause 5.4), for which a schedule to this agreement is available as a download from Lawpack – see booklet for details.

IMPORTANT NOTICE TO TENANTS:

- 1 In general, if you currently occupy this Property under a protected or statutory tenancy and you give it up to take a new tenancy of the same or other accommodation owned by the same Landlord, that tenancy cannot be an Assured Shorthold Tenancy and this Agreement is not appropriate.
- 2 If you currently occupy this Property under an Assured Tenancy which is not an Assured Shorthold Tenancy your Landlord is not permitted to grant you an Assured Shorthold Tenancy of this Property or of alternative property and this Agreement is not appropriate.
- 3 If the total amount of rent per annum exceeds £100,000, an Assured Shorthold Tenancy cannot be created and this Agreement is not appropriate.
- 4 Further information about the Government-authorised Tenancy Deposit Schemes can be obtained from their websites: The Deposit Protection Service at www.depositprotection.com, My Deposits at www.mydeposits.co.uk and The Tenancy Deposit Scheme at www.thedisputeservice.co.uk.
- 5 If your tenancy starts after 1 October 2008, your landlord should provide you with an Energy Performance Certificate.

(*delete as appropriate)