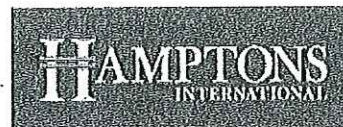


Application to Rent and Tenant Charges



By completing this form you are instructing Hamptons to enter into negotiations with our client regarding the property you have chosen to rent. This form must be completed by any and all person(s) whose name(s) will appear on the final Tenancy Agreement.

UNLESS OTHERWISE STATED THE FOLLOWING MANDATORY CHARGES APPLY

- Upon signing this form Hamptons requires an administration charge of £216 (inc. VAT) to cover the cost of preliminary paperwork and the preparation of your tenancy agreement. This amount is payable in full prior to negotiations commencing with our client and is charged per property and not per person. In the event that negotiations are unsuccessful and your offer is not accepted by our client, the administration charge will be refunded in full.
- Hamptons also requires a payment from each tenant (whose name will appear on the tenancy agreement) to cover the cost of referencing. Referencing is carried out by an independent credit referencing agency and costs £54 (inc. VAT) per person or £120 (inc. VAT) per company. This charge will not be refunded in the event that negotiations are unsuccessful and references have been undertaken.
- Hamptons Bristol charges an all inclusive charge for: preliminary paperwork; preparation of the tenancy agreement; referencing and inventory check-in charge in the sum of 35% of the first months rent or £420 (inc. VAT), whichever is the greater.
- The acceptance of any offer is subject to contract and contingent upon satisfactory references being obtained by Hamptons and approved by the landlord.
- Hamptons requires photo identification, passport or identity card from all persons named on the tenancy agreement.
- Hamptons may require a Preliminary Deposit from you. This will be put towards your first rental payment and will only be refunded in the event that our client elects not to proceed. Payment of this sum does not constitute the granting of a contract or tenancy.

OTHER CHARGES WHICH MIGHT APPLY ARE CONFIRMED ON THE FOLLOWING PAGES

Initial Monies	£	VAT @20%	Total to Pay
First period's rent or total rent if a short let	£ 950	£ n/a	£ 950
Deposit (usually six weeks deposit)	£ 1315.38	£ n/a	£ 1315.38
Administration charge	£180.00	£36.00	£216.00
Referencing charge (if applicable - £54 per person inc. VAT)	£ 45	£ 9	£ 54
Inventory check-in charge (minimum of £102 inc. VAT)	£ 85	£ 17	£ 102
Other	£	£	£
Total	£	£	£
LESS Preliminary Deposit (if applicable)	£	£	£
Balance Due Prior to the Commencement of Your Tenancy	£	£	£ 2583.38

I hereby agree to the above terms and wish Hamptons to enter into negotiations with the Landlord on my behalf. I confirm that the above information is correct and that I have read and understood Hamptons' Terms and Conditions, detailed herein. I accept that by signing this document I am bound by its entire contents.

Address of the property you wish to rent 208 NAVIGATION BUILDING

Your FULL name(s) MATTEO CASTELLANI

PLEASE NOTE THAT THE NAMES OF ALL PERSONS WHO WILL BE NAMED ON THE FINAL TENANCY AGREEMENT MUST APPEAR HERE IN FULL.

Current address 504 NAVIGATION BUILDING
STATION APPROACH

Postcode UB3 4FF

Forwarding address

Postcode

Telephone No.

Fax No.

Mobile No. 0751 6711415

Other No.

Email address MATTEO@OBOL.IT

Date you would like to move into your new home

Rental Term

Are there any conditions upon which your offer is based? MUTUAL BREAK CLAUSE AT 6 MONTHS

Signature [Signature]

Date

Payment of Initial Monies

Once your offer has been agreed, you must pay the first period's rent, deposit and administration charges. Other charges may be incurred as part of the application process but you will be advised of these in advance. Hamptons is unable to grant possession of any property until or unless cleared funds equivalent to the full balance payable have been received.

All monies due should be paid by Bankers Draft, Credit / Debit Card or direct bank transfer into Hamptons' client account. We regret we are unable to accept cash. Payment by debit card drawn on a UK bank account attracts no additional charge. A 2% charge will be added to credit card transactions and debit cards drawn on non UK bank accounts. We do not accept American Express, Diners Club or corporate credit cards.

Tenancy Agreement

Before your tenancy commences you will need to sign a Tenancy Agreement setting out the landlord and tenant obligations. Should any alterations, updates or additions to this document prove necessary following its execution a charge of £30 (inc. VAT) will be levied to cover the cost of administration. In the event that your tenancy agreement is prepared by a third party, and the cost differs from that previously stated, you will be advised of the revised charge prior to being asked for payment.

Sign Up Procedures

Subject to satisfactory references being received and approved by the Landlord, legal documentation will be drawn up and a time booked for you to visit the local branch to sign your Tenancy Agreement. Alternatively this will be sent to you via email or first class post.

References

As part of the referencing process we may need to share the information you provide with organisations outside Hamptons. In signing this form you consent to us doing so and you agree to us sharing the results of any referencing application with our client(s) and/or their representative(s).

If you require a reference from Hamptons, at any time during or after your tenancy, there will be a minimum charge of £30 (inc. VAT) and funds must be received and cleared before a reference can be prepared.

Inventory & Schedule of Condition

Unless otherwise detailed in your tenancy agreement you will pay for the inventory check-in at the start of your tenancy and the Landlord will pay for the inventory check-out at the end. The cost of the inventory check-in will need to be paid in full before the commencement of the tenancy.

Should any alterations, updates or additions to inventory documents prove necessary following their preparation a charge of £30 (inc. VAT) will be levied to cover the cost of administration.

You are deemed to have accepted the content of the inventory report unless you notify Hamptons and/or your landlord in writing of any changes which may be required within the first 7 days of your tenancy.

Reasonable care will be taken when instructing independent inventory clerks but Hamptons accepts no liability for error or omission on their part.

Deposit

Hamptons will collect and hold, as Stakeholder, a deposit from you (usually equivalent to six weeks rent) against any unpaid rent or bills, dilapidations and other costs or losses incurred as a result of any breach of the terms of the Tenancy Agreement by you. Tenant Liability insurance is available upon request that gives you £2,500 of cover for accidental damage to your rented property, its fixtures and fittings and landlord's contents.

Hamptons is a member of the Tenancy Deposit Scheme which is administered by The Dispute Service Ltd, PO Box 1255, Hemel

Hempstead, Herts, HP1 9GN. T: 0845 226 7837. F: 01442 253193.
E: deposits@tds.gb.com, W: www.thedisputeservice.co.uk.

If a dispute arises at the end of a tenancy, where appropriate, Hamptons will instruct The Dispute Service's Independent Case Examiner (ICE) to arbitrate. You agree in signing this document to cooperate with any adjudication and agree that the decision of the ICE is final and binding. It is not compulsory for you or the landlord to refer the dispute to the ICE, as you or the landlord may choose to seek the decision of the courts instead. However, this process may take longer and may incur further cost. A Judge may also refer a dispute back to the ICE for adjudication if the terms of the tenancy agreement, signed by both sides, include provision for the ICE to arbitrate.

In the event that a dispute is passed to the ICE Hamptons will remit the disputed balance of the deposit to The Dispute Service. Your statutory rights, and those of Hamptons' client, to take legal action against one another remain unaffected.

Rental Payments

Rent is payable in advance by Standing Order in accordance with the terms of your Tenancy. You will be required to complete a Standing Order Mandate prior to the start of your tenancy. Please note that all standing order payments should be made 5 days prior to the due date of rent to allow for clearance through the banking system. Hamptons is not able to receive rental payments in any other form (except for payments by BACS in case of Company lets).

Short Lets

- The full rental period is payable in advance for the term of the Tenancy Agreement.
- A four week deposit (unless otherwise specified) will be payable against any dilapidations or losses incurred as per the Tenancy Agreement.
- Referees may not be required for Short Lets.
- It is usual that your Short Let rental price will include Utility Bills, other than telephone landline which will remain the Tenants responsibility. But if not, you remain responsible for paying all the charges and ensuring the bills are correctly set up in your name.

Renewals

In the event that an extension or renewal is agreed by the Landlord, the sum of £90 (inc. VAT) will be payable by the Tenant to cover the cost of Hamptons drawing up a Memorandum of Renewal Document.

Boards

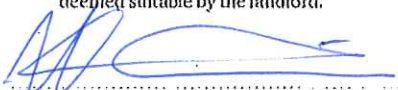
Hamptons will erect our standard Let By or Let and Managed By board after each agreed Letting or Renewal.

Terminating your Tenancy Early

Should you wish to terminate your tenancy prior to the first date allowed under the terms of your tenancy agreement, and the Landlord is in agreement, you will be responsible for paying the Landlord's commission to Hamptons up to the point of any break clause exercisable by yourself. You may also be required to reimburse the landlord for any other expenses legitimately incurred by him which are associated with the early termination of your tenancy. Any such funds must be remitted to Hamptons before the necessary Deed of Surrender can be prepared.

In the event that you wish to replace yourself, or another member of your household, part way through a tenancy Hamptons will charge £420 (inc. VAT) to cover the administration involved in doing so. The landlord's consent must be obtained before a change of sharer can be effected and Hamptons' standard referencing procedure must be followed by any prospective new tenant(s) before they can or will be deemed suitable by the landlord.

Signature. I have read and understand the above conditions.



Taxation

If you pay rent directly to your landlord either from the start of, or at any time during, your tenancy and your landlord resides overseas you should seek professional advice about the implications of the Non-Resident Landlords' Scheme. As a starting point, further information is available from http://www.hmrc.gov.uk/cnr/nr_landlords.htm.

Utilities

It is your responsibility to ensure that your utility accounts are activated correctly and that meter readings are provided to the appropriate companies at the start and end of your tenancy. You must also notify the local authority of your new residence and ensure that a valid television license remains in place for the duration of your tenancy.

In signing this document you give Hamptons permission to share your details with third parties for the purposes of effecting the quick and efficient transfer of your utility accounts. Some of these companies may offer you advice on the most competitive and/or suitable utility service packages available and, whilst you are able to accept their guidance and/or advice at your leisure, Hamptons does not specifically endorse or recommend any of the services offered and you should check the terms of your tenancy agreement before committing to any utility account transfers.

Hamptons' Involvement with your Tenancy

The degree to which Hamptons will be involved with your tenancy once it commences will depend on the basis upon which we have been instructed to act for the Landlord. If you do not know whether the property you wish to live in is managed by Hamptons or not, please ask your local Hamptons' representative. The service options are:

- a. Tenant Introduction only
- b. Tenant Introduction and Rent Collection
- c. Tenant Introduction and Full Management

Property Visits

All properties that are managed by Hamptons will be subject to regular property visits. The purpose of these visits is to check the condition of the property, its cleanliness, garden maintenance and the way in which the tenancy is being conducted.

Insurance

The Landlord(s) is responsible for insuring the building you will live in and any contents belonging to him as detailed in the inventory. As a tenant you will be responsible under the tenancy agreement for any damage to the rented property. At the end of the tenancy, the property and the landlord's contents will, typically, be checked for damage. You (as the tenant) will be responsible for any damage or missing items and your landlord has the legal right to deduct this from your deposit. You can protect yourself against the risk of facing a hefty repair bill or losing your deposit by either purchasing a Tenant's Liability or a Tenant's Contents policy. These give you £2,500 of cover for accidental damage to your landlord's property for which you are responsible under the tenancy agreement.

Please remember that the Landlord's policy does not protect your belongings, if you wish to protect your property you should consider the additional benefits of a Tenant's Contents policy.

The End of Your Tenancy

Once your tenancy has ended you will incur additional charges which, in signing this document, you consent to Hamptons deducting from your deposit if:

- a. Furniture and/or other items belonging to the landlord were not left in the same place they were found at the start of the tenancy, according to the inventory check-in and check-out documents. The charge for administering the repositioning of these items is £30 (inc. VAT) which will be applied in addition to any charges levied by the contractor employed to move the items involved.
- b. Items included on the inventory report are missing at the end of the tenancy and have to be replaced. The charge for administering the purchase of missing items is £30 (inc. VAT) plus the cost of the items concerned.
- c. Any contractor has to be instructed to undertake works at the end of tenancy which are deemed necessary by the findings of the independent inventory clerk and considered to be the responsibility of the tenant. The charge for administering the instruction of any such contractors is £60 (inc. VAT) in addition to the charges outlined above and any charges levied by contractors.

General

Hamptons offers a wide variety of property related services and may offer these services to the Tenant. Hamptons may receive a commission from other services provided to the Tenant either by themselves or as a result of referrals to other organisations providing property related services such as finance, removals, furnishings, utilities, etc.

No amendments or variation to these Terms and Conditions will have any contractual effect unless approved in writing by a Director of Hamptons.

Hamptons endeavours to provide an excellent service and comply with the Codes of Practice of the Association of Residential Lettings Agents, the rules of the Ombudsman Scheme and those of the Royal Institution of Chartered Surveyors. However please be advised that the Landlord is Hamptons' client and, as such, Hamptons cannot advise a Tenant or act in any manner which might bring about a conflict of interests in respect of Hamptons' duty to act in the Landlord's best interests at all times.

Liability

To the fullest extent permitted by law Hamptons assumes no responsibility, and shall not be liable, for any damages, losses, injuries or claims or any direct, incidental or consequential damages of any kind, howsoever arising, in connection with the letting of the property. This includes, but is not limited to, any negligence on Hamptons' part.

Indemnity

You will indemnify Hamptons against any loss, injury, damage or costs, howsoever caused or incurred, which may result from your occupation of the property and/or your breach of, or failure to comply with, the terms of the tenancy agreement.

Warranty

You warrant that all information provided in relation to your financial and occupational status is correct and wholly accurate.

VAT

All charges levied by Hamptons are subject to VAT at the prevailing rate.

Signature, I have read and understand the above conditions.

