

ASSURED SHORTHOLD TENANCY AGREEMENT

This Agreement is dated 07-19-2023

This Agreement contains the terms and obligations of the Tenancy. It sets out the legally binding obligations that will be placed upon the Tenant and the Landlord once the Agreement is dated above. You should read this Agreement carefully to ensure you are prepared to agree to it all and that it contains everything you require. If you do not understand this Agreement, or anything in it, then you should ask for an explanation before signing it. Alternatively, you should consider consulting a solicitor, Citizen's Advice, or Housing Advice Centre for assistance.

Section A - Summary of Core Terms

Property	D, Hilton House Thoresby Road Rainworth MANSFIELD NG21 0DS UNITED KINGDOM
Landlord	test dev tes867@mailinator.com Devonshire House, 582 Honeypot Lane, Stanmore, England, HA7 1JS
Tenant	test dev prithwiraj0219812@mailinator.com Gymfix 48 Tower Road Tividale OLDBURY B69 1NA UNITED KINGDOM
Exclusions from the Let Property	gujj
Maximum Occupancy	4 Adults, 5 Kids and 5 Pets Nobody else is allowed to live in the Property without the Landlord's written permission.
Term	An initial fixed term of 1 month 11 days Commencing on and including 07-19-2023 Ending to and including 08-30-2023
Rent	£ 467 per monthly payable in advance. The first rent payment or proportionate part is to be made on the signing of this agreement. Rental Payment due in cleared fund starts from 07-19-2023 and subsequent following each monthly
Deposit	£ 344 is paid by the Tenant to the Landlord/Agent on or before the signing of this agreement. The Landlord/Agent will protect with a government approved deposit custodial scheme, will supply the Tenants with tenancy deposit prescribed information within 30 days of receipt.
Right to Rent	It is a condition of this tenancy that the Tenant and anyone living in the Property must have a 'right to rent' as set out in Section 22 of the Immigration Act 2014.

Section B - Definitions

The intention of providing this list of definitions is to help explain or clarify some terms or expressions that may be found in this tenancy agreement. It is not meant to be an exhaustive or complete list. In the event of a dispute, only a court can decide on a definitive interpretation or meaning of any clause, or of any part of this agreement.

“Agent” means a company or person who has been engaged by the Landlord to manage the Property on the Landlord's behalf, or anyone who subsequently takes over the rights and obligations of the Landlord's Agent.

“Contents” means anything provided by the Landlord as stated in the Inventory including but not limited to white goods, furniture, cutlery, utensils, implements, tools, equipment or the Fixtures and Fittings.

“Emergency” means where there is a risk to life or damage to the fabric of the Property or the Contents.

“Fixtures and Fittings” includes references to any fixtures, fittings, furnishings, effects, floor, ceiling or wall coverings.

“Inventory” is the document drawn up by the Landlord, the Landlord's Agent, or an inventory clerk, which will be given to you on or shortly after the commencement of the Tenancy. It describes the Contents of the Property as provided by the Landlord. It may include a Schedule of Condition, written report, photos or videos to record the Contents and condition of the Property or Contents. It may include meter readings.

“Jointly and Severally Liable” means where there are two or more Tenants, you will each be responsible for complying with the obligations in this Agreement both individually and together. The Landlord may seek to enforce these obligations or claim damages in any sum against any one or more of the Tenant entirely at the Landlord's discretion.

“Landlord” includes anyone entitled to possession of the Property on the ending of this Agreement as well as their successors in title or assignees.

“Permitted Occupier” means a person who is not a party to the Tenancy, and for the avoidance of doubt is not a Tenant. They have no rights to the Property but have been granted permission to occupy the Property as a guest for a period of time during this Tenancy by the Landlord.

“Property” includes any part or parts of the building boundaries, fences, garden and outbuildings belonging to the Landlord unless they have been specifically excluded from this Agreement. Where the Property is part of a larger building, Property includes a right to use the common access ways and shared facilities to access and enjoy the Property only.

“Rental Period” means the time between Rent due dates. For example, if the Tenancy is weekly and Rent is due on a Wednesday, the Rental Period will be from Wednesday to Tuesday. If the Tenancy is monthly and Rent is due on the 10th of each month, the Rental Period will be from the 10th to the 9th of the following month.

“Schedule of Condition” is a summary of the condition of the Property or Contents and usually includes a description of any faults, damage or missing items.

“Superior Lease” sets out the promises the Landlord have made to the Landlord's superior landlord. The Tenant will also be bound by these promises if the Tenant have prior knowledge of them. The superior landlord is the person who owns the interest in the Property or some larger building that the Property sits within, giving them the right to possession of the Property at the end of the Landlord's lease.

“Tenancy” means the time between the commencement and the termination of this Agreement including any extensions or renewals that may have been granted to the Tenant by the Landlord.

“Tenant” means A person, or persons, who at any relevant time are entitled to occupy the Property under the terms of this tenancy agreement.

“Working Day” does not include Saturdays, Sundays and Bank Holidays.

References to the singular include the plural and references to the plural include the singular.

Section C – Terms and Conditions

1.0 General Terms

1.1 Where there is more than one Tenant all are all Jointly and Severally Liable for the obligations contained within this Agreement.

1.2 The Tenant must make reasonable efforts to ensure that anyone in your household or any visitors to the Property do not breach the terms of this Agreement.

1.3 Where the Landlord have provided the Tenant with a copy of a Superior Lease setting out the promises the Landlord have made to the Landlord’s superior landlord, the Tenant agree that the Tenant will also be bound by these promises, excepting any payments which the Landlord are responsible for making under the Superior Lease.

2.0 The Tenant Must: Rent and Other Payments

2.1 Pay the Rent on the days and in the way the Landlord have agreed.

2.2 Unless otherwise agreed in writing with the Landlord, Pay the charges for Council Tax (or any similar charge which replaces it), all gas, electricity, water and sewerage services consumed and Utilities and other relevant suppliers that the Tenant are responsible for under this Agreement.²⁰

2.3 Pay the Landlord, all reasonable losses, fees, damage costs and expenses incurred by the Landlord which the Landlord incur:

- in recovering from the Tenant of any Rent and any other money which is in arrears;
- the service of any notice relating to the breach by the Tenant of any of your obligations under this Agreement whether or not the notice results in court proceedings;
- the cost of any bank or other charges if any cheque written by the Tenant is dishonoured or if any standing order or any other payment method is withdrawn by your bankers;
- as a result of any of your breaches of this agreement or in enforcing any provision of this Agreement, including those for seeking possession of the Property.

2.4 Pay interest at the rate of 3% above the Bank of England base rate upon any Rent or other monies due under this Agreement which is more than 14 days in arrears in respect of the date from when it became due to the date of payment.

Utilities

2.5 Inform the Landlord if the Tenant change supplier where the Tenant are responsible for paying a Utility.

2.6 Not change the supplier where the Landlord are responsible for paying a Utility.

2.7 Not change the utility meters for the Property without the Landlord’s written permission (which will not be unreasonably withheld). If the Tenant do, the Landlord reserve the right to require the Tenant to change the meter back to its original state at the end of the Tenancy at your cost.

Use of the Property

2.8 Occupy the Property as your only or main home and behave in a tenant like manner.

2.9 Take reasonable care of the Property, and common parts (if any).

2.10 Take all reasonable steps not to block or cause a blockage to the drains and pipes, gutters and channels in or about the Property.

2.11 Take all reasonable precautions to prevent condensation and or mould growth by keeping the Property

adequately ventilated and heated.

2.12 Take all reasonable precautions to prevent damage occurring to any pipes or other installations in the Property that may be caused by frost.

2.13 Arrange suitable contents insurance which the Tenant require for your own belongings. The Landlord will have no liability to insure any items belonging to the Tenant

2.14 Repair any damage that the Tenant have done deliberately or that was caused by the neglect or carelessness of the Tenant or anyone else living in or visiting the Property. This includes repairing damage caused in this way to the Property, Fixtures and Fittings, Contents and, if it applies, the building in which the Property is located and any common parts. If the Landlord give the Tenant written notice to repair damage caused in this way, the Tenant agree to carry out the repair within one month of the date of the given notice.

2.15 Only Park in the space allocated to the Tenant in this Agreement.

2.16 Not use your allocated parking for any purpose other than for the storage of a private motor car or motor bike without the Landlord's written permission.

2.17 Not assign, take a lodger, sublet, part with or transfer to another person possession of the Property, or any part of it, without the Landlord's written permission. If the Tenant do (even if the Landlord have given permission) the Tenant will be legally responsible for carrying out a fully compliant 'right to rent checks' as set out in Section 22 of the Immigration Act 2014 on any sub-tenants or other people living in the Property.

2.18 Not use the Property as anything other than a private home. However, this does not prevent the Tenant working at home as long as the Tenant are not using the Property to run a business and your home working is purely incidental to using the Property as your private home and as long as this use is not forbidden under the terms of the Superior Lease.

2.19 Not harass or act in an antisocial manner to, or pursue a course of antisocial conduct against any person in the neighbourhood. Such people include residents, visitors, the Landlord, the Landlord's Agents and contractors. In particular, but not exclusively, the Tenant must not:

- make excessive noise;
- fail to control pets properly or allow them to foul or cause damage to other people's property;
- allow other occupiers or visitors to the Property (including children) to cause a nuisance;
- use the Property or allow it to be used, for illegal or immoral purposes;
- vandalise or damage the Property or any part of the common parts (if any) or neighbourhood;
- leave rubbish and recycling either in unauthorised places or at inappropriate times;
- harass, threaten or assault any other tenant, member of his/her household, visitors, neighbours, the Landlord, the Landlord's family members or the Landlord's employees or the Landlord's Agent, or any other person or persons in the Property, or neighbourhood, for whatever reason. This includes behaviour due to that person's race colour or ethnic origin, nationality, gender, sexuality, disability, age, religion or other belief, or other status;
- use or carry offensive weapons;
- use, sell, cultivate or supply unlawful drugs or sell alcohol; and
- store or bring onto the Property any type of firearm or firearm ammunition including any replica or decommissioned firearms.

2.20 Not bring into the Property any furniture, or electrical equipment or other items which might be a hazard or cause damage or injury to the Property or to other occupants in the Property.

2.21 Not introduce into the Property any dangerous or flammable goods, materials, or substances, apart from those required for general household use or store any heating fuel, paraffin or bottled gas or other gaseous fuel without the Landlord's written permission.

2.22 Not smoke tobacco or any other substance in the Property without the Landlord's written permission. For the avoidance of doubt nicotine staining is not considered to be fair wear and tear.

2.23 Not bring any animals or birds into the Property without the Landlord's written permission. Once granted, the Landlord can withdraw this permission at any time if the Landlord have a good reason.

2.24 Not put any damaging oil, grease or other harmful or corrosive substance into the washing or sanitary appliances or drains.

2.25 Not damage any common parts that the Tenant have access to in addition to the Property.

2.26 Not obstruct the fire escape or common parts (if any). Any obstructions may be removed by the Landlord or Agent.

2.27 Not allow children to play in the fire escapes or common parts (if any).

2.28 Not do anything that would lead to the Property requiring licensing by a local authority if it is not already so licensed or which would lead to a condition of or a statutory obligation associated with any such licence being breached.

Leaving the Property Empty

2.29 Lock all the doors and windows and put the burglar alarm on (if there is one) whenever the Tenant leave the Property unattended.

2.30 Tell the Landlord if the Property is going to be empty for more than seven days in a row.

2.31 Flush through any water systems following any period where the Property is left unoccupied by running all taps and showers to remove any stagnant water.

2.32 Not leave the Property empty for more than 28 days under any circumstances.

Condition of Property

2.33 Keep the interior of the Property including the Fixtures and Fittings and the Contents in the same condition, cleanliness, repair and decoration as at the commencement of the Tenancy (fair wear and tear excepted) and to carry out those jobs that the Tenant would reasonably be expected to carry out including but not limited to the cleaning of any sanitary appliances, shower wastes and windows as often as necessary.

2.34 Notify the Landlord as soon as reasonably possible of any defect in the Property which comes to your attention.

2.35 Replace any light bulbs, fluorescent tubes, or batteries, promptly and when necessary.

2.36 Keep the exterior free from rubbish and recycling and place all rubbish and recycling receptacles in the allocated space for collection on the day for collection. Rubbish and recycling receptacles should be returned to their normal storage places as soon as possible after rubbish and recycling has been collected.

2.37 Take proper care of the shared facilities (if any) and clean as appropriate after use.

2.38 Keep the garden tidy and cut any grass regularly, but the Tenant do not have to improve the garden.

2.39 Inspect any smoke or carbon-monoxide alarms in the Property regularly, replacing any batteries if necessary.

2.40 Tell the Landlord as soon as possible if a fault arises in the smoke or carbon-monoxide alarms.

2.41 Not remove any of the Contents from the Property without the Landlord's written permission (which will not be unreasonably withheld).

2.42 Not make any alteration or addition to the Property or the electric, gas or plumbing system or decorate or change the style or colour of the decoration whether it be internal or external, or to erect and or install any aerial, satellite dish or cable television without the Landlord's written permission (which will not be unreasonably withheld). Any request for adaptations, auxiliary aids or services in terms of the Equality Act 2010 must be made in writing to the Landlord.

2.43 Not damage the Property, the Fixtures and Fittings, the Contents or the electric, gas, or plumbing system.

Letters and Notices

2.44 Forward any notice, order, proposal or legal proceedings affecting the Property or its boundaries to the Landlord promptly upon receipt of any notice, order, proposal or legal proceedings.

2.45 Forward all correspondence addressed to the Landlord at the Property to the Landlord within a reasonable time.

Access to the Property

2.46 Allow the Landlord, the Landlord's Agent, or the Landlord's contractors to come into the Property at all reasonable hours of the day to inspect the condition of the Property, carry out repairs or improvements, or perform any other obligations that the Landlord must carry out by law. The Landlord will give the Tenant at least 24 hours' written notice if the Landlord are going to enter the Property.

2.47 Let the Landlord enter the Property immediately if there is an emergency.

2.48 Allow possible new tenants, valuers and buyers access to the property (on at least 24 hours' written notice) during the tenancy.

Key and Alarm Codes

2.49 Permit the Landlord and the Landlord's Agent to hold a set of keys or any other security devices necessary for the purpose of entering the Property in an Emergency.

2.50 Not change the alarms codes, door locks and or have any duplicate keys cut without the Landlord's written permission. Should the Tenant lose your keys or other security devices needed to access the Property, the Tenant will be liable to meet the Landlord's reasonable costs for replacement including the costs of fitting any new locks that are necessary.

Occupier's Liability

2.51 Verify the suitability of the Property for the Tenant and members of your household including but not limited to any gardens, fences, ponds or outbuildings, especially in relation to the safety of pets and young children.

2.52 Take reasonable steps to protect guests and other visitors (especially children) from any hazards at the Property, for example but not limited to ponds, swimming pools, fences and electric gates.

3.0 The Landlord Agree to:

3.1 Allow the Tenant to quietly possess and enjoy the Property during the Tenancy without interruption from the Landlord.

3.2 Pay all assessments and outgoings in respect of the Property which are the Landlord's responsibility.

3.3 Ensure that any gas supply and appliances supplied by the Landlord comply with the Gas Safety (Installation and Use) Regulations 1998 (as amended).

3.4 Ensure that any electrical installations in the Property comply with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

3.5 Ensure that any furniture and equipment supplied by the Landlord comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

3.6 Take reasonable steps to ensure that the Property complies with the Homes (Fitness for Human Habitation) Act 2018.

3.7 Keep the gas, water, electricity, room-heating and water-heating installations in good repair and proper working order.

3.8 Keep in repair all mechanical and electrical appliances which form part of the Contents (unless specifically excluded), unless the fault and or failure is due to your act or failure to act.

3.9 Pay the service charges that the Landlord are responsible for as specified in this Agreement and or ground rent, if applicable.

3.10 Keep the Property insured against fire and other usual comprehensive risks as long as insurance cover is available on reasonable terms.

4.0 At the end of the Tenancy

4.1 At the end of the Tenancy the Tenant agree to:

- give up the Property with full vacant possession;
- give up the Property and the Contents and the Landlord's Fixtures and Fittings in as good a condition as at the start of the tenancy (apart from fair wear and tear) and free from rubbish;

- allow the Landlord or the Landlord's Agent to enter the Property with a surveyor for the purposes of carrying out an inspection;
- leave the Contents in the same position that they were in at the commencement of the Tenancy;
- return all sets of keys and other security devices to the Landlord and pay reasonable costs of having replacement locks or other security devices fitted in the event that they are not all returned to the Landlord;
- remove all personal belongings including food and other perishable items; and
- provide the Landlord or the Landlord's Agent with a forwarding address at the end of the Tenancy for ease of administration and communication between both parties including the ease of return of the Deposit.

4.2 The Tenant agree to allow the Landlord to erect a 'to let' or 'for sale' sign at the Property during the last two months of the Tenancy.

4.3 At the end of the Tenancy the Tenant will be invited to a check-out inspection at a mutually agreed time to assess the condition of the Property compared to the original Inventory and Schedule of Condition. Should the Tenant fail to keep to this mutually agreed appointment then the Tenant agree to pay the Landlord, or the Landlord's Agent, for any costs incurred in arranging a second check-out appointment. If the Tenant do not keep the second appointment, any assessment of the condition of the Property made by the Landlord or the Landlord's Agent shall be final and binding. A20

4.4 The Landlord will remove, store, sell or otherwise get rid of any furniture or goods which the Tenant refuse to remove or fail to remove from the Property at the end of the Tenancy. Normally the Landlord will store your furniture or goods for a minimum of 14 days after the end of the Tenancy. However, the Landlord may dispose of any perishable, harmful or unpleasant items and also any items which reasonably appear to the Landlord to be waste or refuse without having to store them. Other items which have to be stored may be disposed of by the Landlord after these 14 days period where the Landlord reasonably consider them not to be worth selling because they are of little or no value (taking into account the costs likely to be incurred and the practicalities involved). Any remaining items will not be sold or got rid of without the Landlord first contacting the Tenant to notify the Tenant or if the Landlord are unable to do so after taking reasonable steps to try to contact the Tenant. The Tenant will be responsible for reasonable costs which the Landlord may have because of this. Likewise, the Landlord may make reasonable charges for storage. The Landlord are entitled to take the costs for storage from any money made from selling furniture or goods

5.0 The Deposit

5.1 The Deposit will be held by Landlord or Landlord's Agent specified in section A upon signing of agreement.

5.2 The Deposit will be protected in a government-approved tenancy deposit scheme, provided in prescribed information sheet to the Tenant within 30 days of receipt. The Landlord can transfer the Deposit to another government-approved tenancy deposit scheme or change the person who holds the Deposit (unless it has been paid into a government-approved custodial tenancy deposit scheme). If the Landlord do this, the Landlord will inform the Tenant in writing.

5.3 The Tenant will not receive interest on the Deposit unless it is paid into a custodial tenancy deposit scheme. If it is paid into a custodial tenancy deposit scheme, the Tenant will receive any interest that may be due under the scheme's terms and conditions.

5.4 The Tenant will get the deposit back when this agreement ends and the Tenant leave the Property, as long as the Tenant have kept to all the conditions of this Agreement. If the Tenant do not do so, the Landlord may take from your deposit:

- Any rent or other money due or payable by the Tenant under this Agreement of which the Tenant have been made aware and which remains unpaid after the end of the Tenancy;
- The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any breach by the Tenant of your obligations under this Agreement, including but not limited to, those relating to the cleaning of the Property or its Fixtures or Fittings and the removal or storage of any goods that the Tenant leave or refuse to remove at the end of the Tenancy;
- Any unpaid accounts or charges for electricity, gas, phone, water, communication services and council-tax incurred at the Property that the Tenant are responsible for paying under this Agreement where the Landlord have incurred a loss as a result of your failure to pay.
- Any damage, or compensation for damage, to the Property and or its Fixtures and Fittings and or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age

and condition of each and any such item at the commencement of the Tenancy, insured risks and repairs that are the Landlord's responsibility.

5.5 If the Deposit is insufficient the Tenant shall pay the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

5.6 If the Tenant are all content to appoint a lead tenant for the purposes of managing the Deposit, Lead tenant contact (if provided under section E) is chosen to deal with the Deposit on your behalf (jointly and individually) and on behalf of anyone who is not a tenant who paid towards the Deposit. As soon as is practicable at the end of the Tenancy, the Landlord will return any Deposit (minus any agreed deductions or money still in dispute) directly to the lead tenant to be allocated as they see fit. Where no lead tenant is agreed, as soon as is practicable at the end of the Tenancy, the Landlord will return the Deposit minus any agreed deductions or money still in dispute. A proportion of the deposit will be allocated to each tenant or person paying towards the Deposit individually. This proportion will be based on the respective amounts of the Deposit paid by them at the start of the Tenancy, minus a proportion of any agreed deductions or money still in dispute.

5.7 If someone else has paid towards the Deposit other than a Tenant, then the Tenant must provide their name and address in writing to the Landlord. Otherwise, the Tenant confirm that the only people who have paid towards the Deposit are Tenants.

6.0 Effect of Termination

6.1 Termination of this Agreement ends the Tenancy but does not release the Tenant from any outstanding obligations or from any obligation which the Tenant breached prior to termination.

7.0 Serving notices and other prescribed information

7.1 If we need to serve any notice on the Tenant, including any notice which the law tells the Landlord the Landlord must give, the Landlord will deliver it by hand or send it to the Tenant by first-class post to the Property address. This means that notices are served on the Tenant once they are put through your letter box, even if the Tenant do not receive them because the Tenant have moved. If the Tenant give the Landlord another address to send notices to, any notice served at that address will be valid, if it is posted by first-class post or left at that address.

7.2 The Tenant agree that the How to Rent Guide, Gas Safety Inspection Report, Electrical Installation Condition Report, Energy Performance Certificate, and Prescribed Information in relation to the government approved tenancy deposit scheme may be served on the Tenant as in clause 7.1 above or via email to the email address(es) the Tenant provided on section E of this Agreement.

7.3 Any notices the Tenant need to serve on the Landlord can be sent by first class post or delivered to the Landlord's address at: Alternatively, the Tenant may email notices to contacts given in section E.

7.4 Any notices sent in accordance with clause 7 will be deemed to have been received:

- In the case of first-class post, two working days after service;
- In the case of email, on the next Working Day;
- If the notice is left at the Property before 4:30 PM on a Working Day, on the same day;
- If the notice is left at the Property at any other time, on the next Working Day.

8.0 Ending the tenancy

8.1 To end the periodic continuation of the tenancy the Tenant must provide the Landlord with written notice the Tenant intend to leave to the address or the email address provided in clause 7.3 of this Agreement. The notice must end on the last day of the Rental Period and must be of sufficient length to be considered valid. This means that for tenancies where the Rent is paid weekly, fortnightly or four-weekly, the notice period must be at least 28 days in length. Where the Rent is paid monthly the notice must be at least one calendar month in length.

8.2 The Landlord have the right to recover possession of the Property by lawful means if:

- the Tenant fail to pay the Landlord rent 14 days after it is due, whether the Tenant have been asked for it or not;
- the Tenant (or any of the Tenant) become bankrupt;
- any of the grounds listed in Schedule 2 of the Housing Act 1988 apply (these include not paying rent, breaking a term of the tenancy and causing a nuisance or annoyance);
- the arrangements for the Landlord to repossess the Property in section 21 of the Housing Act 1988 apply;

- The tenancy is not at that time an assured tenancy (including a shorthold) (for example it is no longer the only or main home of the tenant or at least one of them where the tenancy is a joint tenancy);
- This clause does not affect your rights under the Protection from Eviction Act 1977.

8.3 If the Tenant give the Landlord notice that the Tenant are going to leave the Property before the fixed term of this Agreement has ended, the Tenant must pay the Landlord's reasonable costs for reletting the Property and continue to pay the rent in advance for each rent period until a new tenant moves in. The Landlord do not have to take the Property or the Tenancy back from the Tenant early unless the Landlord want to do so.

8.4 The Landlord give the Tenant notice that Property may be repossessed under Ground 1 or Ground 2 in Schedule 2 to the Housing Act 1988.

Section D – Special clauses individually negotiated by the parties

This Agreement shall be effective and legally binding when signed below. Photocopy, facsimile, electronic or other copies shall have the same effect for all purposes as well as or in absence of an ink-signed original.

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Section E – Contact details of all parties

Parties	Full Name	Email	Phone number
Landlord	test dev	tes867@mailinator.com	+8801757715360
Tenant	test dev	prith-wiraj0219812@mailinator.com	+8801757715360

Section F – SIGNATURES of the PARTIES

Commented Views below about signing

You are about to sign an Assured Shorthold Tenancy for the following property:


D, Hilton House Mansfield Nottinghamshire NG21 0DS, United Kingdom

By signing this agreement all parties have agreed to adhere to their obligations as mentioned in this agreement and the special clauses individually negotiated between the parties as set in section. Once signed electronically and dated this agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms that you do not agree with and that it contains everything you want to form part of the agreement. Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this agreement.

If you are in any doubt about the content or effect of this agreement, we recommend that you seek independent legal advice before signing.

Signed as an Agreement

Between the Landlord

Signature	Printed Name	Date signed	Signed link by email	IP address
	test dev	07-19-2023	tes867@mailinator.com	103.87.215.69

And the Tenant, or the Tenants

Signature	Printed Name	Date signed	Signed link by email	IP address
	test dev		prith-wiraj0219812@mailinator.com	-