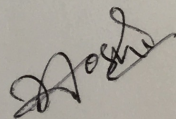


### Special Conditions

- This is the Special Conditions for the Assured Shorthold Tenancy Agreement for the following property: Room 4: Ensuite Room, First Floor, 29 Mill Road, Cambridge, CB1 2AB
- The tenant is the following only: Vishal Joshi
  - The tenancy is for the term of 6 months commencing on 18 Jun 2017
  - Landlord does not insure tenant(s) personal belongings.
  - The tenant will not sublet, assign or otherwise part with the property.
  - The tenant will not leave the property vacant for more than 28 consecutive days.
  - Tenant confirms that they are not on state benefits such as Jobseeker's allowance, Housing Benefit, etc.
  - The tenant agrees that if they go on state benefits such as Jobseeker's allowance, Housing Benefit, etc then they will give due notice and leave the property and the tenancy will end.
  - The tenant agrees to have no pets in the property.
  - The tenant agrees to have no children living in the property.
  - The tenant agrees to keep the room tidy and clean and not to cause noise or disturbance.
  - The landlord pays for the following only: Gas Bills, Electricity Bills, Water Rate Bills, Hot Water, Central Heating Bills (Central Heating on between 4am to 9am, 12 noon to 2pm, 5pm to 12 midnight), Council Tax Bills, Broadband and cleaner coming every fortnight to clean the kitchen, communal shower room and hallways. Landlord has paid for a TV Licence for Room 4.
  - Tenant understands that landlord pays full Council Tax. No discount or exemption will be applied.
  - Fire alarm shown in working order and tenant shown how to check them.
  - The tenant agrees to use the broadband responsibly.
  - The tenant can leave at any time by giving minimum of 4 weeks' notice.
  - Tenant agrees to ensure smooth running of house --- leaving communal areas clean and tidy after use, no excessive noise etc. The landlord has arranged and paid for a cleaner to come twice a month to clean the communal areas --- kitchen, the communal shower room, the staircase, hallways and upstairs landing.
  - The tenant agrees to abide by Cambridge City Council's Recycling and Waste Collection Program. The landlord has provided leaflets supplied by Cambridge City Council.
  - No deposit requested or received for this tenancy.

Tenant: Vishal Joshi

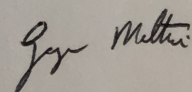
Signed:



Date: 18 Jun 2017

Landlord: George Mathai

Signed:



Date: 18 Jun 2017