



AN AGREEMENT

BETWEEN

LANDLORD

Joan Havelaar

AND

TENANT

Mr Kundan Ghosh Mrs Sapna Hombal

CONCERNING THE PROPERTY

**18 Parkway Drive Queens Park
Bournemouth BH8 9JW**


ASSURED SHORTHOLD TENANCY AGREEMENT

Agreement Particulars

AGREEMENT for the letting of a Furnished or Unfurnished Dwelling on an Assured Shorthold Tenancy under Part 111 of the Housing Act 1996 Pursuant to Part 1 of the Housing Act 1988


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| 1. DATE | 28/09/2018 |
| 2. LANDLORD Name and Address | Joan Havelaar of 5 Daws Place Bournemouth BH11 8TN |
| 3. TENANT Name and Address | Mr Kundan Ghosh of Flat 8 Bridge Court Bath Road Maidenhead Berkshire SL6 0AS Mrs Sapna Hombal Flat 8 Bridge Court Bath Road Maidenhead Berkshire SL6 0AS |
| 4. ADDRESS OF PROPERTY | 18 Parkway Drive Queens Park Bournemouth BH8 9JW Garage and Off road parking |
| 5. TERM OF TENANCY | Twelve months From and including: 28/09/2018 To: 27/09/2019 |
| 6. RENT | <ol style="list-style-type: none"> Rent: One thousand one hundred and seventy five pounds per calendar month subject to any further provisions within this Tenancy Agreement. (£1,175.00) Payable: In full and in advance in the sum of Seven thousand and fifty pounds (£7,050.00) Payment: payable to Leaders Limited (the Landlord's Agent of 126 Old Christchurch Road Bournemouth Dorset BH1 1LU) to be received as cleared funds on or before the 28/09/2018 Bank account details: Leaders Limited Client Account: Account number 39542084. NatWest Bank, PO BOX 12258, 1 Princess Street, London, EC2R 8BP. Sort Code: 60-00-01. Remitted: in full to the Landlord by the Landlord's Agent at the commencement of the Tenancy. Subsequent payments: to be made on or before the 28th day of each month payable directly to the Landlord Bank account details: Mrs Joan Havelaar, , Account Number: 62325691 Sort Code: 401307 |
| 9. DEPOSIT | <ol style="list-style-type: none"> Deposit: One thousand seven hundred and sixty two pound and fifty pence. (£1,762.50) Payable by the Tenant to Leaders Limited (The Landlord's Agent) as cleared funds on the commencement of the Tenancy. |

2256959/ref: 25th September 2018

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| © Leaders Limited AST INT RIA | Initials | Initials |
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| Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing. | | |

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| | 3. Held in accordance with Clause 2 of the attached Tenancy Terms and Conditions |
| 10. WHEREAS | <p>The Landlord shall let and the Tenant shall take the Property as an Assured Shorthold Tenancy for the Term and the Rent stated in these Agreement Particulars and as set out in the attached Tenancy Terms and Conditions.</p> <p>The Landlord further gives Notice to the Tenant that the Landlord may be entitled to possession of the Property on Grounds 1, 2 and 8 in Part 1 of Schedule 2 of the Housing Act 1988 and any of the Grounds in Part 2 Schedule 2 of the Housing Act 1988.</p> <p>The Landlord hereby gives notice to the Tenant pursuant to Section 48(1) of the Landlord and Tenant Act 1987 that notices (including notices in proceedings) may be served on the Landlord at 5 Daws Place Bournemouth BH11 8TN .</p> <p>The Landlord agrees to directly refund any overpayment of rent made by the Tenant to the Landlord under the terms of this Agreement.</p> |

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Individually and Specially Negotiated Clauses

These listed additional clauses, as detailed below, should be read as incorporated in the attached Tenancy Agreement.

The Landlord and the Tenant agree:

1. Tenant insurance

The Landlord grants the Tenancy of the Property to the Tenant upon the condition that the Tenant holds insurance adequate to protect against any accidental damage caused by the Tenant to the Property its contents, furniture, fixtures and fittings not belonging to the Tenant and any liability that the Tenant may incur as the occupier of the Property and that the Tenant will provide written proof of such cover at the commencement of the Tenancy to the Landlord's Agent.

2. Non smoking

The Landlord grants the Tenancy of the Property to the Tenant upon the condition that the Tenant will not smoke or permit the smoking of any tobacco products within the Property, Building or its environs.


3. Assignment prohibited

That the Tenant will not assign, underlet, charge, part with or share possession or occupation of the Property or any part of it provided always that the Tenant shall be permitted to share the occupation with any person(s) named in the Particulars as Permitted Occupants on a Rent free licence, but such persons shall obtain no benefit from the Rights of Third Parties Act 1999.

4. Loft

- 4.1. The Tenant is prohibited from using or gaining access to the loft space/area at the Property except in the case of an extreme emergency.
- 4.2. The Tenant agrees to inform the Landlord or the Landlord's Agent upon each and every occasion that access to the loft space/area was gained with clarification of the circumstances of the emergency which lead to the access.

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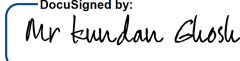
Tenancy Agreement Signature Page

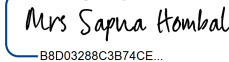
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Landlord Signature



| | |
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| Signed | |
| Full Name | Joan Havelaar |

Tenant Signature

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| Signed | <div>DocuSigned by:  <small>2C884D5544C9480...</small></div> |
| Full Name | Mr Kundan Ghosh |

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| Signed | <div>DocuSigned by:  <small>B8D03288C3B74CE...</small></div> |
| Full Name | Mrs Sapna Hombal |

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| © Leaders Limited AST INT RIA | Initials | Initials <div><div><small>DS</small> </div><div><small>DS</small> </div></div> |
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