

(Agreement_1)

Question 1: Who is the landlord?

Answer : Kelaty House Propco 2 Limited.

Question 2: Who is the managing agent?

Answer : Fresh property Group but their brand name is Fresh.

Question 3: How long is the tenancy period?

Answer : 51 weeks; from 14/9/2024 to 05/09/2025.

Question 4: How many installments are there and are they equal?

Answer : There are 4 installments for different amounts.

Question 5: Is there a deposit needed and if so what is the amount?

Answer : Yes, a deposit is needed and its 150 British Pounds.

Question 6: Who will be holding the tenant's deposit?

Answer : TDS Custodial.

Question 7: Is the deposit safeguarded by any scheme?

Answer : Yes, the deposit is safeguarded by Tenancy Deposit Scheme, which is administered by: West Wing, First Floor, The Maylands Building, 200 Maylands Avenue, Hemel Hempstead, HP2 7TG.

Question 8: Is rent the only financial obligation the tenant is subject to?

Answer : No, the tenant can also be liable for:

- (a) costs the landlord incurs to rectify tenancy breaches;
- (b) late payment fees
- (c) cleaning or replacement costs
- (d) obtaining TV license fee.

Question 9: Is there a deadline for tenants moving in?

Answer : Tenant are expected to move in within 4 weeks of the start of the Tenancy Period.

Question 10: On what standard does the landlord want the room to be kept in?

Answer : In good repair and condition, unless I inform the Landlord/Agent to the contrary in writing within 48 hours of moving-in.

Question 11: Should tenant personally do the repairs?

Answer : No, they should report it to the agent as soon as possible.

Question 12: Who is responsible for the council tax?

Answer : Tenant should make themselves aware of the local authority's criteria to qualify for council tax exemption as a full-time student and they will inform the agent if they do not qualify for the exemption.

Question 13: Is the tenant de facto entitled to a parking space?

Answer : No, unless tenant has paid for a car park space via a separate agreement, they will not park at the Building.

Question 14: When can landlord repossess property and terminate the lease agreement?

Answer : a. (a) The Rent, or any part of it remains unpaid for 14 days after falling due, whether formally demanded or not;
(b) If any agreement or obligation of the Tenant is not complied with;
(c) If any of the grounds set out in Schedule 2 of the Housing Act 1988 (as amended) are made out.

The Landlord can only reenter property if they satisfied their statutory obligations and tenancy shall end.

- a. Tenancy can also be terminated early if tenant is given at least 2 months prior written notice if:
- (a) The Room or Shared Area is destroyed or made uninhabitable or inaccessible by fire or other event, and reinstatement has not occurred within 2 months;
 - (b) tenant ceases to be a student in higher education;
 - (c) tenant is listed on the Office of Financial Sanctions Implementation (OFSI) Sanctions List (or equivalent), or to be subject to United Kingdom, United States, United Nations or European Union financial or trade sanctions.

Question15: If the Landlord delays in enforcement of covenants/obligations; how will that impact the guarantor?

Answer : Guarantors are obliged to cover the tenant's full obligation regardless of any delay from landlord.