

(Agreement_6)

Question 1: Who is the landlord in the tenancy agreement?

Answer : Ayyaz Ahmed Khan c/o Buraq Estates

Question 2: How long is the tenancy agreement?

Answer : It is for a 12-month initial fixed period.

Question 3: Are there specific dates for when the tenancy agreement starts and ends?

Answer : Yes, the Tenancy shall start on and include the 1st July 2024 and to end on and include 30th June 2025, and thereafter monthly.

Question 4: How much is the monthly rent?

Answer : £1,664.00 per month.

Question 5: Does the monthly rent include bill payments?

Answer : No, bills are excluded from such monthly payments.

Question 6: Is a deposit required for the tenancy agreement and if so, how much?

Answer : Yes, a deposit of £1,920.00 is required.

Question 7: How will the landlord hold the deposit?

Answer : The Landlord holds the deposit as stakeholder under The Tenancy Deposit Scheme. At the end of the Tenancy, the Landlord shall return the Deposit to the Tenant subject to the possible deductions set out in this Agreement.

Question 8: Can the tenant store e-bikes or e-scooters in the rented property?

Answer : Generally, no, they cannot store or charge an E-bike or E-scooter in or about the Property or permit any other resident in the Property nor to allow his invited guests or visitors to do so. However, if storage is needed the tenant can seek the Landlord's prior written consent which will not be unreasonably withheld or delayed.

Question 9: Can the tenant keep any pets in the property?

Answer : Generally, no, the Tenant cannot keep any animals or birds (whether domestic or otherwise) in the Property. However, if needed, the tenant must seek the Landlord's prior written consent which will not be unreasonably withheld or delayed.

Question 10: Is there any insurance policy for the tenants' personal belonging in the property?

Answer : No, there is no cover provided by any insurance policy maintained by the Landlord for any personal possessions introduced into the Property by the Tenant. The Tenant is strongly advised to insure his/her own belongings with a reputable insurer.

Question 11: Can the tenant always play music in the property?

Answer : No, The tenant must not play any musical instrument, music player, radio or television or cause or permit any undue loud noise to take place in the Property so as to cause disturbance annoyance or inconvenience to the occupiers or owners of any neighbouring adjoining or adjacent property or so as to be audible outside the Property between the hours of 11.00 pm to 7.30 am.

Question 12: In terms of cleanliness and appliances, how must the landlord deliver the property?

Answer : At the commencement of the property the landlord must ensure:

- (1) The Property and Contents in a tidy condition and cleaned;
- (2) Any working chimney swept and clean; and (3) All appliances, smoke and carbon monoxide detectors in proper working order.

Question 13: Is the landlord allowed to re-enter the property during the tenancy?

Yes, only in the following three circumstances:

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

Question 14: When the tenancy agreement end, does the landlord return the deposit immediately?

Answer : No, At the end of the Term the Landlord shall return the Deposit (subject to any deductions made under the Agreement) within 30 days of the end of the Tenancy except in the case of dispute.

Question 15: How would the landlord return the deposit if there are more than one tenant?

If there is more than one Tenant, the Landlord may return the Deposit by cheque to any one Tenant, at his sole discretion, at his/her last known address. That person forming part of the Tenant will hold the Deposit in trust for all others forming the Tenant.

Question 16: How do the tenants pay rent?

Answer : Unless otherwise stated all rental payments should be made by Standing Order to the Landlord's bank as follows

- a. Name: Buraq Estates Ltd; Sort Code: 50-00-00; Account Number: 29845610; Payment Reference: FIRSTNAME/60AHATHERSAGE