

(Agreement_3)

Question 1: Who is the landlord and where is the property in question located?

Answer : MCR Move Ltd managing on behalf of Aprez Limited; 79F WELLINGTON ROAD, MANCHESTER, M14 6BN.

Question 2: How much is the deposit required?

Answer : £1,500.00 .

Question 3: When is the monthly rent payment due?

Answer :The first day of each month.

Question 4: How long is the tenancy agreement for and when is the first rent payment due?

Answer : The tenancy is a fixed term for 12 months starting from 1st July 2024. Similarly, the first rent payment is due 1st July 2024.

Question 5: When can the tenant start living in the property?

Answer :The tenant can commence living at the Property at noon on 1st August 2024.

Question 6: What type of risks are insured by the landlord?

Answer : Risks caused by: fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord decides to insure against from time to time and Insured Risk means any one of the Insured Risks.

Question 7: On what standard does the landlord want the room contents to be kept in?

Answer : The Tenant shall keep the Contents in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear) as detailed on the Inventory and Schedule of Condition and cleaned to a reasonable standard.

Question 8: What interest rate will be applied to any overdue payments from the tenant, and when does this interest start accruing?

Answer : The Tenant shall pay interest at the rate of [8%] on any rent lawfully due that is paid more than 14 days after the date on which it became due. The interest will be payable from the date the Rent should have been paid until the date the Rent is actually paid and such interest shall be recoverable as rent.

Question 9: Under what circumstance will the landlord accept rent payment from a third party?

Answer : Should the Rent be paid by another person on the Tenant's behalf, it will only be accepted on the basis that they act as the Tenant's agent.

Question 10: Is the deposit provided by the tenant protected?

Answer : Yes, the Deposit is protected by My Deposits of Premiere House, 1st Floor, Elstree Way, Borehamwood WD6 1JH, Telephone No. 0333 321 9401. The Deposit is held by the Scheme Administrator.

Question 11: Are there any restrictions in terms of the room use for the tenant?

Answer : Yes, the tenant can only use the Property as a private dwelling house for the use of the Lawful Occupiers. The Tenant shall not use the Property for the purposes of conducting a business.

Question 12: Are there any restriction on the tenant in terms of assigning or subletting the property?

Answer : The Tenant shall not assign or part with or share possession of the whole or any part of the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld). The Tenant shall not sublet the whole or any part of the Property.

Question 13: If the tenant leaves the property, do they need to inform the landlord?

Answer : The Tenant shall advise the Landlord if he/she is to leave the property unattended for a period of 28 days or more.

Question 14: When should the tenant pay council tax?

Answer : The Tenant shall pay the Council Tax for the Property from the Start Date of the Tenancy.

Question 15: Are there situations where the landlord can re-enter the property?

Answer : Yes, The Landlord reserves the right to re-enter the Property if: (a) the Rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;

(b) the Tenant is declared bankrupt under the Insolvency Act 1986;

(c) the Tenant has breached this agreement; or

(d) the Tenant has provided false or misleading references or other information;

(e) any of the Grounds 2, 7A, 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply.

This clause 14.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.