

(Agreement_5)

Question 1: What is the refundable deposit?

Answer : £100.

Question 2: Will the property be insured?

Answer : The Landlord will arrange for the Property to be insured under comprehensive insurance policies, (details of the inclusive Tenant's possessions insurance are available on request).

Question 3: What is the cost of the tenancy deposit?

Answer : The Tenant must pay the £300 refundable tenancy deposit to the Landlord.

Question 4: What will the tenancy deposit be used for?

Answer : any Rent or other payments due from the Tenant to the Landlord, including advance rent that has fallen due

any reasonable sum the Landlord expends or incurs in remedying any failure by the Tenant to comply with his obligations under this agreement.

after the end of the Term, any sum owing to the Landlord equivalent to rent in respect of any period of unauthorised occupation by the Tenant or anyone under his control.

Question 5: Is there a gym on the property that can be used?

Answer : The Landlord will equip and make available to the tenant an exercise gym (locations vary), the use of which will be subject to such rules as the Landlord may from time to time think prudent to apply.

Question 6: Is the internet connection included in the rent?

Answer : The Landlord will provide at the Landlord's expense a broadband internet connection.

Question 7: What happens if the property is damaged by an insured risk?

Answer : The Landlord will:

(b) use all reasonable efforts to arrange for any damage caused by any insured risk to the Property (but not the Tenant's possessions) to be remedied as soon as practicable, and

(c) refund to the Tenant any Rent paid for any period in which the Property is uninhabitable or inaccessible as a result of such damage, any dispute as to the refund to be decided by arbitration,

but (b) and (c) will not apply if the insurers refuse to pay out the policy monies because of anything the Tenant has done or failed to do.

Question 8: What happens if I fail to pay the rent on time?

Answer : If the Tenant fails to pay within 14 days of the due date any amount of the Rent or other sum payable to the Landlord under this Tenancy agreement, the Tenant will be liable to a charge calculated at a

rate equivalent to the payment that would have been payable multiplied by the interest at the rate of 3% above the Bank of England's annual percentage rate for each day that the payment is outstanding (for a late rent payment).

Question 9: What happens if I damage any items in the property?

Answer : The Tenant will immediately pay for or replace:

(a) Broken windows, doors or door locks of the same quality to their accommodation regardless of whether the tenant was personally responsible for their breakage,

(b) Any components of gas, electrical, heating or other appliances which become defective due to misuse.

Question 10: Can I sublet or assign the property to someone else?

Answer : No, the Tenant will not:

(a) Assign, underlet, charge or part with possession of the whole or any part of the Property,

(b) Take in lodgers,

(c) Share occupation with any person,

(d) Give possession of the keys or fob to any other individual for any period of time.

Question 11: Am I allowed to make alterations to the property?

Answer : No, the Tenant will not:

- (a) Alter or add to the Property internally or externally,
- (b) Decorate the interior or the exterior of the Property,
- (c) Erect any external aerial or satellite dish at the Property.

Question 12: Am I allowed to have pets on the property?

Answer : The Tenant will not:

- (i) Keep any animal, bird, or reptile at the Property without prior written consent of the Landlord, which is not to be unreasonably withheld or delayed.

Question 13: What are the costs if I lose the keys?

Answer : In the event of the keys or entrance fobs to the Property being lost by the Tenant or by any party on behalf of the Tenant, the Tenant shall be liable for the cost of replacing the locks to the Property or the building of which the Property forms part, including costs for the supply of replacement keys or entrance fobs for the same to the Landlord, the Landlord's Agents, and other residents of the building (if appropriate).

Question 14: What happens if I want to end the tenancy early?

Answer : If the tenant ends their fixed-term tenancy early or leaves without giving notice:

- £100 if they end their fixed term tenancy early or leave without giving notice on or before 23rd April 2020.
- £300 if they end their fixed term tenancy early or leave without giving notice from the 24th April 2020.

Question 15: How should I return the property at the end of my tenancy?

Answer : At the end of the tenancy, the tenant must:

Return all keys and entrance fobs to the landlord or their agent.

Provide vacant possession of the property.

Ensure the property is clean and in the required condition.

Leave fixtures, fittings, furnishings, and effects in the same places as at the start of the tenancy.

Return all items in the same clean condition as they were at the start, except for reasonable wear and tear.

Remove all rubbish and personal furniture not belonging to the landlord.

Pay for the removal of any items left behind.

Turn off the fuse board before leaving, as the tenant is responsible for any electricity used after departure if not done.