

Assured Shorthold Tenancy Agreement

This is an agreement for letting a dwelling on a fixed term assured shorthold tenancy under Part 1 of the Housing Act 1988 (as amended). This document is important. It sets out the rights and responsibilities of tenants and landlords under the agreement. You are strongly advised to read it carefully before agreeing to it. It should be kept for the lifetime of the tenancy as you may need to refer to it in the future.

Section A - Main Terms of the Agreement

The Landlord	Bournbrook Property Management Limited as managing agent on behalf of the legal property owner Raintree Group Ltd
The Letting Agent	Oakmans Estate Agents
The Tenant	<div>1 Mr Matthew Jackson</div> <div>2 Mr Edward Fish</div> <div>3 Mr Isaac Tramontana</div> <div>4 Mr Matthew Allely</div> <div>5 Mr Edward Morris</div> <div>6 Mr Victor Akaninyene Nyoyoko</div> <p>The obligations and liabilities of the parties under this agreement are joint and several. This means each tenant is also responsible for their fellow tenants' share of the rent and other obligations.</p>
The Property	13 Alton Road, Birmingham, West Midlands, B29 7DU Including access to a private garden /garden shared with neighbours
The Term	Monday 1 July 2019 to Tuesday 30 June 2020 , unless terminated early having applied to the court for a possession order, or unless terminated early by mutual agreement. On the first day of tenancy, keys are available by prior appointment with the Landlord, from 2pm at the earliest. Receipt of the first rental payment is required before keys are released. On the last day of tenancy, tenants are to vacate the Property and return all keys by prior appointment with the Landlord, by 10am at the latest. The Tenant must also read the utility meters at the end of the tenancy and give these readings to the supplier together with a forwarding address for final bills to be sent. Evidence that these final bills have been paid is required before the Deposit is returned.
THE RENT	£8190 per quarter (per person equivalent to £105.00 weekly, £455.00 monthly, or £1365.00 quarterly), with the first payment due 1 July 2019, and subsequent payments due 1 October 2019, 1 January 2020 and 1 April 2020 Rent is to be paid to the following bank account: <ul style="list-style-type: none"> Recipient: Rain Tree Group Ltd Bank: Lloyds Bank, Sort Code: 30-98-97, Account Number: 58904868 When making payments please use the transaction reference: "13A-TenantSurname"
BILLS INCLUDED	The rent does not include internet or utility bills.
THE DEPOSIT	£3500 payable at contract signing

Section B – Tenant’s Obligations

RENT	1. The Tenant agrees to pay rent quarterly by standing order (monthly payments will be subject to a £10 administrative fee). Overdue rent will be subject to a £25 administration fee, and if not paid within 7 days, interest will be charged at 4% above the Bank of England’s base rate.
DEPOSIT	2. The Tenant agrees that the Landlord may make reasonable deductions from the deposit at the end of the Tenancy for a) repairs, cleaning and/or redecoration to restore the Property and Inventory to their condition at the outset, b) replacement of missing items, including changing locks where keys are incomplete, c) removal, storage and/or disposal costs for possessions left behind at the end of the tenancy and d) reconnection charges where utilities have been disconnected due to arrears.
BILLS	3. The Tenant must register for payment (or exemption) of TV license fee and Council Tax within 1 month of the tenancy commencing. 4. Unless included in the rent, the Tenant is to pay electricity, gas or water (including sewerage), telephone, satellite, cable or broadband, TV license and Council Tax. 5. The Tenant must read and record all meter readings at the beginning of the tenancy and inform the supplier(s) of these readings. 6. If the Tenant changes the provider or plan for any utilities / services, they must not to commit to a minimum term exceeding that of the tenancy. Otherwise, the Tenant will be liable for any early termination penalties associated with leaving the plan.
INVENTORY	7. The Tenant has 14 days from receipt or the start of the Tenancy (whichever is later) to confirm that the Inventory and Record of Condition is correct and either 1) to tell the Landlord of any discrepancies in writing, after which the Inventory and Record of Condition will be amended as appropriate or 2) to take no action and after the 14-day period has expired, the Tenant shall be taken as accepting the same as a full and accurate record.
USE OF THE PROPERTY AND RESPECT FOR OTHER OCCUPANTS and NEIGHBOURS	8. The Tenant agrees to occupy the Property as their home and must obtain the Landlord’s permission before carrying out any trade, business or profession there. 9. The Tenant must not assign, sublet, charge or part with or share possession or occupation of the Property 10. The Tenant and their guests / visitors are not permitted to smoke cigarettes or other substances within the building. 11. The Tenant must not do anything to or on the Property including the garden which may reasonably be considered a nuisance or annoyance to fellow tenants or neighbours. This includes any illegal, immoral, disorderly or anti-social purposes, and the consumption of recreational drugs. 12. Besides occasional guests, the Tenant must not allow any other persons to live at the property. Pets are not permitted at the Property without the prior written authorisation of the Landlord.
CARE, MAINTENANCE AND REDECORATION	13. The Tenant must keep the interior of the Property in a good, clean and tenable state and condition, and not to damage or injure the Property including the interior walls by hanging of pictures and posters, using blue tack and similar adhesive products or running wires/cables between rooms, corridors or staircases. 14. The Tenant must not make any addition or alteration to the Property, redecorate the Property (or any part of it), move or remove furniture or effects from their locations per the Inventory without the Landlord’s written consent. 15. The Tenant must keep the Property adequately ventilated and heated to prevent mould, condensation and frost damage 16. The Tenant must store and dispose of rubbish so as to minimise the risk of rodent infestations inside or near the house and to keep the Property frontage clean and clear. 17. The Tenant agrees to change smoke alarm batteries, light-bulbs, unblock sinks and showers (where the blockage has been caused by the tenant’s waste), regularly clean the tumble dryer lint filter and other little jobs that a reasonable tenant would do. 18. The Tenant agrees to keep the garden clean and tidy. Where the garden is shared with neighbours, the Tenant agrees to co-operate with the neighbours in keeping the garden clean and tidy. 19. The Tenant must notify the Landlord as soon as reasonably possible about any repairs that are needed.

	20. The Tenant understands that they are liable for the cost of repairs where the need for them is attributable to his or her fault or negligence, or that of their guest.
SAFETY AND SECURITY	<p>21. The Tenant must keep the doorways and corridors clear of obstructions, for fire safety purposes. Do not obstruct fire doors with door stoppers.</p> <p>22. The Tenant agrees not to interfere with the smoke detectors, carbon monoxide detectors, heat detectors or the fire alarm system (where present).</p> <p>23. Other than the tests conducted by the Landlord at the start of the tenancy, the Tenant is responsible carry out regular tests of the smoke, fire and/or carbon monoxide detectors in accordance the manufacturer's instructions, and replace batteries in these as necessary.</p> <p>24. The Tenant must take reasonable steps to ensure that the Property is secure whenever the Property is unoccupied.</p> <p>25. If leaving the Property unoccupied for more than 28 consecutive days the Tenant must inform the Landlord in writing.</p>
ACCESS BY LANDLORD OR AGENT	<p>26. Subject to 24 hours' prior notice in writing by the Landlord / Managing Agent, the Tenant must give the Landlord (or any person acting on behalf of the Landlord) access to the Property at reasonable times of day for general condition inspections, inspections required by law (e.g. annual gas safety), repairs, viewings by prospective tenants or purchasers.</p> <p>27. The Tenant must give the Landlord (or persons acting on the Landlord's behalf) immediate access to the Property in the event of an emergency or a matter of urgency. This includes urgent attendance to repair matters which could damage the Property such as a leak.</p>
REPLACEMENT TENANTS	28. If any one tenant wants to leave the Property during the Tenancy, then the outgoing and remaining tenants will be responsible for paying the whole rent, and finding a replacement tenant Where a replacement tenant is found, having obtained consent of all parties concerned prior to any arrangements being finalised, the outgoing tenant will be required to pay the Letting Agent their fee for locating (as may be applicable) and vetting the replacement tenant, and the Landlord an administration fee of £50 for contract revision and deposit re-registration.
VACATING THE PROPERTY AT THE END OF TENANCY	<p>29. Except for fair wear and tear, the Tenant must return the Property and any items listed on the inventory to the Landlord in the same condition and state of cleanliness as they were at the start of the Tenancy.</p> <p>30. The Tenant must remove all possessions (including any furniture) belonging to the Tenant or any Member of the Tenant's Household or visitor and all rubbish from the Property at the end of the Tenancy. The Landlord reserves the right to dispose of any items left behind, and the Tenant will be responsible for meeting all reasonable removal, storage and/or disposal charges.</p>
USE OF EMAIL	<p>31. The Tenant agrees that notices to be served on them by the Landlord may be sent via email. Should their email address change, the Tenant will inform the Landlord in writing. Where notices are sent by email, the document will be regarded as having been received 48 hours after it was sent, unless the receiving party can prove otherwise.</p> <p>32. The Tenant provides consent that the Landlord may send the following documents where required by email: How To Rent checklist, and Tenancy Deposit / Energy Performance / Gas safety certificates.</p>

Section D: Landlord's obligations

THE DEPOSIT	33. The Landlord will protect the Tenant's Deposit in the Government approved scheme known as "Tenancy Deposit Scheme (TDS)".
	34. The Landlord must return the Deposit to the tenant once the tenant has produced proof that all bills have been paid and that all the obligations listed have been complied with. Any deductions proposed are subject to the Tenant's agreement, else the Tenancy Deposit Scheme will arbitrate.
INVENTORY	35. The Landlord must provide an Inventory and Report of Condition to the Tenant no later than 7 days from the start of the tenancy. Where the Tenant provides comments in writing within 14 days from receipt or the start of the tenancy (whichever is later), the Landlord is to assess, and appropriately amend the Inventory and Report of Condition accordingly.
GENERAL OBLIGATIONS	36. The Landlord must comply with all current legislation.
	37. The Landlord must not interrupt or interfere with the Tenant's right to quiet enjoyment of the Property.
	38. The Landlord must insure the property against the usual insured risks (excluding tenant's possessions).
REPAIR AND MAINTENANCE	39. The Landlord must ensure gas safety certification by a Gas Safe registered engineer annually, and an electrical safety inspection is conducted at least every five years, consisting of an Electrical Installation Condition Report and a Portable Appliance Test on appliances provided by the Landlord.
	40. The Landlord must keep in repair and proper working order all installations and equipment supplied at the property.
	41. The Landlord must carry out repairs which have been requested in writing by the tenant as soon as practically reasonable, in relation to the Property or items on the Inventory, unless the need for repair is attributable to the Tenant's fault or negligence, or that of their guest.
USE OF EMAIL	42. The Landlord agrees that notices to be served on them by the Tenant may be sent by email to manager@bournbrookproperty.co.uk . Where notices are sent by email, the document will be regarded as having been received 48 hours after it was sent, unless the receiving party can prove otherwise.

Section E: Signature

Landlord / As agent on behalf of the Landlord

Full name (block capitals)	Signature

Tenant

	Full name (block capitals)	Signature
1	Mr Matthew Jackson	
2	Mr Edward Fish	
3	Mr Isaac Tramontana	
4	Mr. Matthew Allely	
5	Mr Edward Morris	
6	Mr Victor Akaninyene Nyoyoko	