

RESIDENTIAL TENANCY AGREEMENT

Note for Tenant(s): This is a Fixed Term Tenancy Agreement The Residential Tenancies Acts 2004 to 2019 applies to this Agreement. It is strongly recommended that you take legal advice before signing this Agreement.

This Agreement is NOT in the form prepared and approved by the Dublin Solicitors Bar Association. Variations and additions have been made to the General Provisions and Special Conditions.

PARTICULARS

Landlord	Irish residential sub-fund 1, a goodbody platform ICAV
Tenant	Dr. Rohit Verma, Dr. Punit Gupta, Khushboo Patidar and Manisha Gupta of 103-C Monark Heights Indore, Madhya Pradesh 452016
Authorised Agent	Greystar Ireland Limited of
Guarantor (if applicable)	
Additional Residents (over the age of 18 years)	Raysha Verma
The Dwelling	CS-24
The Building	CHAMBERS AVENUE GRIFFITH WOOD APARTMENT 24 CHAMBERS SQUARE, DUBLIN 9 D09 X9RW (this should have the full address of the property)
Car Parking Space	PROVIDED THAT if the reference to Car Parking Space is not completed, no Car Parking Space is provided with the Property and FURTHER PROVIDED THAT if a Car Parking Space is provided a Parking Addendum will be attached to this Tenancy Agreement
Parking Rent	0 per calendar month (if any) subject to increase pursuant to paragraph 20
Concession	(if any)
Tenancy Period	07/08/2022 to 06/08/2023
Holding Fee	
Rental Amount per Calendar Month and Payment Details	€3,050.00 payable in advance by monthly instalments to the Landlord by standing order payments on the first day of each month direct to the following account: Account name: Irish Residential Sub-Fund-1

⁸¹ Marianne Carter

¹ Dr. Rohit Verma ²¹ Khushboo Patidar ²⁹ Dr. Punit Gupta ⁴⁹ Manisha Gupta

	<p>Bank name: Bank of Ireland</p> <p>Location: Dublin, Ireland</p> <p>Account number: to be updated by IT</p> <p>Sort code: 90-14-90</p> <p>IBAN: set up required, contact systems team</p> <p>BIC: BOFIE2D</p>
Payment terms	The Rent under this Agreement accrues monthly in advance and will be collected in monthly instalment (unless paid in full at the outset of the Tenancy Agreement).
Date of Rent Payment	1 st of each month
Pet Rent	per calendar month (subject to increases pursuant to paragraph 19) PROVIDED THAT if the reference to Pet Rent is not completed, no pet is permitted at the Property and FURTHER PROVIDED THAT if the Landlord permits a pet at the Property a Pet Addendum will be attached to this Tenancy Agreement
Security Deposit	€1,800.00
Rent Pressure Zone	<p>If the Dwelling is located in a Rent Pressure Zone please complete the following:</p> <p>Date Previous Rent Set:</p> <p>Previous Rent Amount:</p> <p>Formula: $R \times (1 + 0.02 \times T/M)$</p> <p>Where: R = previous rent</p> <p style="padding-left: 40px;">T = number of months between date previous rent set and the Term Commencement Date</p> <p style="padding-left: 40px;">M = 12 months (as applicable)</p>

⁸² *Marianne Carter*

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LETTING PROVISIONS

1 DEFINITIONS AND INTERPRETATION

In this Tenancy Agreement:

- 1.1 Acts** are the 2004 Act, the 2009 Act, the 2015 Act, the 2016 Act and the 2019 Act as herein defined.
- 1.2 A right** given to the Landlord to enter the Dwelling extends to any person(s) authorised in writing, acting on the Landlord's behalf, and includes the right to bring workmen and appliances into the Dwelling.
- 1.3 Alter or improve** in relation to the Dwelling, includes
- 1.3.1 altering a locking system on a door giving entry to the Dwelling; and
- 1.3.2 making an addition to, or alteration of, a building or structure (including any building or structure subsidiary or ancillary to the Dwelling).
- 1.4 Authorised Agent** is the person listed herein who is the person authorised by the Landlord to act on the Landlord's behalf in relation to the Tenancy. The contact details of the Authorised Agent are as set out in the Particulars. It shall also include such other person as during the terms of the Tenancy is identified by the Landlord as acting on his or her behalf in writing to the Tenant.
- 1.5 Authority** in writing given to any person(s) acting on the Landlord's behalf to enter the Dwelling after giving notice extends, in case of emergency only, to entry after giving less notice than specified or without giving any notice.
- 1.6 Building** means the building of which the Dwelling forms part.
- 1.7 Common Areas** means the areas in the Building or on the Estate that the Landlord provides for residents and their guests, including but not limited to, the entrance hall, stairways, lifts and corridors leading to and from the Dwelling and any laundry, courtyard, lifts and bicycle stores and (if applicable) gymnasium, swimming pool and the Car Parking Space (if any).
- 1.8 CHP** means combined heat and power.
- 1.9 Dwelling** means dwelling as defined by Section 4(1) of the 2004 Act (as amended) and where relevant includes any out office, yard, garden or other land appurtenant to the Dwelling or usually enjoyed with it and for the purpose of this Tenancy Agreement shall refer specifically to the dwelling as set out in the Particulars hereof.
- 1.10 Estate** means the development upon which the Building is located.
- 1.11 Landlord's Contents** means the furniture, appliances and contents listed in Schedule 1 hereto.
- 1.12 Interest** means a payment at the rate of 3% per annum over the rate charged on arrears of income tax for the time being.
- 1.13 Inventory** means the list of Landlord's Contents and schedule of condition of the Dwelling, appended at Schedule 1 hereto, which the Landlord shall rely upon at the end of the Tenancy to assess any loss or damage.

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- 1.14 Landlord** means the person for the time being entitled to receive (otherwise than as agent for another person) the rent paid in respect of a dwelling by the tenant, including, where the context so admits, a person who has ceased to be so entitled by reason of the termination of the Tenancy.
- 1.15 Proper state of structural repair** means sound, internally and externally, with roof, roofing tiles and slates, window, floors, ceilings, walls, stairs, doors, skirting boards, fascia, tiles on the floor, ceiling and wall, gutters, downpipes, fittings, furnishings, gardens and common areas maintained in good condition and repair and not defective due to dampness or otherwise.
- 1.16 Public Authority** includes a local authority.
- 1.17 Public Authority Charges** includes rates, water rates, waste charges and any other charges introduced by the relevant local authority in relation to levies on the Dwelling.
- 1.18 Rent** means the Rental Amount, and where applicable the Parking Rent and Pet Rent, each as set out in the Particulars, and shall further include any payments or charges for which the Tenant is liable under the terms of this Tenancy Agreement.
- 1.19 Rent Payment Date** shall be the date on which the rent is payable commencing on the Term Commencement Date and thereafter to be paid by monthly instalments as set out in the Particulars.
- 1.20 Residents Handbook** means the handbook setting out any rules with which the Tenant must comply during its occupation of the Property, a copy of which will be made available to the Tenant either as a hard copy or by a link to [website].
- 1.21 Security Deposit** means the security deposit payable by the Tenant as set out in the Particulars.
- 1.22 Tenancy Agreement** means this agreement.
- 1.23 Tenant** means the person for the time being entitled to the occupation of the Dwelling under this Tenancy Agreement as defined by Section 5 of the 2004 Act (as amended).
- 1.24 Utilities** includes, but is not limited to, electricity, gas, heating, water, cable television, telephone and any ISDN line or other connection for data in the dwelling.
- 1.25 Utility Agreement** means an agreement which the Tenant is required to enter into with a provider of services such as heating, water, gas or electricity prior to taking occupation of the Property and if such an agreement is required a Utility Addendum will be attached to this Tenancy Agreement.
- 1.26 2004 Act** means the Residential Tenancies Act 2004 as amended from time to time.
- 1.27 2009 Act** means the Housing (Miscellaneous Provisions) Act 2009 as amended from time to time.
- 1.28 2015 Act** means the Residential Tenancies (Amendment) Act 2015 as amended from time to time.
- 1.29 2016 Act** means the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended from time to time.
- 1.30 2019 Act** means the Residential Tenancies (Amendment) Act 2019 as amended from time to time.

2 THE TENANT AGREES WITH THE LANDLORD

- 2.1** To pay the Rent on the Rent Payment Date without deduction or set off (except otherwise permitted in law) to the Landlord, or its Authorised Agent, subject to any deduction of tax as required by law as more particularly outlined in clause 4.7 at the time and in the manner stated in this Tenancy Agreement, together with any late payment fees due to the Landlord in accordance with the terms of this Agreement, if so demanded by the Landlord.

To pay any Public Authority Charges and the cost for any Utilities or other services used in respect of the Dwelling which are the responsibility of the Tenant as and when they fall due and to transfer all Utilities to the Tenant's name and, where required, to enter into a Utility Agreement directly with the provider of any district heating system or CHP located on the Estate or any other provider of services to the Dwelling.

- 2.2** On or prior to the signing of this Tenancy Agreement to pay to the Landlord or to its Authorised Agent the Security Deposit. This is refundable at the end of the Tenancy subject to the Tenant complying with the Tenant's obligations under this Tenancy Agreement. The Tenant agrees that unless agreed in writing by the Landlord, this sum shall not be transferable by the Tenant in any way against payment of the Rent and that no interest shall be payable on the deposit. The Landlord may, at its discretion, take any arrears of Rent from the Security Deposit or any costs incurred by the Landlord for any breaches of the terms or conditions of the Tenancy Agreement. The Tenant acknowledges that the Security Deposit sum does not represent the limit of the Tenant's liability in the event that it breaches its obligations under this Tenancy Agreement.

- 2.3** To pay any stamp duty chargeable on the original and counterpart of this Tenancy Agreement.

- 2.4** To allow the Landlord or its Authorised Agent access to the Dwelling at reasonable intervals and at a date and time agreed in advance with the Tenant, for the purposes of:

- 2.4.1 inspecting the Dwelling;
- 2.4.2 carrying out any works or repairs which are the responsibility of the Landlord;
- 2.4.3 erecting or fixing a notice on the outside of the Dwelling for the purposes of obtaining planning permission in the manner prescribed by law and for all purposes incidental to complying with the Planning Acts in force;
- 2.4.4 erecting a for sale or for let notice on the exterior of the Dwelling and to enter to view the Dwelling (this right to be exercised only in the last eight weeks of the Tenancy);
- 2.4.5 inspecting, repairing or cleaning neighbouring property, or any sewers, drains, pipes, wires or cables serving neighbouring property.

The Landlord or its Authorised Agent shall be permitted to take photographic records of the Dwelling and the Landlord's Contents in order to document items requiring repair, the condition of the Dwelling or in connection with any of the purposes outlined in 2.5.1-2.5.5 above but for no other purpose.

- 2.5** To notify the Landlord promptly of any defect, damage or breakdown of an appliance that arises in or on the Dwelling or relating to the Landlord's Contents which the Landlord is obliged to repair and to allow the Landlord, its Authorised Agent or a service person access to the Dwelling at a date and time agreed in advance in order to replace or carry out the required repairs subject to the Landlord leaving the Dwelling in the condition it was in upon the Landlord entering the Dwelling. The Tenant shall be liable to the Landlord for the cost of any remedial works were the failure by the Tenant to notify the Landlord of any such damage or

defect in a timely manner has resulted in or contributed to further damage to the Dwelling or the Landlord's Contents.

- 2.6** To ensure that no act or omission by the Tenant, or by any other person or visitor in the Dwelling with the Tenant's consent, results in a breach of the Landlord's legal obligations including any planning obligations.
- 2.7** To facilitate access without the need for prior notice, to the Dwelling by the Landlord or its Authorised Agent or such other person appointed by the Landlord in the case of emergency only.
- 2.8** To take good care of the Dwelling and the Landlord's Contents (and in accordance with the manufacturer's instructions, any operating manuals left at the Dwelling and the Resident's Handbook) and to keep them all clean and tidy and not to cause or allow anyone else to cause any damage to them or to make any alteration or addition to them.
- 2.9** Not to do or omit to do any act that would cause a deterioration in the condition the Dwelling or the Landlord's Contents were in at the commencement of the Tenancy (or where the Tenant occupies the Dwelling under separate consecutive tenancies at the commencement of the earliest tenancy) or in the case of any of the Landlord's Contents having been replaced, at the time when that replacement takes place, but there shall be disregarded, in determining whether this obligation has been complied with at a particular time, any deterioration in that condition owing to normal wear and tear, that is to say wear and tear that is normal having regard to:
- 2.9.1 the time that has elapsed from the commencement of the Tenancy, the extent of occupation of the Dwelling the Landlord must have reasonably foreseen would occur since that commencement, the normal use of the Dwelling and the Landlord's Contents; and
- 2.9.2 any other relevant matters.
- 2.10** If the obligations set out in clauses 2.9 and 2.10 are not complied with, to take such steps as the Landlord may reasonably require to restore the Dwelling and the Landlord's Contents to the condition mentioned in clause 2.10 or to defray any costs incurred by the Landlord in taking such steps as are reasonable for that purpose.
- 2.11** To ensure that any electrical appliances not supplied by the Landlord comply with relevant standards and regulations and, if requested by the Landlord, to permit the Landlord or its Authorised Agent to electrically test equipment at the Tenant's expense.
- 2.12** Not to carry out any works to any of the conducting systems or services and/or electronic appliances save where absolutely necessary in case of emergency and to advise the Landlord immediately of any such works.
- 2.13** Not to allow anything to obstruct the sewers or drains and to pay for any damage thereto or expenses of cleaning same caused by the negligence or misuse by the Tenant or by any other person or visitor in the Dwelling.
- 2.14** To comply with the provisions of all Acts, Statutory Instruments, Bye Laws and other regulations now in force or which may hereafter be in force and any other legal obligations relating to the Dwelling or its use.
- 2.15** To repair any broken glass in the windows of the Dwelling where such repair is necessitated due to the failure of the Tenant to comply with clause 2.9 or 2.10.

⁸⁶ *Marianne Carter*

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⁵⁴ *Manisha Gupta*

- 2.16** Not to use, nor allow others to use, the Dwelling, or any part of it, for activities which are dangerous, offensive, noxious, noisome, illegal, or which are or may become a nuisance or annoyance to the Landlord or the owner or occupier of any neighbouring property or which are in breach of any obligations with the management company (if applicable).
- 2.17** Not to behave within the Dwelling, or in the vicinity of it, in a way that is anti-social, within the meaning of section 17(1) of the 2004 Act, nor to allow anyone else to do so.
- 2.18** To refrain from smoking in the interior of the Dwelling or interior of the Building and to prevent others from doing so.
- 2.19** To co-operate with the Landlord if it becomes necessary for the Landlord to enforce the Tenant's obligations under the Tenancy in order to comply with Section 15 of the 2004 Act (as amended).
- 2.20** Not to do or allow to be done anything that could cause any policy of insurance in relation to the Dwelling to become void or voidable, nor do or fail to do anything by which additional insurance premiums may become payable.
- 2.21** Not to assign or sub-let the Dwelling or part thereof, part with possession or permit any other person live at the Dwelling without the prior written consent of the Landlord or its Authorised Agent (which consent the Landlord/Authorised Agent may, in its discretion, withhold). If the Tenant proposes to create a sub-tenancy, the Tenant is obliged to inform the proposed sub-tenant that the nature of the tenancy is a sub-tenancy.
- 2.22** Not to alter or improve, nor allow others to alter or improve, the Dwelling or the Landlord's Contents therein (including the locks and alarm systems and any wiring or cabling there) nor to glue, stick or affix any item whatsoever to the interior or exterior walls, doors, windows, floors or other surfaces of the Dwelling nor to erect any television or radio aerial or satellite dish, without the prior consent in writing of the Landlord or its Authorised Agent (such consent the Landlord/Authorised Agent may, in his discretion, withhold).
- 2.23** To use the Dwelling as a private residence only for the named Tenant unless otherwise authorised by the Landlord in the special conditions outlined in this Tenancy Agreement. The Tenant agrees not to accept any paying guests in the Dwelling or carry on, or permit to be carried on any business, trade or profession on or from the Dwelling. Any guests at the Dwelling remain bound by the provisions of this Tenancy Agreement and the Residents' Handbook, and said guests are the responsibility of the Tenant. Should guests fail to comply with this Tenancy Agreement and the Residents' Handbook this shall constitute a breach by the Tenant of this Tenancy Agreement.
- 2.24** The Tenant shall put in place and maintain full and adequate insurance cover in respect of all the Tenant's personal property on or in the Dwelling, and all persons in the Dwelling with the Tenant's consent, and shall indemnify the Landlord from all claims whatsoever in respect of loss, damage or injury to such property or persons.
- 2.25** To keep the Dwelling secure and to notify the Landlord in writing in advance if the Tenant is to allow the Dwelling to be vacant for more than 30 consecutive days and to properly secure all locks and bolts to the doors, windows and other openings if leaving the Dwelling unattended.
- 2.26** To take all reasonable precautions to heat and ventilate the Dwelling to help prevent condensation and not to block the ventilation in the Dwelling;
- 2.27** To report to the Landlord and/or its Authorised Agent, any brown sooty build up on any gas appliance.

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- 2.28** Not to introduce into the Dwelling any portable heaters fired by liquid or bottled gas or oil or any other fuel burning appliance and not to use any grill, barbeque, patio heater or gas cylinder or any other open flame device in or on the Dwelling, including any balcony, without the prior written consent of the Landlord or its Authorised Agent and not to keep any dangerous or flammable goods, materials or substances in or on the Dwelling, apart from those required for general household use.
- 2.29** To be responsible for testing all smoke detectors fitted in the Dwelling on a regular basis and replace the batteries as necessary and not to tamper with the fire prevention systems and control equipment in the Building and not to activate such fire prevention systems (whether maliciously, recklessly or negligently) and at all times to follow safety evacuation procedures (and ensure that any visitors also follow same), immediately whenever the fire alarm is sounded;
- 2.30** Not to overload the electrical circuits by using in appropriate multi-socket electrical adapters or extension cables when connecting appliances to the mains.
- 3** To take all reasonable precautions to prevent damage by frost.
- 3.1** To take all reasonable precautions to keep the Dwelling free of vermin and insects.
- 3.2** Not to obstruct any means of access leading to the Dwelling or obstruct any part of the Common Areas or to leave same in a dirty or untidy state.
- 3.3** Not to bring into the Dwelling any articles which would cause undue stress to the surface or structure of the floors within the Building;
- 3.4** Not to keep any pets in the Dwelling save where the pet is a domesticated animal for which the Landlord or its Authorised Agent gives prior consent in writing in which case the parties shall complete a Pet Addendum in the form appended hereto which, once completed, signed and dated by the parties, shall, from the date thereof, comprise part of this Tenancy Agreement and the provisions thereof shall be binding on the Tenant and the Tenant shall be liable from the date thereof to pay the Pet Rent (which shall be subject to increase from time to time at the absolute discretion of the Landlord) PROVIDED THAT the Landlord or its Authorised Agent may revoke its consent where the pet causes a nuisance or the Tenant is in breach of any of the terms of the Pet Addendum.
- 3.5** Not to hang any washing out of the windows, or on the balcony, if any, of the Dwelling.
- 3.6** Not to use the balcony in such a manner which is or may become a nuisance or annoyance to the Landlord or the owner or occupier of any neighbouring property.
- 3.7** Not to store any bicycles in the Dwelling or on the balcony, if any, of the Dwelling, or in the Common Areas of the Building. All bicycles must be stored in the designated bicycle storage area in the basement of the Building.
- 3.8** Not to display any notice or advertisement either on the outside of the Dwelling or visible from outside it.
- 3.9** Not to put any rubbish on any balcony at the Dwelling and only to dispose of rubbish in the allocated rubbish areas on the Estate; and
- 3.10** Not to allow any caravan, trailer or boat onto any part of the Estate.
- 3.11** To promptly report to the Landlord or its Authorised Agent any accident that occurs in or around the Dwelling as soon as possible and complete an accident form if so requested by the Landlord.

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- 3.12** To give promptly to the Landlord or his Authorised Agent a copy of any notice received concerning the Dwelling.
- 3.13** To comply, in the case of a managed estate, with the rules and regulations of the management company of the estate insofar as they pertain to the conduct by act or omission of the Tenant.
- 3.14** To inform the Landlord or its Authorised Agent in writing in advance of the Tenant's exact departure date and, where requested, to complete the check-out form provided by the Landlord or its Authorised Agent.
- 3.15** When the Tenancy ends, to return possession of the Dwelling, including the Landlord's Contents, to the Landlord, by no later than 5pm on the last day of the Tenancy Period, leaving same in a good and reasonable odour-free condition, (normal wear and tear excepted) having thoroughly cleaned the entirety of the Dwelling and the Landlord's Contents and having removed the Tenant's personal property and all refuse from the Dwelling. The Tenant acknowledges that failure to deliver the Dwelling in a clean condition shall entitle the Landlord to deduct the cost of retaining professional/industrial cleaners to clean the Dwelling from the Security Deposit.
- 3.16** At the end of the Tenancy to return all keys and fobs to the Landlord or its Authorised Agent.
- 3.17** In respect of the Utilities, at the end of this Tenancy to furnish to the Landlord or its Authorised Agent:
- 3.17.1 copies of up to date meter readings;
- 3.17.2 all relevant account numbers; and
- 3.17.3 confirmation that all Utilities have been transferred to the name of the Landlord or its Authorised Agent.
- 3.18** Not to cause any of the Utilities to be disconnected and if so disconnected as a result of the Tenants conduct to pay any fees in reconnecting same.
- 3.19** To pay to the Landlord all costs, damages or losses incurred by it as a result of the breach of the Tenant of the terms of this Tenancy Agreement.
- 3.20** To pay all costs, expenses, loss or damage which the Landlord reasonably incurs in:
- 4 The recovery or attempted recovery of arrears of Rent or other sums payable under this Tenancy Agreement, including the cost and/or expense incurred in the preparation and service of notice and of any proceedings under the Landlord and Tenant Law Amendment Act Ireland 1860 and the Conveyancing Act 1881; and
- 5 procuring that any failure by the Tenant to comply with this Tenancy Agreement is remedied.
- 5.1** If the Tenant shall become bankrupt or compound or arrange with its creditors then in any of the said cases it shall be lawful for the Landlord to enter upon the Dwelling and to repossess same and enjoy same as if this Tenancy Agreement had not been executed but without prejudice to any right of action or remedy in respect of any antecedent breach of any of the covenants contained herein.
- 5.2** Where the Tenant has the use of a car parking space, to pay the Parking Rent and to comply with all parking obligations as described in the Parking Addendum appended hereto PROVIDED THAT the said Parking Rent shall be subject to increase at the absolute discretion of the Landlord subject to providing the Tenant with not less than one months' notice of any such increase.

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5.3 To discharge the TV licence fee, where relevant.

5.4 To comply with the Resident's Handbook and to pay any charges specified within the Resident's Handbook which occur as a result of Tenant breach of this Tenancy Agreement.

6 THE LANDLORD AGREES WITH THE TENANT

6.1 Subject to the payment of rent and the Tenant observing the terms of this Tenancy Agreement the Tenant shall enjoy peaceful and exclusive occupation of the Dwelling.

6.2 To keep the Dwelling in a Proper State of Structural Repair as defined in the Housing (Standards for Rented Houses) Regulations 2017 (S.I. No. 17 of 2017) and to carry out all other repairs as the Landlord is obliged to do under this Tenancy Agreement or the 2004 Act (as amended).

6.3 To maintain a policy of insurance in respect of the structure of the Dwelling as required by section 12(1)(c) of the 2004 Act and the Landlord's Contents as specified in Schedule 1 hereto.

6.4 To pay promptly to the Tenant at the end of the Tenancy the Security Deposit except any portion that the Landlord is entitled to retain, to cover:

6.4.1 any arrears of rent or other payments due under this Tenancy Agreement or in respect of any Utilities (including the cost of re-connecting same where necessary) or the cost of recovering such arrears; and

6.4.2 any breach by the Tenant of its obligations under clauses 2.9 and 2.10 of this Tenancy Agreement and the costs incurred by the Landlord in making good any such breach.

In the event that the Landlord intends to retain a portion of the Security Deposit it shall notify the Tenant not less than ten working days prior to the expiry of the Tenancy.

The Tenant acknowledges that the Landlord shall be entitled to retain any interest accrued from the Security Deposit.

6.5 To attend any check-out inspection requested by the Landlord or its Authorised Agent at the end of the Tenancy Period, in an effort to agree upon any deductions to be made from the Security Deposit.

6.6 To reimburse the Tenant for all reasonable and vouched expenses incurred by the Tenant in carrying out repairs where the Landlord has failed to maintain the interior of and fittings within the Dwelling and the Landlord's Contents and the fittings in the Dwelling but only in such circumstances where the Landlord has refused the Tenant's request to carry out such repairs, where the postponement of the repairs would have been unreasonable as they constituted a risk to health and safety or materially affect the Tenant or any other occupant's quality of living in the Dwelling.

6.7 Where the Dwelling is part of an apartment complex, or regulated by a management company to forward on the Tenant's behalf any complaints that the Tenant may have in respect of the management of the development to the management company and to furnish the Tenant with a copy of any response from the management company and/or the statement from the management company as to the steps they will take to rectify the matter to which the complaint relates.

6.8 To make good any damage caused to the Dwelling or the Landlord's Contents by any person allowed access by the Landlord.

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6.9 To provide receptacles suitable for the storage of refuse outside the Dwelling save where the provision of such receptacles is not within the power or control of the Landlord in respect of the Dwelling.

6.10 To register this Tenancy Agreement with the Residential Tenancies Board within the timeframes prescribed by the Acts.

7 THE PARTIES AGREE

7.1 The Landlord reserves the right to move the Tenant to alternative accommodation should the Landlord need to carry out emergency repairs to the Dwelling or Building, or if the Landlord considers it necessary for another reason, provided that the Tenant is given twenty-four hours' notice (except in the case of an emergency). Any alternative accommodation will be occupied under the same terms of this Tenancy Agreement.

7.2 If the Rent is not paid within three business days of the due date the Landlord may charge a late payment fee of [€100] for each month, or part thereof.

7.3 In the event that the Rent is not paid within fourteen days of the due date, the Landlord reserves the right to:

7.3.1 refer the Tenant's account to a debt collection agency, and charge all associated costs back to the Tenant; and

7.3.2 remove any Concession relating to the Tenancy as set out in the Particulars (if any).

7.4 The Tenant acknowledges that it has been furnished with a copy of the Inventory appended hereto. It is the responsibility of the Tenant to check this against the Dwelling, and advise the Landlord or its Authorised Agent within three working days of the date of occupation if any of the items referred to are not in the condition stated. In the absence of any such communication from the Tenant within three working days the Tenant shall be deemed to have accepted that the Inventory is a true and just description of the Dwelling condition and contents.

7.5 Any notice to be served or given may be served on or given to the Landlord or the Tenant in one of the following ways:

7.5.1 by leaving it at the registered address of the Landlord / the address at which the Tenant ordinarily resides (which shall be presumed to be the address of the Dwelling unless a different address is notified in writing to the Landlord or its Authorised Agent);

7.5.2 by sending it by post in a prepaid letter to the registered address of the Landlord / the address at which the Tenant ordinarily resides (which shall be presumed to be the address of the Dwelling unless a different address is notified in writing to the Landlord or its Authorised Agent);

7.5.3 in the case of the Tenant by delivering it to the Tenant personally;

7.5.4 In the case of the Landlord by adopting any of the foregoing methods to apply to the Landlord's Authorised Agent.

7.6 The Tenant acknowledges that the Dwelling forms part of a multi-unit development which may include leisure facilities which may result in associated general environmental noise exposure and the Tenant accepts that such noise is outside of the control of the Landlord.

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⁵⁹ *Manisha Gupta*

⁷¹ *Khushboo Patidar*

- 7.7** If the Landlord is non-resident and the Rent is not payable to an Authorised Agent in the State, the Tenant shall deduct or withhold from the Rent all taxes as required by law and shall account to the Revenue Commissioners for such taxes and furnish evidence to the Landlord of their payment. Each party will give the other all information necessary to enable these procedures to operate according to law and to vouch the payment of these taxes to the Revenue Commissioners.
- 7.8** The information required under the Housing (Rent Books) Regulations, 1993 (as amended) is set out in Schedule 2 and this Tenancy Agreement constitutes the Rent Book for the purposes of those Regulations.
- 7.9** This is a fixed term tenancy and termination by either party must be in accordance with the terms of the Acts. This Tenancy may not be terminated unless there has been a breach of obligations by the Landlord or the Tenant
- 7.10** The Landlord shall be entitled to terminate this Tenancy in the event that the Tenant is a tenant of any other property owned by the Landlord or an affiliated company and the Tenant has breached its obligations under that tenancy. For the avoidance of doubt, any termination of the Tenancy shall be without prejudice to any rights or remedies which may have accrued to the Landlord against the Tenant in respect of any antecedent breach of any of the Tenant's obligations under this Tenancy Agreement. This does not affect the operation of Part 4 of the 2004 Act (as amended)
- 7.11** If the Tenant intends to extend his Tenancy at the end of the Tenancy Period it must notify the Landlord not later than one month and not sooner than three months prior to the expiration of the Term.
- 7.12** The Tenant acknowledges that neither the Landlord nor its Authorised Agent are responsible or liable for the costs, expenses, losses, liabilities or actions of any nature whatsoever relating to, or arising as a result of disputes between tenants or other occupiers within the Building or the Estate.
- 7.13** Wherever more than one person is the Tenant, all their obligations can be enforced against them jointly and severally which may result in each of them individually being liable to the Landlord for the Tenant's obligations under this Tenancy Agreement.

8 GUARANTOR

The Guarantor joins this Tenancy Agreement only to provide the guarantee set out in Schedule 2 (where applicable).

9 SEVERABILITY

If any part of this Tenancy Agreement is determined to be invalid, unlawful, or unenforceable, the remaining parts of the Tenancy Agreement will not be affected.

10 DATA PRIVACY

In accordance with our Global Privacy Policy (<https://www.greystar.com/privacy>), Greystar will collect and process your personal data to:

- Provide you with property management services, including to communicate with you about payments, maintenance, and other on-site services
- Comply with legal obligations
- Ensure the safety of our residents
- Assert or defend a legal right or claim, if necessary
- Conduct credit check to ensure financial solvency

In certain circumstances, we may obtain your consent to use automatic decision-making to evaluate your credit

⁹² *Marianne Carter*

¹² *Dr. Rohit Verma*

⁴⁰ *Dr. Punit Gupta*

⁶⁰ *Manisha Gupta*

⁷² *Khushboo Patidar*

against our required criteria to ensure prospective residents are financially solvent.

Greystar may also communicate with you about properties and promotions where indicated in your communication preferences.

Personal data may be transferred to the U.S. and other countries where data protection laws may differ from those of your home country. We only share personal data with Greystar affiliates, service providers, property owners, and partners in accordance with authorized business purposes. Each of these parties are responsible for the protection of personal data.

For more information about the type of data we collect, the purposes of processing, to submit an inquiry regarding your privacy preferences, as well as to identify dedicated points of contact for your region and how to file a complaint with a data protection authority, please refer to our Global Privacy Policy ([HTTPS://WWW.GREYSTAR.COM/PRIVACY](https://www.greystar.com/privacy)) Additionally, you are afforded certain privacy rights, which can be exercised by contacting us at PRIVACY@GREYSTAR.COM.

11 GOVERNING LAW AND JURISDICTION

- 11.1** This Tenancy Agreement shall in all respects be governed by and interpreted in accordance with the laws of Ireland;
- 11.2** The Tenant hereby irrevocably agrees that the Courts of Ireland are to have jurisdiction to settle any disputes which may arise out of or in connection with this Tenancy Agreement and that accordingly any suit, action, or proceedings arising out of or in connection with this Tenancy Agreement may be brought in such Courts.

By signing this Tenancy Agreement the Tenant agrees and acknowledges that it has read and it accepts the provisions of this Tenancy Agreement and it has received a copy of the following:

- Residents Handbook
- Inventory

⁹³ *Marianne Carter*

¹³ *Dr. Rohit Verma* ⁴¹ *Dr. Punit Gupta* ⁶¹ *Manisha Gupta* ⁷³ *Khushboo Patidar*

SCHEDULE 1**LANDLORD'S CONTENTS**

In accordance with the Housing Miscellaneous Provisions Act, 2009, the Housing (Standards for Rented Houses) (Amended) Regulations 2009, the Housing (Standards for Rented Houses) Regulations 2008 and the Housing (Standard for Rented Houses Regulations) 2017 the Landlord must provide the following:

- 1 A suitable self-contained fire detection and alarm system as well as a suitably located fire blanket
- 2 Each self-contained house and multi-unit building should contain a mains wired smoke alarm and fire blanket and emergency evacuation plans
- 3 Emergency lighting shall be provided in all common areas within a multi-unit building
- 4 Four ring hob, oven and grill
- 5 Cooker hood or extractor fan
- 6 Fridge and freezer or a fridge/freezer
- 7 Microwave oven
- 8 A water closet, with dedicated wash hand basin adjacent thereto with a continuous supply of cold water and a facility for the piped supply of hot water;
- 9 A fixed bath or shower with continuous supply of cold water and a facility for the piped supply of hot water
- 10 Sink with piped supply of potable cold water, a facility for the piped supply of hot water and an adequate draining area
- 11 Suitable and adequate number of kitchen presses for food storage purposes
- 12 Washing machine or access to a communal washing machine facility within the curtilage of the building
- 13 A dryer if the dwelling does not contain a garden or yard for the exclusive use of that dwelling.
- 14 Access to suitable and adequate pest and vermin proof refuse storage facilities.

ADDITIONAL INVENTORY OF CONTENTS IN DWELLING

- 15 []

⁹⁴ *Marianne Carter*

¹⁴ *Dr. Rohit Verma*

⁴² *Dr. Punit Gupta*

⁶² *Manisha Gupta*

⁷⁴ *Khushboo Patidar*

SCHEDULE 2

STATEMENT OF INFORMATION REQUIRED UNDER THE HOUSING (RENT BOOKS) REGULATIONS, 1993 (SI No 146 of 1993) (as amended)

- 1 This statement of information is in accordance with the Housing (Rent Books) Regulations 1993 as amended. It does not purport to be a legal interpretation.
- 2 The tenant of a house is entitled to enjoy peaceful and exclusive occupation of the house provided that the Tenant complies with the obligation to pay rent and observes the other terms of this Tenancy Agreement.
- 3 Notice of termination of a tenancy must be in writing and must be made in accordance with the provisions of the 2004 Act, the 2015 Act, the 2016 Act and the 2019 Act.
- 4 The landlord is prohibited from impounding the goods of a tenant to secure recovery of rent unpaid.
- 5 The landlord is obliged to provide a tenant with a rent book for use throughout the term of the tenancy. The landlord must enter the particulars relating to the tenancy in the rent book, and, in the case of a new tenancy, complete the inventory of furnishings and appliances supplied with the house for the tenant's exclusive use.
- 6 The landlord is obliged to keep the particulars in the rent book up to date. Where the rent or any other amount due to the landlord under the tenancy is handed in person by the tenant, or by any person acting for the tenant, to the landlord, the landlord must, on receipt, record the payments in the rent book or acknowledge it by way of receipt. Payments not handed over directly, for example, those made by banker's order or direct debit, must, not more than three months after receipt, either be recorded by the landlord in the rent book or acknowledged by way of statement by the landlord to the tenant.
- 7 The tenant is obliged to make the rent book available to the landlord to enable the landlord to keep the particulars in it up to date.
- 8 The landlord of a rented house is obliged to ensure that the house complies with the minimum standards of accommodation laid down in the housing (Standards for Rented Houses) Regulations 2008 (S.I. No. 534 of 2008) as amended. The Regulations do not apply to houses let for the purpose of a holiday, housing authority demountable houses and communal type accommodation provided by the health Service Executive and certain approved non-profit or voluntary bodies. With the exception of Article 8 – Food Preparation, Storage and Laundry – the Regulations also apply to houses let by housing authorities. The standards relate to structural condition, the provision of sanitary, heating and refuse facilities, food preparation, storage and laundry, availability of adequate lighting and ventilation, fire safety and the safety of electricity and gas installations.
- 9 The duties of a landlord referred to in paragraphs 5 to 8 above may be carried out on the landlord's behalf by a duly appointed agent. Any reference in a statement to "house" includes a flat or maisonette.
- 10 Copies of the Housing (Rent Books) Regulations 1993, the Housing (Standards for Rented Houses) Regulations 2008, the Housing (Standards for Rented Houses) (Amendment) Regulations 2009 and the Housing (Standard for Rented Houses Regulations) 2017 may be purchased from the government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2 or from the housing authority.

⁹⁵ *Marianne Carter*¹⁵ *Dr. Rohit Verma*⁴³ *Dr. Punit Gupta*⁶³ *Manisha Gupta*⁷⁵ *Khushboo Patidar*

- 11 Responsibility for the enforcement of the law relating to rent books and standards rests with the housing authority for the rear in which the house is located. The name, address and telephone number of the relevant housing authority are as follows:

Name: _____

Address: _____

Telephone No: _____

⁹⁶ Marianne Carter

¹⁶ Dr. Rohit Verma

⁴⁴ Dr. Punit Gupta

⁶⁴ Manisha Gupta

⁷⁶ Khushboo Patidar

GUARANTEE

I/We

at the request of the Tenant and in consideration of this Tenancy, agree with the Landlord that the Tenant will at all times pay the rent and comply with the terms of this Tenancy Agreement and agree to indemnify the Landlord against all losses incurred by any failure by the Tenant to comply with the terms of this Tenancy Agreement. Even if the Landlord gives the Tenant extra time to comply with any obligations in this Tenancy Agreement, or does not insist on its strict terms, this covenant remains fully effective.

Date:

SIGNED by the said

in the presence of:

SIGNED by the said

in the presence of:

15.1

⁹⁷ *Marianne Carter*

¹⁷ *Dr. Rohit Verma* ⁴⁵ *Dr. Punit Gupta* ⁶⁵ *Manisha Gupta* ⁷⁷ *Khushboo Patidar*

PARKING ADDENDUM

It is further agreed that the Landlord grants permission for the Tenant to keep a motor vehicle (being registration number []) at the Dwelling for the Term. The Tenant agrees not to keep or permit to be kept on the Dwelling any further motorised vehicle of any description without prior consent in writing from the Landlord or its Authorised Agent.

This permission is given subject to the following conditions:

- 1 The Tenant agrees:
 - 1.1 not to use or apply for an 'on-street' parking permit from the local council;
 - 1.2 to pay the Parking Rent;
 - 1.3 to park any private motor vehicle only in the Car Parking Space, garage or driveway allocated to the Dwelling by the Landlord from time to time (if any);
 - 1.4 not to use any Car Parking Space allocated by the Landlord from time to time for any other use than parking for one motor vehicle;
 - 1.5 to keep any garage, driveway, or Car Parking Space free of oil and to pay for the removal and cleaning of any spillage caused by a vehicle belonging to the Tenant, its family, contractors or visitors;
 - 1.6 not to park any vehicle at the Dwelling that is not in road worthy condition, fully taxed and insured;
 - 1.7 not to carry out any washing, repairs or maintenance of the motor vehicle on the Dwelling without the prior written consent of the Landlord or its Authorised Agent or (in the case of repairs only) in cases of emergency;
 - 1.8 to remove all vehicles belonging to the Tenant, its family or visitors at the end of the Term.
- 2 Any unauthorized vehicles or vehicles breaching the terms of this Parking Addendum or this Tenancy Agreement will be removed from the Dwelling at the Tenant's own expense.

Signed by the Tenant

.....

Signature

.....

Date

Signed by the Landlord

.....

Signature

.....

Date

⁹⁸ *Marianne Carter*

¹⁸ *Dr. Rohit Verma*

⁴⁶ *Dr. Punit Gupta*

⁶⁶ *Manisha Gupta*

⁷⁸ *Khushboo Patidar*

PET ADDENDUM

It is further agreed that the Landlord grants permission for the Tenant to keep a pet [*insert animal type and breed*] (the "**Pet**") in the Dwelling for the Term. The Tenant agrees not to keep or permit to be kept on the Dwelling any further pets or animals of any description without prior consent in writing from the Landlord or its Authorised Agent.

This permission is given subject to the following conditions:

- 16 The Tenant agrees to remedy and pay for any damage caused to the Dwelling and/or contents of the Dwelling which shall have been caused by the Pet residing in the Dwelling. For the avoidance of doubt any such damage shall not be deemed to be fair wear and tear.
- 17 The Tenant agrees to pay for the professional cleaning and fumigation of the Dwelling at the end of the Tenancy Period including pest removal and replacement of items damaged beyond repair.
- 18 The Tenant agrees to pay for all damages to other tenants properties or personal injury caused by the Pet whilst in or on the Dwelling.
- 19 The Tenant must provide the contact details of the veterinary practice it uses and a nominated person who will care for the Pet in case of an emergency.
- 19.1 The Tenant is responsible for the Pet in accordance with the Animal Health and Welfare Acts 2013 and 2019 (as amended from time to time). If the Landlord believes that the Pet has been neglected or abandoned the Landlord will report it to an appropriate animal welfare organisation.
- 20 The Tenant must not leave the Pet in the Dwelling when the Tenant is away unless clear arrangements have been made for its care.
- 21 The Tenant must ensure that the Pet will not cause damage to the Dwelling if it is left unsupervised.
- 22 The Pet must be vaccinated and regularly treated for fleas and worms (if appropriate).
- 23 The Tenant may be required to pay an additional deposit to cover any damage to the Dwelling, garden or furnishings caused by the Pet.
- 24 The Tenant is responsible for keeping all areas of the Dwelling clean and free from parasites, such as ticks and fleas.
- 25 The Tenant must ensure the Pet does not cause a nuisance to neighbours. This includes excessive noise. Dogs must be kept under control and on a lead in any public places, communal areas and walkways.
- 26 The Pet must not be allowed to foul inside the Dwelling, except for caged pets and pets trained to use a litter tray. Any pet faeces must be removed immediately from the garden or outside areas and disposed of safely and hygienically.
- 27 The Tenant may not breed animals or offer for sale any animal in the Dwelling.
- 28 Should the Tenant wish to obtain an additional pet after moving into the Dwelling the Tenant must first apply for permission in writing from the Landlord and complete a further Pet Addendum if such permission is given.

⁹⁹ Marianne Carter

¹⁹ Dr. Rohit Verma

⁴⁷ Dr. Punit Gupta

⁶⁷ Manisha Gupta

⁷⁹ Khushboo Patidar

Signed by the Tenant

.....

Signature

.....

Date

Signed by the Landlord

.....

Signature

.....

Date

¹⁰⁰ Marianne Carter

²⁰ Dr. Rohit Verma

⁴⁸ Dr. Punit Gupta

⁶⁸ Manisha Gupta

⁸⁰ Khushboo Patidar

Tenancy Agreement

Signature Details

	Signer	IP Address	Date Signed
1	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:42:24 p.m.
2	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:42:51 p.m.
3	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:43:06 p.m.
4	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:43:21 p.m.
5	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:43:37 p.m.
6	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:45:03 p.m.
7	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:45:13 p.m.
8	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:45:25 p.m.
9	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:45:39 p.m.
10	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:45:59 p.m.
11	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:46:41 p.m.
12	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:46:58 p.m.
13	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:47:09 p.m.
14	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:47:19 p.m.
15	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:47:50 p.m.
16	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:48:02 p.m.
17	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:48:16 p.m.
18	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:48:29 p.m.
19	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:48:40 p.m.

20	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:49:27 p.m.
21	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:03:04 p.m.
22	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:03:18 p.m.
23	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:03:53 p.m.
24	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:04:12 p.m.
25	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:04:28 p.m.
26	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:04:39 p.m.
27	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:04:55 p.m.
28	Khushboo Patidar Co-Applicant (14324149)	49.35.240.78	25/07/2022 04:05:13 p.m.
29	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:30:22 a.m.
30	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:30:41 a.m.
31	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:31:49 a.m.
32	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:32:03 a.m.
33	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:32:14 a.m.
34	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:32:24 a.m.
35	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:32:38 a.m.
36	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:32:50 a.m.
37	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:33:21 a.m.
38	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:33:53 a.m.
39	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:34:08 a.m.
40	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:34:51 a.m.

41	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:35:16 a.m.
42	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:35:28 a.m.
43	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:36:22 a.m.
44	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:36:54 a.m.
45	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:37:08 a.m.
46	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:37:20 a.m.
47	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:37:40 a.m.
48	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:37:59 a.m.
49	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:40:23 a.m.
50	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:40:34 a.m.
51	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:40:55 a.m.
52	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:41:39 a.m.
53	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:41:58 a.m.
54	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:43:54 a.m.
55	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:45:33 a.m.
56	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:45:46 a.m.
57	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:46:11 a.m.
58	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:46:25 a.m.
59	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:47:01 a.m.
60	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:47:19 a.m.
61	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:47:42 a.m.

62	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:48:24 a.m.
63	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:48:45 a.m.
64	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:49:17 a.m.
65	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:50:46 a.m.
66	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:52:01 a.m.
67	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:52:33 a.m.
68	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:52:56 a.m.
69	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:23:02 a.m.
70	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:23:24 a.m.
71	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:23:49 a.m.
72	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:24:29 a.m.
73	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:24:55 a.m.
74	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:25:16 a.m.
75	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:26:00 a.m.
76	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:26:26 a.m.
77	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:26:53 a.m.
78	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:27:18 a.m.
79	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:27:49 a.m.
80	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:28:25 a.m.
81	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
82	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.

83	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
84	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
85	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
86	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
87	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
88	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
89	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
90	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
91	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
92	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
93	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
94	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
95	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
96	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
97	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
98	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
99	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.
100	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:00 p.m.

UTILITIES ADDENDUM

By entering into this Tenancy Agreement You agree that:

1. You have been made aware of the requirement of the Utility Provider to enter into a separate agreement with such Utility Provider (as per the agreement attached to this addendum or as you may have been separately advised).
2. You will be bound by the terms and conditions of the Utility Provider that apply to the Building and/or the Property as advised to You by such Utility Provider or by Us prior to You entering into this Tenancy Agreement.
3. You are aware that You will be unable to change to an alternative Utility Provider during the course of the Tenancy Period.
4. You will pay all charges levied by said Utility Provider upon the Property during the course of the Tenancy Period and will indemnify Us against all actions proceedings costs claims losses and demands whatsoever for any breach non-observance or non-performance of the obligations on Your part which are contained in any agreement with a Utility Provider and against any charges levied against the Property by the Utility Provider for Your period of occupation.

For the purposes of this Addendum, the definition of "Utility Provider" is as follows:

"any relevant undertaker or company responsible for the supply of water, gas, heating, electricity, communication, media or other similar services"

Signed by the **Tenant(s)**

Signed by the **Tenant(s)**

.....
Signature

.....
Signature

.....
Date

.....
Date

Signed for and on behalf of the **Landlord**

.....
Signature

.....
Date

⁵ *Marianne Carter*

¹ *Dr. Rohit Verma*

² *Dr. Punit Gupta*

³ *Manisha Gupta*

⁴ *Khushboo Patidar*

Utility Addendum

Signature Details

	Signer	IP Address	Date Signed
1	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:50:17 p.m.
2	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:38:39 a.m.
3	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:56:54 a.m.
4	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:28:55 a.m.
5	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:08 p.m.

PARKING ADDENDUM

It is further agreed that the Landlord grants permission for the Tenant to keep a motor vehicle (being registration number) at the Dwelling for the Term. The Tenant agrees not to keep or permit to be kept on the Dwelling any further motorised vehicle of any description without prior consent in writing from the Landlord or its Authorised Agent.

This permission is given subject to the following conditions:

- 1 The Tenant agrees:
 - 1.1 not to use or apply for an 'on-street' parking permit from the local council;
 - 1.2 to pay the Parking Rent;
 - 1.3 to park any private motor vehicle only in the Car Parking Space, garage or driveway allocated to the Dwelling by the Landlord from time to time (if any);
 - 1.4 not to use any Car Parking Space allocated by the Landlord from time to time for any other use than parking for one motor vehicle;
 - 1.5 to keep any garage, driveway, or Car Parking Space free of oil and to pay for the removal and cleaning of any spillage caused by a vehicle belonging to the Tenant, its family, contractors or visitors;
 - 1.6 not to park any vehicle at the Dwelling that is not in road worthy condition, fully taxed and insured;
 - 1.7 not to carry out any washing, repairs or maintenance of the motor vehicle on the Dwelling without the prior written consent of the Landlord or its Authorised Agent or (in the case of repairs only) in cases of emergency;
 - 1.8 to remove all vehicles belonging to the Tenant, its family or visitors at the end of the Term.
- 2 Any unauthorized vehicles or vehicles breaching the terms of this Parking Addendum or this Tenancy Agreement will be removed from the Dwelling at the Tenant's own expense.

Signed by the Tenant

.....

Signature

.....

Date**Signed by the Landlord**

.....

Signature

.....

Date⁵ *Marianne Carter*¹ *Dr. Rohit Verma*² *Dr. Punit Gupta*³ *Manisha Gupta*⁴ *Khushboo Patidar*

Parking Addendum

Signature Details

	Signer	IP Address	Date Signed
1	Dr. Rohit Verma Primary (14321770)	49.35.254.8	23/07/2022 02:50:44 p.m.
2	Dr. Punit Gupta Co-Applicant (14324151)	1.186.160.18	26/07/2022 10:39:00 a.m.
3	Manisha Gupta Co-Applicant (14324152)	1.186.160.18	26/07/2022 10:57:15 a.m.
4	Khushboo Patidar Co-Applicant (14324149)	49.35.232.188	26/07/2022 11:29:21 a.m.
5	Marianne Carter Owner/Manager	80.233.54.149	29/07/2022 04:29:09 p.m.