TENANCY AGREEMENT

For Letting Furnished Dwelling House on an Assured Short hold tenancy under Part 1 of the Housing Act 1988 amended in 1996.

DATE: 20/03/2018

PARTIES: **1. The Landlord**
Devizes Textile LTD
Unit A, The Hatchery, London Road, Devizes SN10 2HH

2. The Tenants
Mr Abid Iqbal
(DOB: 04 February 1968)

PROPERTY: Flat 1, Sycamore Lodge, Roundway Park, Devizes SN10 2ED

Together with the fixtures, furniture and effects therein and more particularly specified in the Inventory thereof signed by the parties.

TERM: A term certain of 12 months
From: 01/04/2018
To: 31/03/2019

RENT: £450.00 per month
To be paid in cash by 8th of every month.

End of term rent of £1650.00 to be adjusted at the end of tenancy
Bond maybe payable on request and as such ETR is not a substitute for bond.

1. The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.

2. This Agreement is intended to create an assured short hold tenancy as defined in section 20 of the Housing Act 1988 and provisions for the recovery of the Landlord in section 21 thereof apply accordingly.

3. Where the context admits:
a). "The landlord" includes the person for the time being entitled in reversion expectant on the tenancy.
b). "The tenant" includes the person deriving title under the Tenant.
c). References to the Property include references to any part or parts of the Property and to the Fixtures, Furniture and Effects or any of them.

4. The Tenant will:
a). Pay the rent at the times and in the manner specified.

b). Pay for all Gas, Electric light and Power which shall be consumed or supplied on or to the property during the tenancy and the amount of the water rate charged in respect of the property during the tenancy and the amount of all charges made for the use of telephone (if any) on the property during the tenancy or proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the tenancy.
c). Not damage or injure the property or make any alteration in or addition to it.
d). Preserve the Fixtures, Furniture and Effects from being destroyed or damaged and not remove any of them from the Property.
e). Yield up the property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the fixtures, Furniture and Effects as shall be broken, lost, damaged or destroyed during the tenancy (reasonable wear and damage by the fire excepted).
f). Leave the Fixtures, Furniture
j). Not carry on the property any profession trade or business or let apartments or receive paying guests on the property or place or exhibit any notice board or notice on the property or use the property for any other purpose than that of a strictly private residence.
k). Not do or suffer to be done on the property anything which may be or become a nuisance or annoyance to the Landlord or the tenants or the occupiers of any adjoining premises or which may vitiate any insurance of the property against fire or otherwise or increase the ordinary premium for such insurance.
l). Permit the Landlord or the landlord's Agent at reasonable hours in the daytime within the last twenty-eight days of the tenancy to enter and view the property with prospective tenants.

5. Provided that if the rent or any instalment or part thereof shall be in arrear for at least fourteen days after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant, the Landlord may re-enter on the property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord.

6. The landlord agrees with the tenant as follows:
(i) To pay and indemnify the tenant against all rates assessments and outgoings in respect of the property (except the water rate, Gas, Electric light and power or the use of any telephone).
(ii) That the tenant paying the rent and performing the agreements on the part of the tenant may quietly possess and enjoy the property during the tenancy without any lawful interruption from the landlord or any person claiming under or in trust for the landlord.
(iii) To return to the Tenant any rent payable for any period while the property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration.

7. This agreement shall take effect subject to the provisions of section 11 of the landlord and Tenant Act 1985 if applicable to the tenancy.

8. The tenants shall not keep or harbour any animal on the premises.

9. The rent agreed as above shall not be challenged at rent tribunal.

10. If the rent is not paid on time, then it is subject to be charged interest at prescribed rate until the rent is paid. The prescribed rate of interest shall be 4% above Barclays Bank plc base lending rate for the time being in force.

11. The tenant is responsible for appliance failure.

12. The tenant is responsible for Fixtures, Fittings and Decorations.

13. The tenant MUST give 30 days notice to terminate this rolling contract agreement; failure to comply will result in loosing the deposit in full.

14. If the tenant fails to give the agreed rent money in time, a further **£25.00** will be charged for each visit made to collect the rent.

15. The tenant is responsible for their local council tax/rates or government property tax.

16. The tenant must clear all bills before leaving.

17. The deposit shall be released 30 days after the place is vacated.

18. If the tenant is paying his/her rent through housing benefit scheme, then the rent must be paid until the agreement expires. Regardless of the fact if they leave before time. No amount of money will be given back to the DHSS if they leave without letting the landlord know of his/her attentions, as it is the tenant's responsibility to inform both DHSS and the landlord.

19. If any party introduced by the agent subsequently (a) purchases the property either before or after entering into a tenancy agreement, a sale commission will be payable at the rate of 1.5% of the purchase price (b) stays on at the property with or without a written tenancy agreement, the landlord will be liable to pay the agent a commission fee at the same rate as per the original terms and conditions. For the avoidance of doubt this paragraph applies to all further periods of tenancy unless the further period of tenancy commences at least six months from the end of the previous tenancy agreement verbal or written.

Signed by the Landlord/Agent _____ Date: 20/03/2018

Admin Manager (Devizes Textile LTD)

Signed by the Tenant _____ Date: 20/03/2018