

26th January 2016

For your records

TENANCY SCHEDULE

Details of the proposed tenancy subject to contract. Please check these details carefully and contact this office on 01367 244063 or faringdon@leaders.co.uk should you wish to query any details.

Property Address	The Cottage, Down Farm, The Pry, Swindon, Wiltshire, SN5 4JP
Proposed Tenants	Lee Jason Buchanan and Gaye Fiona Green
Landlord Details	Mr Fredrick Cremin
Permitted Occupants / Children	
Right to Rent	In accordance with the Immigration Act 2014 we will undertake the necessary checks to confirm your proposed tenant's right to remain and rent in the UK prior to tenancy commencement. Confirmation will be sent in writing should our checks highlight a time limit on your tenant's right to rent. Advice will be given if a proposed tenant is found to have no right to rent and remain in the UK.
Rent	per month
Tenancy Deposit	The tenancy deposit will be protected in accordance with the Tenancy Terms and Conditions
Utilities	Council Tax, water and utilities payable by tenant
Tenancy Dates	05/02/2016 - 05/02/2017
Renewals	Subject to negotiation and rent review
Specially Negotiated Clauses	Insurance No smoking Tenant to maintain garden At the end of the tenancy the tenants are to ensure the oil tank is left full as per ingoing inventory Water rates included, ✓ Property, Windows, Carpets & Oven all to be professionally cleaned Room/Garage not made available for a tenant. Please note that if the tenant is not permitted access to the whole property as valued for Council Tax purposes the Local Authority may deem the landlord to be liable for the Council Tax regardless of the terms contained in our Tenancy Agreement.
Furnishing	Unfurnished — Curtains as per inventory
Inventory	Arranged by Leaders
EPC	With effect from 01.10.2008 all let properties must have an Energy Performance Certificate detailing the energy rating of the property
Property Management	Introduction Only (Flat fee) As you have instructed us on a tenant find only basis – contact details for the parties will be exchanged on completion and your tenant will contact you with respect to all matters relating to the property, its maintenance and all tenancy and rent management issues.
Agreed arrangements with the Parties (The Property is taken 'as seen' unless specified prior to the start of the Tenancy)	Let as seen

Supplemental Agreement

This Agreement is supplemental to an Agreement (the Principal Agreement) dated (05/02/2016) between the Landlord and Tenant (the Parties).

1. SUPPLEMENTAL AGREEMENT DATE	
2. LANDLORD	Fredrick John Cremin of Down Farm House The Pry Purton Swindon SN5 4JP
3. TENANT	Lee Jason Buchanan Gaye Fiona Green
4. THE PROPERTY	The Cottage Down Farm The Pry, Purton Swindon Wiltshire SN5 4JP
5. WHEREAS	1. The Parties desire to extend the term of the Principal Agreement in respect of the Property. 2. The terms and conditions of the extended period shall be the same as in the Principal Agreement except as amended by this Agreement.
6. IT IS HEREBY AGREED	1. The term of the Principal Agreement shall be extended for a further period expiring on the 04/02/2018. 2. The rental for such extended period shall be the rent of [REDACTED] per calendar month. 3. Payable in advance by cleared funds by one standing order mandate on or before the 4th day of each month. 4. Payable to the Landlord 5. Bank account details: [REDACTED]

[REDACTED]

1736569ref: 20th January 2017

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DS [REDACTED]	DS [REDACTED] DS [REDACTED]
Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.	