

ASSURED SHORTHOLD TENANCY AGREEMENT

THE PROPERTY

345A Haydons Road, Wimbledon, London SW19 8LA

THE LANDLORD

Mr Pui Thong Cam & Mrs Boi Le Cam

THE TENANT

Esther Moreno Bueno

IMPORTANT

This agreement contains the terms and obligations of the tenancy. It sets out the promises made by the landlord to the tenant and by the tenant to the landlord. These promises will be legally binding once the agreement has been signed by both parties and then dated. You should read it carefully to ensure it contains everything you want and nothing that you are not prepared to agree to. Whilst every attempt has been made to compose this agreement using plain and intelligible language, it inevitably contains some legal terms or references.

Initial: B L Cam

The Parties to this Agreement and the Property

THIS AGREEMENT IS MADE BETWEEN

A. **Mr & Mrs P T Cam ("the Landlord")**

AND

B. **Miss Esther Moreno Bueno ("the Tenant")**

AND IS MADE IN RELATION TO THE PROPERTY AT:

345a Haydons Road, Wimbledon, London, SW19 8LA

The Main Terms of the Tenancy

PROPERTY: The Landlord lets to the Tenant one room in the Property situated at and known as 345a Haydons Road, Wimbledon, London, SW19 8LA together with the Fixtures and Fittings in and on the Property including all matters detailed in the Inventory and Schedule Condition signed by the parties at the start of the Tenancy.

CONTENTS: The Room shall be let furnished.

TERM: The Landlord lets to the Tenant the Room for a period of one year with six month break ("the Term") from and including 01/08/2025 to and including 31/07/2026.

RENT: The Tenant shall pay £540 per month payable monthly in advance ("the Rent") for the duration of the Tenancy subject to increases agreed on any renewals of the Term.

DEPOSIT: At the end of the Tenancy the Deposit will be returned subject to the possible deductions set out in clause 17 of this Agreement.

PAYABLE: £540 payable on the 1st of each month in advance without any deductions.

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Tenant's Obligations

The Tenant agrees:

1. General

1.1 To be responsible and liable for all the obligations under this Agreement as joint and several if applicable, which means they will each be responsible for complying with the Tenant's obligations under this Agreement both individually and together.

1.2 To take reasonable care not to permit or allow any licensee or visitor to do or not to do anything that breaches the obligations of the Tenant under this Agreement,

1.3 Not to withhold the payment of any instalment of Rent or any other monies payable under this Agreement on the ground that the Landlord holds the Deposit or any part of it.

2. Rent and Other Charges

2.1 To pay the Rent at the time and in the manner specified.

2.2 Rent includes Gas, Water, Electricity, Council Tax and if applicable Broadband/TV Licence.

2.3 To pay interest on any payment of Rent not made as set out under this Agreement. Interest shall be payable from the date on which the Rent was due until the date on which the Rent is actually paid. The interest rate will be 4% above the Base rate of HSBC Bank.

2.4 To pay the rental service maintenance and all call out charges in respect of the burglar alarm if one is provided by the Landlord.

3. Utilities

3.1 Not to tamper, interfere with, alter, or add to, the installations or meters relating to the supply of gas, water, electricity, other fuel and telephone services to the Property. This includes the installation of any pre-payment meter.

3.2 Not to change the telephone number at the Property.

3.3 Not to transfer the accounts for the supply of gas, electricity, water and telephone to a new supplier during the period of the Tenancy.

3.4 To pay to the Landlord all costs incurred in the re-connection of any service following disconnection of the service caused by the Tenant.

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4. **The Condition of the Property: Repair, Maintenance and Cleaning**

- 4.1 To keep the interior of the property and Fixtures and Fittings in the same decorative order and condition throughout the Term as at the start of the Tenancy, as noted in the Inventory and Schedule of Condition, and to make good or repair or replace with articles of similar kind and of equal value such of the furniture and effects as shall be destroyed lost broken and damaged. The Tenant is not responsible for the following:
- Fair wear and tear;
 - Any damage caused by fire unless that damage was caused by something done by the Tenant or any other person residing, sleeping in or visiting the Property;
 - Repairs for which the Landlord has responsibility
 - Damage covered by the Landlord's insurance policy.
- 4.2 To inform the Landlord as soon as reasonably practicable of any repairs or matters falling within the Landlord's obligations to repair the Property.
- 4.3 To use the Property in proper and Tenant-like manner and in particular ensure that the Property is in a tidy and presentable state during the last eight weeks of the agreement when the Property is available to be viewed by prospective Tenants or purchasers.
- 4.4 To pay for the professional cleaning of the Property at the end of the Tenancy, to the same specification to which the Property were cleaned prior to the start of the Tenancy.
- 4.5 To clean or pay for the cleaning of the inside and outside of the windows and any blinds fitted in the Property as often as necessary during the Tenancy and within one month before the end of the Tenancy.
- 4.6 To keep all smoke alarms in the same good working order as at the start of the Tenancy, by replacing batteries where necessary.
- 4.7 To replace promptly, as soon as the breakage comes to the attention of the Tenant, all broken glass with the same quality glass.
- 4.8 To take all reasonable precautions to prevent damage occurring to any pipes or other installation in the Property that may be caused by frost, provided the pipes and other installations were adequately insulated at the start of the Tenancy.
- 4.9 To replace all electric light bulbs, fluorescent tubes and fuses where necessary.
- 4.10 To take reasonable precautions not to overload the electric circuits at the Property.
- 4.11 To ensure that any electrical appliances, extensions cables or adaptors belonging to the Tenant are in a safe condition.
- 4.12 To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated.
- 4.13 To keep all air vents extractor fans and ventilation ducts clean and free from obstruction.
- 4.14 To pay for all the reasonable costs of repair to the Property of the Fixtures and Fittings caused by any major failure of the Tenant, his family, or his visitors, to comply with the obligations set out in this section of the Agreement.
- 4.15 To elect whether to carry out repairs or other works required under this section of the Agreement within one month, unless a shorter period is justified; or whether to authorise the Landlord to carry out the work at the Tenant's expense.
- 4.16 To allow the Landlord to enter the property, with workmen, upon giving to the Tenant at least 24hours' notice, to carry out repairs or other works required under clause 4.14 when the Tenant has failed to comply with his obligations under the above clause.

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5 Use of the Property

- 5.1** To use the Property for the purpose of a private residence only in the occupation of the Tenant. No friends or family are permitted to reside at property without consent of landlord.
- 5.2** Not to register a company at the address of the Property.
- 5.3** Not to run a business from the Property.
- 5.4** Not to use the Property for any illegal purpose.
- 5.5** Not to hold or allow any sale by auction of the Property.
- 5.6** Not to use or consume or allow to be used or consumed any drug or any substance which is, or becomes, prohibited or restricted by law other than in accordance with any conditions required for the legal use of such restricted substances. No smoking is prohibited in the Property..
- 5.7** Not to play or permit to be played so as to be audible outside the Property any musical instrument or equipment before ten o'clock a.m. or after eleven o'clock p.m. or at any time to act in any way which causes annoyance or nuisance to neighbours or other occupants of the building of which the Property forms part.
- 5.8** Not to decorate or make any alterations or additions to or in the Property without the prior written consent of the Landlord.
- 5.9** Not to remove the Fixtures and Fittings from the Property.
- 5.10** Not to store the Fixtures and Fittings in any way or place, within, or outside the Property that may reasonably lead to damage to the items or to the items deteriorating more quickly than if they had remained in the Property, without the written consent of the Landlord.
- 5.11** Not to place or erect any aerial, satellite dish, notice, cable equipment, advertisement, sign or board on or in the Property without the prior written consent of the Landlord.
- 5.12** To pay all the costs of installation, removal and repair of any damage done as a result of a breach of clause 5.11 above.
- 5.13** Not to hang or fix any posters pictures or other items to the walls of the Property using nails, glues, blu-tac, sellotape or their equivalents, other than with a reasonable number of commercial picture hooks.
- 5.14** To pay the reasonable costs of making good any excessive damage marks or holes by any fixings or their removal.
- 5.15** To hang laundry outside the Property only in places permitted for this purpose.
- 5.16** Not to keep any dangerous or inflammable materials in or on the Property.
- 5.17** Not to allow guests to stay overnight at the Property without landlord's consent.
- 5.18** To take reasonable precautions to prevent infestation of the Property by vermin, or animal fleas. If infestation occurs due to something done or not done by the Tenant to pay the costs of removing the infestation and any fumigation and cleaning of the Property or any affected parts.
- 5.19** To remove all rubbish from the Property, during and at the end of the Tenancy, by placing it in a plastic bin liner and disposing of it in the dustbin or receptacle made available.
- 5.20** To dispose of all rubbish during and at the end of the Tenancy through the services provided by the Local Authority.
- 5.21** To clear or pay for the clearance of any blockage or over-flow when any occur in any of the drains, gutters, down-pipes, sinks, toilets, or waste pipes, at the Property, if the blockage is

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caused by the negligence of, or the misuse by the Tenant, his family or any visitors of by any breach of this Agreement.

- 5.22 To take reasonable precautions not to put or allow any oil, grease, or other harmful or corrosive substance to be put into the washbasins, lavatory, basins, sinks, or drains within or outside the Property.

- 5.23 To leave the furniture and effects at the expiration or sooner determination of the Tenancy in the rooms or places in which they were at the commencement of the Tenancy.

6 Insurance

- 6.1 Not to do, or fail to do anything, that leads to the policy of insurance on the Property, or Fixtures & Fittings not covering any losses otherwise covered by the policy.

- 6.2 The Tenant's possessions are not covered by the Landlord's insurance policies. The Tenant is strongly advised to insure his belongings with a reputable insurer.

7 Locks and Alarms

- 7.1 To fasten all locks and bolts on the doors and windows when the Property is empty at night.

- 7.2 To set the burglar alarm (if applicable) when leaving the Property.

- 7.3 Not to install, remove or change any locks or bolts in the Property without the prior consent of the Landlord, except in the case of an emergency.

- 7.4 To immediately provide the Landlord with a set of keys to any new lock fitted to the Property.

- 7.5 Not to have any further keys cut for the locks to the Property without notifying the Landlord in writing of the number of additional keys.

- 7.6 To return to the Landlord at the end of the Tenancy (whether before or after the Term of this Agreement) all keys, remote controls, or other security devices for the Property and in the event that any such keys are not returned to pay the costs incurred by the Landlord in replacing the locks to which the keys belong.

8 Animals and Pets

- 8.1 Not to keep any animals or birds in the Property without the prior written consent of the Landlord.

9 Access and Inspection

- 9.1 To permit any superior Landlord, the Landlord and all other persons authorised by the Landlord with or without workmen and others and with all necessary equipment at all reasonable times during the Tenancy with prior appointment (except in case of emergency) to enter upon the Property and to examine the condition of the same or to inspect, maintain, repair, alter, improve or rebuild the property or any adjoining or neighbouring Property or to maintain repair or replace the Fixtures Fittings and Effects or for the purpose of complying with any obligations imposed on the Landlord by law.

- 9.2 To allow the Property to be viewed at all reasonable times during normal working hours (between 9am and 8pm) by prior mutually convenient appointment or on reasonable notice either via the Tenant or with keys, during the last two months of the Tenancy; following a request by any person who is (or is acting on behalf of) the Landlord and who is accompanying a prospective purchaser or tenant of the Property.

10 Car Parking and Storage

- 10.1 The Tenant will only park in the space allocated to the Property.

- 10.2 Not to park or store any boat, caravan or commercial vehicle at the Property or in any communal car park or parking space without the prior consent of the Landlord which will not be unreasonably withheld but which may be withdrawn upon giving reasonable notice.

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- 10.3** It is the Tenant's responsibility to verify whether they are eligible for any Residents' Parking Scheme operated by the relevant Local Authority. The granting of this Tenancy does not imply a right to obtain a Resident's Permit.

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11 Inventory and Checkout

- 11.1** To pay the Rent and other monies payable under this Agreement, when furniture or other items belonging to the Tenant are left in the Property, until they are removed from the Property.
- 11.2** To pay for the removal, disposal or storage (for a reasonable period) of any times left in the Property belonging to the Tenant.
- 12 Notices**
- 12.1** To forward to the Landlord as soon as reasonably possible any notice or other communication which is delivered or posted to the Premises, or any order made by any authority which may affect, or apply to the Property, its boundaries or neighbouring properties.

The Deposit

- 13** The following paragraphs set out how the deposit paid by the Tenant under the main terms of the Tenancy will be handled
- 13.1** The Tenant shall pay on the signing of this Agreement a security Deposit as defined on page 1 of the Agreement to be held by the Landlord.
- 13.2** Upon receiving written agreement from the Tenant at the end of the Tenancy, the Landlord is entitled to deduct from the sum held as the Deposit and monies referred 13.6 of this Agreement. If more than one deduction is to be made by the Landlord, monies will be deducted from the Deposit in the order listed in clause 13.6
- 13.3** The Landlord shall provide the Tenant with written notice of the itemised amounts to be deducted from the Deposit and if the deductions are agreed in writing by the Tenant then the Deposit monies less aforesaid agreed deductions shall be released to the Tenant.
- 13.4** At the end of the Tenancy upon written agreement by both parties to any deductions made under clause 13.6 below, the Landlord will return the Deposit within 10 days of the Tenant's departure from the Property, save in case in of dispute, in accordance with the housing act 2004.
- 13.5** If the amount of monies that the Landlord is entitled to deduct from the Deposit exceeds the amount held as the Deposit, the Landlord may require the Tenant to pay that additional sum to the Landlord, within 14 days of the Tenant receiving a request in writing.
- 13.6** The Landlord may deduct monies from the deposit to compensate the Landlord for losses caused by any or all of the following reasons:
- any damage to the Property or Fixtures and Fittings caused by the Tenant, his family or his visitors;
 - any damage to the Property or Fixtures and Fittings resulting from any breach of the Terms of this Agreement by the Tenant;
 - any professional cleaning costs, provided the Property was in good clean condition at the start of the Tenancy;
 - and damage caused or cleaning required as a result of any pet(s) occupying the Property;
 - any instalment of the Rent which is due but remains unpaid at the end of the Tenancy;
 - any other breach by the Tenant of the Terms of this Agreement;
 - any sum repayable by the Landlord to a local authority where housing benefits have been paid direct to the Landlord by the Local authority;
 - any other monies due under this agreement.
- 13.7** The Tenant agrees to the transfer of the Deposit, or the balance of the Deposit, to the purchaser or transferee if the Landlord sells or transfers his interest in the Property. The Landlord shall then be released from any further claim or liability in respect of the Deposit, or any part of it.

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- 13.8 If at any time during the tenancy the amount held in respect of the Deposit is less than the sum stated on page 1 of this Agreement then the Landlord may require the Tenant to top up the Deposit to the originally agreed amount.
- 13.9 The Landlord shall not be obliged to refund the Deposit or any part of the Deposit during the term as a result of any change in the person or persons who are named as the "Tenant".
- 13.10 Where there is more than one Tenant, the Landlord can discharge his obligations to repay the Deposit by making payment to one, some or all of the Tenants.

Landlord's Obligations

- 14 The Landlord agrees:
- 14.1 To allow the Tenant to quietly live in and enjoy the Property during the Tenancy, except in an emergency, without any unlawful interruption by the Landlord or any person rightfully acting on behalf of the Landlord.
- 14.2 To keep in good repair and working order all appliances, plumbing, mechanical and electrical equipment belonging to the Landlord and forming part of the Fixtures and Fittings and to maintain the same in such condition at his own expense during the term of the Tenancy, unless they have been damaged or broken due to the negligence or misuse of the Tenant, his family or visitors. The Tenant shall pay to the Landlord the cost of any repairs resulting from misuse or negligence by the Tenant, his family or visitors.
- 14.3 To pay for all outgoing for the Property apart from those specified as the obligations of the Tenant in this Agreement.

Ending This Agreement

The Landlord and Tenant agree:

15 Ending the Tenancy and Forfeiture

- 15.1 If at any time:
- (a) the Rent, or any part of it remains unpaid for 14 days after falling due, whether formally demanded or not; or
 - (b) if any agreement or obligation of the Tenant is not complied with;

The Landlord may give written Notice to the Tenant that the Landlord seeks possession of the Property.

- 15.2 If the Tenant vacates the Property during the Term, the Tenant will remain liable to pay Rent and any other monies payable under this Agreement until the Term expires, whether or not the Tenant chooses to continue occupying the Property.
- 15.3 Either party will have the right to terminate this Agreement by giving the other party not less than 60 days advance written notice.
- 16 **Interruptions to the Tenancy**
- 16.1 If the Property is destroyed or made inhabitable by fire or any other risk and not caused by the Tenant or his family and visitors, Rent shall cease to be payable until the Property is reinstated and rendered habitable.
- 16.2 If the Property is not made habitable within one month, either party may terminate this Agreement with immediate effect, by giving notice to the other party.

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17 Addendum

17.1 It is hereby agreed between the Landlord and the Tenant that the following will be included in the Property for the commencement and duration of the Tenancy:

- A double bed base and mattress.
- A mirror
- Chest of drawers x 2
- A wardrobe

17.2 It is hereby agreed between the Landlord and the Tenant that the Rent will be inclusive of the water, gas, electricity, broadband/TV Licence and council tax rates for the Property.

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You should read this document carefully and thoroughly. Make sure that it does not contain Terms that you do not agree with and that it does contain everything you want to form part of the Agreement.

LANDLORD(s)

SIGNED BY:

PRINT NAME: MRS BOI LE CAM

DATE: 08/08/2025

TENANT(s)

SIGNED BY:

PRINT NAME: ESTHER MORENO

DATE: 08/08/2025.

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