



TENANCY AGREEMENT

for an

ASSURED SHORTHOLD TENANCY

343a Haydons Road, Wimbledon, London, SW19 8LA



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ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a dwelling on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any Fixed Element and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice.

This agreement is made the 9th July, 2023

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name:	Mr	
Contact Address:	39	
Contact Telephone Number:	078	
Contact Email Address:	dc1	

The "Landlord" shall include the Landlord's successors in title and assigns. This is the person who would be entitled to possession of the Property if the Tenant was not in possession and could be the current Landlord or someone purchasing or inheriting the Property.

1.1.2 The Tenant

Name:	
Current	
Contact Address:	
Contact Telephone Number:	
Contact Email Address:	
Post Tenancy	
Name:	Miss Tania Isabel De Almeida Carvalho Aquino
Contact Address:	
Contact Telephone Number:	
Contact Email Address:	tamagiacarvalho@gmail.com

Name:	Mr	
Current		
Contact Address:	34	
Contact Telephone Number:	07	
Contact Email Address:	mc	

④

Post Tenancy

Name: Mr [REDACTED]
Contact Address: Ur [REDACTED]
Contact Telephone Number: 07 [REDACTED]
Contact Email Address: m [REDACTED]

Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfil their obligations.

The parties listed above understand that the Landlord may provide their name, address and other contact details to third parties including, but not limited to, the Landlord, the Tenant, contractors, referencing companies, utility providers, the local authority and any appropriate tenancy deposit scheme.

1.2 The Landlord's Agent

The "Landlord's Agent" shall mean such agents as the Landlord may from time to time appoint.

1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the terms and conditions of this agreement.

1.4 This agreement is intended to create an assured shorthold tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the Fixed Element (subject to a minimum right of occupancy of six months).

1.5 Property

1.5.1 The Property situated at and being 343a Haydons Road, Wimbledon, London, SW19 8LA, together with the fixtures, fittings, furniture and effects therein, and more particularly specified in the Inventory signed by the Tenant, and all grounds. It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

1.5.2 The Property is not let as a House in Multiple Occupation within the meaning of the Housing Act 2004. The Property does not require the Landlord to hold a licence to be able to lawfully let it.

1.6 Term

1.6.1 The Term shall be from and including 9th July 2023 to and including 8th July 2024 (the **Fixed Element**) and then the tenancy continues as a monthly contractual periodic (the **Periodic Element**) until ended following either party giving notice. Please see clause 2.5 as it contains important information about what you must do to end the tenancy.

1.6.2 The "Term" is to include any periodic continuation of the tenancy beyond the Fixed Element.

1.7 Rent

1.7.1 The Rent shall be £1,625.00 per month payable in advance.

1.7.2 The Rent shall be paid clear of unreasonable or unlawful deductions or set-off to the Landlord by Direct Debit, Banker's standing order or such other method as the Landlord shall require.

1.7.3 The first payment of £1,625 being due on 9th July 2023 or prior to the date of taking possession.

1.7.4 Thereafter the "Rent Due Date" will be the 9th day of each month during the Term of this agreement.

- 1.7.5 Overdue rental payments will be subject to interest at the rate of 3% over Bank of England Base Rate per annum calculated from the date the payment was due up until the date payment is received.
- 1.7.6 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant, which the Landlord shall be entitled to assume without enquiry.
- 1.7.7 It is agreed that if the Landlord or the Landlord's Agent accepts money after one of the conditions which may lead to a claim for possession by the Landlord (these are the conditions listed in clause 3 below), acceptance of the money will not create a new agreement and the Landlord will still, within the restrictions of the law, be able to pursue the claim for possession.
- 1.7.8 **Rent Increase**
1. If for any reason the Tenant remains in possession of the Property, or the lawful Tenant of the Property, for more than 12 months, then the Rent will increase once each year.
 2. The first increase will be on the first Rent Due Date more than 364 days after the commencement date.
 3. Subsequent increases will be on the first Rent Due Date more than 364 days since the last rent increase.
 4. In clauses 1.7.8.2 and 1.7.8.3 the Rent will increase by the amount stated for the annual increase in the CPI (Consumer Prices Index as published by the Office of National Statistics) as quoted for the month two months prior to the month of the increase.
 5. Not applying the rent increase at the first Rent Due Date more than 364 days after the commencement date, or the last rent increase date, will not then prevent the Landlord applying an increase on any future Rent Due Date.
 6. In clause 1.7.8.5 the Rent will increase by the amount of the increase in the CPI (Consumer Prices Index) from two months before the start of the tenancy or the last increase, whichever is the later, to the month two months prior to the month of the increase.

1.8 Tenancy Deposit

- 1.8.1 The Deposit of £1,500 will be paid by the Tenant.
- 1.8.2 The Deposit will be paid to the Landlord.
- 1.8.3 No interest will be paid on the Deposit.
- 1.8.4 The Deposit has been taken for the following purposes
1. Any damage, or compensation for damage, to the premises its fixtures and fittings or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each and any such item at the commencement of the tenancy, insured risks and repairs that are the responsibility of the Landlord.
 2. The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the Tenant's obligations under the tenancy agreement, including those relating to the cleaning of the premises, its fixtures and fittings.



3. Any unpaid accounts for utilities or water charges or environmental services or other similar services incurred at the Property for which the Tenant is liable.
4. Any rent or other money due or payable by the Tenant under the tenancy agreement of which the Tenant has been made aware and which remains unpaid after the end of the tenancy.
5. The Deposit is held as security for the performance of the Tenant's obligations under this agreement and to compensate the Landlord for any breach of those obligations.

1.8.5 Subject to The Dispute Service Limited (TDS) scheme rules, the Deposit will be refunded within ten days, less any deductions, once the following have been completed:

1. the tenancy has ended and possession of the Property has been returned to the Landlord and
2. all keys, access devices, remote controls and parking permits have been returned and
3. both parties have confirmed their acceptance of any Deposit deductions and
4. confirmation has been received from the Local Authority that no claw back of Housing Benefit is due.

1.8.6 The Deposit is not transferable by the Tenant in any way.

1.8.7 The Deposit will be protected by TDS in accordance with the relevant scheme rules of TDS. The scheme rules and alternative dispute resolution rules governing the protection of the Deposit, including the repayment process, are provided and can also be found at www.tenancydepositscheme.com.

1.8.8 In the event that the total amount lawfully due at the end of the tenancy exceeds the amount of the Deposit, the Tenant shall reimburse the Landlord the further amount, within 14 days of the request being made.

1.8.9 The Deposit will be refunded, less any deductions to the Nominated Tenant or to the Relevant Person or equally to the parties forming the Tenant or to any one of the parties forming the Tenant and this will be considered a full and final refund. It will then be up to the parties forming the Tenant to decide how it will be divided amongst themselves.

1.9 Rights of Third Parties

The parties intend that no clause of this agreement may be enforced by any third party, other than the Landlord's Agent, pursuant to the Contracts (Rights of Third Parties) Act 1999.

1.10 Permissions

Where Permission is required by the Tenant:

- 1.10.1 Permission, if granted, will be in writing from either the Landlord or the Landlord's Agent.
- 1.10.2 Permission, if sought by the Tenant, will not be unreasonably withheld.

2 Legal Notices

2.1 Section 47

Under section 47 of the Landlord and Tenant Act 1987 the address of the Landlord is stated to be as in clause 1.1.1 of this agreement. An address within England and Wales for service of notices is as in clause 2.2.

2.2 Section 48

Until you are informed in writing to the contrary, notice is given pursuant to section 48(1) of the Landlord and Tenant Act 1987 that your Landlord's address for the service of notices (including notices in proceedings) is as follows:

39 Rutland Drive, Morden, Surrey, SM4 5QD

If the Tenant wishes to serve notice to end the tenancy, this is the address to which it must be sent.

2.3 Notice service

2.3.1 Any notice given by or on behalf of the Landlord or any other document to be served on the Tenant shall be deemed to have been served on the Tenant if it is:

1. left at the Property during the Term or the last known address of the Tenant at any time or
2. sent by ordinary post in a pre-paid letter, properly addressed to the Tenant by name at the Property during the Term or the last known address of the Tenant at any time or
3. sent by Recorded Delivery in a pre-paid letter, properly addressed to the Tenant by name at the Property during the Term or the last known address of the Tenant at any time or
4. personally served on the Tenant or any person making up the Tenant.

2.3.2 Any notice given by the Tenant or any other document to be served on the Landlord shall be deemed to have been served on the Landlord if it is:

1. left at the address of the Landlord during the Term or the last known address of the Landlord or
2. sent by ordinary post in a pre-paid letter, properly addressed to the Landlord at the address in clause 2.2 or
3. sent by Recorded Delivery in a pre-paid letter, properly addressed to the Landlord at the address in clause 2.2 or
4. personally served on the Landlord or any person making up the Landlord or acting on behalf of the Landlord.

2.3.3 If any notice or other document is served in person or left at the address in 2.3.1.1 or 2.3.2.1, service shall be deemed to have been on the day it was left.

2.3.4 If any notice or other document is sent by post it shall be deemed to have been served 48 hours after it was posted.

2.4 Post and Notices Received

2.4.1 The Tenant agrees to forward any correspondence addressed to the Landlord and other notices, orders and directions affecting the Landlord to the Landlord without delay. If a relevant Local Authority gives notice or makes an order in respect of the Property which the Tenant receives at the Property, the Tenant shall provide full particulars to the Landlord promptly and as soon as reasonably practicable. Where appropriate, the Tenant should take all reasonable steps to comply with it, having first consulted with the Landlord as is appropriate to the situation.

2.5 Break Clause

- 2.5.1 This agreement creates a single tenancy that starts with a Fixed Element and then becomes periodic. This would normally guarantee both parties the rights and obligations for the Fixed Element and a minimum of one period. The following two clauses allow either party to terminate the agreement earlier than that date.
- 2.5.2 The Landlord may bring the tenancy to an end, subject to any statutory limitations, at any time after the first 6 months by giving to the Tenant at least two months' written notice stating that the Landlord requires possession of the Property. A notice under section 21 of the Housing Act 1988 will suffice to implement this sub-clause.
- 2.5.3 The Tenant may bring the tenancy to an end at any time after the first 6 months by giving to the Landlord at least two month's written notice stating that the Tenant wishes to vacate the Property. A letter or email will suffice to implement this sub-clause. While the tenancy is periodic the two month's written notice must expire the day before a Rent Due Date.

2.6 Criminal Convictions

- 2.6.1 The Tenant agrees to notify the Landlord of any convictions during the Term of this tenancy so that the Landlord can appropriately notify the insurance company.

3 Possession

- 3.1 Without limiting the other rights and remedies of the Landlord, the Landlord may seek to terminate the tenancy lawfully by obtaining a court order if:
 - 3.1.1 the Rent or any part of it is in arrears, whether formally demanded or not, or
 - 3.1.2 the Tenant is in breach of any of the obligations under this agreement, or
 - 3.1.3 any of the grounds of Schedule 2 of the Housing Act 1988 apply (these grounds allow the Landlord to seek possession of the Property in specified circumstances, including rent arrears, damage to the Property, nuisance and breach of a condition of the tenancy agreement), or
 - 3.1.4 a notice is served under section 21 of the Housing Act 1988 (section 21 gives the Landlord a right to end an assured shorthold tenancy without any specific reason, normally after any Fixed Element has ended, or in operation of a break clause).

Tenants who are unsure of their rights should seek appropriate advice.

4 Tenant's Obligations

The Tenant agrees to:

4.1 Payments

- 4.1.1 Pay the Rent on the day and in the manner specified.
- 4.1.2 Pay a fair proportion of all charges, based on the length of the tenancy, including water and sewerage charges, rates and assessments (but of an annual or recurring nature only) and for all gas, electricity, oil or solid fuel consumed on the Property (including all fixed and standing charges, including any Green Deal cost) and all charges for the telephone and broadband charges during the Term of this agreement. If the Landlord is held responsible by law for the payment of any of these bills the Tenant agrees to refund to the Landlord the amount covering the Term of this tenancy.
- 4.1.3 Pay for the reconnection of water, gas, electricity or telephone if the disconnection results from any act or omission of the Tenant or the Tenant's agents. The Landlord is not responsible for any connection charges for services such as gas, electricity, water, telephone if the services are not currently connected.

- 4.1.4 Pay the Council Tax, or any replacement taxation (even of a novel nature), in respect of the Property for the Term of this agreement, unless and until the tenancy is lawfully terminated.
- 4.1.5 The Tenant must not provide a cheque or other payment that the bank then fails to honour.
- 4.1.6 Notify the relevant authorities and arrange and pay final accounts on possession being returned to the Landlord.
- 4.1.7 Pay the full costs of any action taken for breach of contract or possession of the Property, including court fees and all other associated costs, limited to only those costs the court awards.
- 4.1.8 If the Tenant breaches any of the conditions of this agreement the Tenant may be liable to pay damages to the Landlord for that breach, subject to any statutory limitations.

4.2 Repairs

- 4.2.1 Keep the Property including all of the Landlord's machinery and equipment clean and tidy and in good and tenable condition and decorative order, (reasonable wear and tear, items which the Landlord is responsible to maintain, and damage for which the Landlord has agreed to insure, excepted).
- 4.2.2 Not permit any waste, injury or damage to the Property, the Landlord's fixtures, fittings and appliances, nor make any alteration or addition to the Property or the style or colour of the decorations without permission.
- 4.2.3 Notify the Landlord promptly of any wet rot, dry rot or infestation by wood boring insects.
- 4.2.4 The Tenant must not, and must not permit his friends or visitors to, do anything that may result in glass in the Property being broken.
- 4.2.5 Undertake promptly any repairs for which the Tenant is liable following any notice being served by the Landlord or the Landlord's Agent and if the Tenant does not carry out the repairs the Landlord may, after correct written notice, enter the Property, with or without others, to effect those repairs and the Tenant will pay on demand the reasonable costs involved.
- 4.2.6 The Tenant agrees to test all smoke and carbon monoxide alarms on a weekly basis, to clean the alarms on a three-monthly basis using the soft brush of a vacuum cleaner.
- 4.2.7 Not alter the operation of, or disable, the smoke or carbon monoxide alarms.
- 4.2.8 The Tenant must not cause an avoidable call-out by a contractor (for example drains blocked by the Tenant's waste or boiler repair claims caused by not having any credit on a utility meter, or inappropriate or unauthorised use of any appliances).
- 4.2.9 The Tenant must attend any agreed appointments.
- 4.2.10 The Tenant must not arrange contractors without having previously obtained the Landlord's authority, unless acting reasonably to effect emergency repairs for which the Landlord is liable.

4.3 The Property

- 4.3.1 Promptly notify the Landlord in writing by letter or by email to the address in para 1.2, when the Tenant becomes aware of:
 - 1. any defect, damage or want of repair in the Property including any shared rights of access, stairways, communal parts, paths and drives, other than such as the Tenant is liable to repair in 4.2.1 above,
 - 2. any situation in the Property which may cause the Property not to be fit for human habitation.

3. any loss, damage or occurrence which may give rise to a claim under the Landlord's insurance.
- 4.3.2 Where reasonable to do so, co-operate in the making of any claim under the Landlord's insurance.
 - 4.3.3 Use the Property in the manner a responsible and conscientious tenant would.
 - 4.3.4 Ensure the windows of the Property are cleaned in a safe manner as often as necessary and in the last two weeks of the tenancy.
 - 4.3.5 Not remove any of the Landlord's possessions from the Property or store them in any cellar or outside the main dwelling.
 - 4.3.6 Not exhibit any promotional poster or notice so as to be visible from outside the Property.
 - 4.3.7 Not affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause any damage.
 - 4.3.8 Not cause or unreasonably permit any blockage to the drains and pipes, gutters and channels in or about the Property. Common causes of blockages for which the Tenant would be responsible would include, but are not limited to, putting fat down the sink, failure to remove hair from plugholes and flushing inappropriate things (such as nappies, wet wipes (including "flushable wet wipes") or sanitary towels) down the toilet.
 - 4.3.9 Not assign, underlet or part with or share possession of the whole or any part of the Property without permission.
 - 4.3.10 Not permit any visitor to stay in the Property for a period of more than three weeks within any three-month period without permission.
 - 4.3.11 Permit the Landlord and or the Landlord's Agent or others, after giving 24 hours written notice and at reasonable hours of the daytime, to enter the Property:
 1. to view the state and condition and to execute repairs and other works upon the Property or other properties, or
 2. to show prospective purchasers the Property at all times during the Term and to erect a board to indicate that the Property is for sale, or
 3. to show prospective tenants the Property, during the last month of the Term and to erect a board to indicate that the Property is to let.
 4. to take photographs for use in promoting the Property for sale or rental or evidence of damage or breach of tenancy.
 - 4.3.12 Where the Landlord or the Landlord's Agent have served a valid written notice of the need to enter to view the state and condition or to effect works (except in case of emergency when access shall be immediate), the Tenant agrees to them using their keys to gain access if the Tenant is unable to grant access to the Landlord or the Landlord's Agent.
 - 4.3.13 Not add any aerial, antenna or satellite dish to the building without permission.
 - 4.3.14 Not change the locks (or install additional locks) to any doors in the Property, nor make additional keys for the locks without permission. All keys, access devices, remote controls and parking permits are to be returned when possession of the Property is returned to the Landlord.
 - 4.3.15 Ensure that the Property is kept secure at all times, locking doors and windows and activating burglar alarms as appropriate.
 - 4.3.16 The Tenant must, except in the event of an emergency, ensure that when going outside the Property they have keys or other access devices to regain access.

- 4.3.17 The Tenant must ensure that the keys or other access devices are not kept or transported in such a way as the Property address can be identified if the keys or other access devices are lost or stolen.
- 4.3.18 Keep the Property, at all times, sufficiently well aired and warmed to avoid build-up of condensation and prevent mildew growth and to protect it from freezing weather. The tenant is responsible for using a suitable cleaning product to regularly clean off and kill any mould spores or mildew which may appear in the property to prevent their spread. The tenant agrees to pay attention in particular, but not exclusively, to the insides of cupboards and behind furniture and to ensure any problem is kept under control. Where there is excessive growth, this should be reported immediately to the Landlord.
- 4.3.19 Not block ventilators or extractors and not to turn off isolator switches provided in the Property.
- 4.3.20 Report to the Landlord any brown or sooty build up around gas appliances or any suspected faults with the appliances.
- 4.3.21 Not use any gas appliance that has been declared unsafe by a statutorily approved contractor, or disconnected from the supply.
- 4.3.22 Except as provided by the Landlord:
1. Not keep, use or permit to be used on the Property any portable fuel burning appliance including oil stoves and paraffin heaters.
 2. Not keep any other appliance against the terms of the insurance of the Property.
 3. Not leave any lit candles or bonfires unattended.
- 4.3.23 Be responsible for ensuring that any television used is correctly and continually licensed.
- 4.3.24 Not keep motorcycles, cycles or other similar machinery inside the Property except in any defined outside area or garage.
- 4.3.25 Perform and observe all valid obligations, a copy of which has been provided to the Tenant, of any headlease or covenant on the Property save for those relating to the payment of rent or service charges and to refund to the Landlord all reasonable costs resulting from all claims, damages, costs, charges and expenses whatsoever in relation to any breach of these obligations.
- 4.3.26 Not keep any vehicle that is not validly licensed for use on the highway, any commercial vehicle, boat, caravan, trailer, hut or shed on the Property.
- 4.3.27 Not prop open any fire doors in the Property except by any built-in system that closes them in the event of a fire and not disable or interfere with any self-closing mechanism.
- 4.3.28 The Tenant agrees that all improvements, alterations, fixtures and internal finishes and additional services made or installed by the Tenant remain with the Property to the benefit of the Landlord. This does not prevent the Landlord charging for restoring the Property back to the condition it was at the commencement of the tenancy, fair wear and tear accepted.
- 4.3.29 Not do any cutting or chopping directly on the work surfaces in the kitchen or mark the work surfaces in any way but to always use a chopping board for that purpose.
- 4.3.30 Not to cause damage to the property by the inappropriate drying of clothes or other articles, for example over radiators or doors which can lead to condensation and damage surfaces.
- 4.3.31 Not to cause damage to surfaces or finishes by hanging coat hangers or similar, for example over radiators, doors or door and window furniture.

- 4.3.32 Where an oven grill is designed to be used with the door shut the Tenant shall not use the grill with the door open. Such use can cause damage to surrounding cupboards and the oven itself. The Landlord reserves the right to repair, at the Tenant's expense, any doors, units, drawer fronts or the oven itself where the finish has been damaged.
- 4.3.33 Toasters and kettles must not be used directly underneath kitchen wall units. Such use can cause damage to surrounding cupboards. The Landlord reserves the right to repair, at the Tenant's expense, any units, doors or drawer fronts where the finish has been damaged.
- 4.3.34 Not to introduce any waterbed into the Property without permission.
- 4.3.35 n/a
- 4.3.36 Not keep any cats or dogs on the Property. Not keep any other pet, animal, bird, reptile, fish, insect or the like on the Property, without permission.
- 4.3.37 If pets have been kept at the Property, ensure that the gardens are clear of all pet faeces, which must be disposed of in an appropriate manner and under no circumstances is to be left in any waste bin or similar container within the Property.
- 4.3.38 Not allow children to live in the Property, without permission.
- 4.3.39 n/a
- 4.3.40 Not cause obstruction in any common areas of any building of which the Property forms a part. The Landlord reserves the right to remove or have removed any such obstruction and, at his discretion, to charge the reasonable costs, payable on demand, to the Tenant for so doing.
- 4.3.41 The loft is not considered safe for the tenant to access or use as storage. The tenant could be injured by falling off the ladder or through the ceiling or on cables, pipes and other hazards in the loft. It is for insulation and services such as electrical cables and water tanks. Therefore the tenant agrees not to access the loft space at the property or use it for storage or any other purpose.

4.4 General

- 4.4.1 Not permit or suffer to be done on the Property anything which may be, or may be likely to cause, a nuisance or annoyance to a person residing, visiting or otherwise engaged in a lawful activity in the locality. This responsibility includes the actions and behaviour of visitors and friends of the Tenant.
- 4.4.2 Not make or permit any noise or play any radio, television or other equipment in or about the Property between the hours of 10pm and 7am so as to be an audible nuisance outside the Property, subject only to the design and construction limitations of the building.
- 4.4.3 The Tenant shall not carry on any profession, trade or business at the Property including a "home business" as defined by section 43ZA Landlord and Tenant Act 1954 (or as defined by regulations made under that section), nor allow anyone else to do so, without prior permission.
- 4.4.4 Not permit or suffer to be done on the Property anything that may constitute negligence, misuse or failure to act reasonably by the Tenant or any of his visitors or friends which may render the Landlord's insurance of the Property void or voidable (i.e. no longer providing cover), or which results in an insurance claim or increases the rate of premium for such insurance.
- 4.4.5 Not use, or suffer the Property to be used, for any illegal or immoral purpose (note, unauthorised taking or possession of controlled drugs is considered to be illegal for the purpose of this clause).

- 4.4.6 Promptly notify the Landlord if the Property becomes the subject of proceedings under the Matrimonial Causes Act 1973 or the Family Law Act 1996 and supply particulars of such proceedings to the Landlord on demand.
 - 4.4.7 Have the use of all appliances provided in the Property, as listed in the inventory save those which are noted as not working. However, should any items require repair, or be beyond repair, the Landlord does not undertake to pay for any costs of repair or to replace the appliance, except those which the Landlord is required by law to maintain.
 - 4.4.8 Not leave the Property vacant for more than 28 days without providing the Landlord with reasonable notice in advance.
 - 4.4.9 Check the inventory and report any errors/deficiencies, returning a copy with any annotations/corrections as necessary within seven days.
 - 4.4.10 Not change the supplier of utility services without permission. If permission is given, the Tenant will provide the Landlord with the new supplier's details including the Property reference number.
 - 4.4.11 Not change the telephone number of the Property without permission.
 - 4.4.12 Ensure that all adult occupiers of the Property maintain a "Right to Rent" as defined by the Immigration Act 2014 at all times during the Term.
 - 4.4.13 Not leave food or other material around that will attract vermin. The Tenant agrees to take reasonable steps to eradicate vermin where they are not present through any fault of the Landlord.
 - 4.4.14 Not to make any changes to the electrical installation, for example by changing light fittings, switches or adding sockets. Any changes made in breach of this clause may compromise electrical safety and may require an electrical check and / or remedial works.
 - 4.4.15 Reside in the Property as his only or principal residence. Any change in residence status must be notified to the Landlord and a new tenancy agreement drawn up if necessary.
 - 4.4.16 Not disable or alter the operation or code of the burglar alarm.
 - 4.4.17 Not to smoke (including vaping and shisha pipes) within any buildings on the Property and not to permit their friends, permitted occupiers or visitors to smoke within any buildings on the Property.
- 4.5 **Insurance**
- 4.5.1 Be responsible for effecting any insurance the Tenant requires for their own possessions.
 - 4.5.2 The Landlord does not provide any insurance cover for the Tenant's possessions.
- 4.6 **End of tenancy**
- 4.6.1 Return possession of the Property in the same good clean state and condition as it was originally provided to the Tenant, even if this was under a different tenancy agreement, and make good, pay for the repair of, or replace all such items of the fixtures, fittings, furniture and effects as shall be broken, lost, damaged or destroyed during that time (reasonable wear and tear and damage for which the Landlord has agreed to insure excepted).
 - 4.6.2 Return all keys, access devices, remote controls and parking permits to the Property on the last day of possession (or sooner by mutual arrangement).
 - 4.6.3 Return all the linen and blankets, bedding, carpets and curtains which have been soiled during the tenancy in the same condition as at the start of the tenancy (reasonable use thereof nevertheless excepted).
 - 4.6.4 Leave the oven in the same state of cleanliness as it is listed in the inventory.

- 4.6.5 Leave the fixtures fittings, furniture and effects at the end of the tenancy in the rooms and places in which they were at the beginning of the tenancy.
- 4.6.6 Remove all rubbish from the Property, except one dustbin or black refuse sack's worth which may be left in the appropriate place for collection, before returning the Property to the Landlord.
- 4.6.7 The Tenant must keep the appointment to check the inventory at the end of the tenancy.
- 4.6.8 The Landlord is not liable to compensate the Tenant for any works the Tenant has carried out to the Property, whether carried out with or without permission, unless the permission to do the works specifically included an agreement to compensate the Tenant.
- 4.6.9 The Tenant agrees the Landlord or the Landlord's Agent may dispose of any goods left in the Property after the Tenant has vacated, in accordance with the Torts (Interference with Goods) Act 1977.
- 4.6.10 The Tenant agrees to cancel their standing order or other rent payment instruction once all rent has been paid.

5 Landlord's obligations

The Landlord agrees with the Tenant as follows:

- 5.1 To pay all assessments and outgoings in respect of the Property (except those for which responsibility is assumed by the Tenant under this agreement).
- 5.2 To allow the Tenant quiet enjoyment of the Property during the tenancy without any unlawful interruption from the Landlord or any person lawfully claiming under or in trust for the Landlord.
- 5.3 To return to the Tenant any Rent paid for any period while the Property is rendered uninhabitable by fire or other risk for which the Landlord has agreed to insure. However, the Landlord is under no obligation to rehouse the Tenant or to pay for any alternative accommodation. If the Landlord or the Landlord's insurance does provide alternative accommodation, then the Rent will remain payable.
- 5.4 That the Landlord is the sole owner of the leasehold or freehold interest in the Property and that all necessary consents to allow the Landlord to enter into this agreement (superior lessors, mortgage lenders or others) have been obtained in writing.
- 5.5 To maintain a comprehensive insurance policy with a reputable company to cover the Property, and the Landlord's fixtures, fittings, furniture and effects (including carpets and curtains), but not including the Tenant's belongings or liabilities for damage. This obligation will not override the responsibility of the Tenant to pay damages for breach of contract as claiming on insurance will increase the Landlord's premiums.
- 5.6 That the Landlord will not be responsible for any loss or inconvenience suffered as a result of a failure of supply or service to the Property, supplied by a third party, where such failure is not caused by an act or omission on the part of the Landlord.
- 5.7 The Landlord agrees to provide a copy of the insurance and any freehold or headlease conditions affecting the behaviour of the Tenant.
- 5.8 Pay the Tenant's reasonable costs, reasonably incurred and which cannot be mitigated, if the Landlord or the Landlord's Agent fail to keep the appointment to check the inventory at the end of the tenancy and another has to be scheduled.
- 5.9 The Landlord agrees to fulfil the repairing obligations contained within Section 11(1) of the Landlord and Tenant Act 1985. These are quoted below;
 - (a) to keep in repair the structure and exterior of the dwelling-house (including drains, gutters and external pipes);



(b) to keep in repair and proper working order the installations in the dwelling-house for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and

(c) to keep in repair and proper working order the installations in the dwelling-house for space heating and heating water.

6 Tenancy Deposit Protection Prescribed Information

6.1 The contact details for this scheme are as follows:

Name: The Dispute Service Ltd
West Wing, First Floor Maylands Buildings
200 Maylands Avenue
Address: Hemel Hempstead
Herts
HP2 7TG

(Custodial scheme)

Telephone number: 0300 037 1001

Email Address: info@tenancydepositscheme.com

Fax Number: 01442 253193

(Insured scheme)

Telephone number: 0300 037 1000

Email Address: deposits@tenancydepositscheme.com

Fax Number: The scheme does not provide one

- 6.2 The scheme supply a leaflet for tenants and the information in that leaflet is provided with this tenancy. Please see www.tenancydepositscheme.com for further information provided by the scheme.
- 6.3 The Deposit will only be repaid at the end of the tenancy when the conditions in clause 1.8.5 and sub clauses of the tenancy agreement have been completed and the Landlord and Tenant have agreed, or a dispute has been adjudicated by the alternative dispute resolution service, or on the order of a court.
- 6.4 If either party is not contactable at the end of the tenancy then the other party should seek advice from the deposit scheme provider at the above contact details.
- 6.5 If the Landlord and Tenant do not agree with each other about the amount of the Deposit refund at the end of the tenancy they may either apply to the scheme for the free alternative dispute resolution service or seek a county court order for a judgement on their claim.
- 6.6 The scheme offers free dispute resolution for deposits they cover. Please see their website for details of how and when to apply.
- 6.7 The Deposit value is as per clause 1.8.1.
- 6.8 The address of the Property is as per clause 1.5.
- 6.9 The contact details of the Landlord are as per clause 1.1.1.
- 6.10 The contact details of the Tenant are as per clause 1.1.2.
- 6.11 Information about any Relevant Person is in clause 1.1.4.
- 6.12 The reasons for possible deductions from the Deposit are listed in clause 1.8.

- 6.13 The Lead Tenant for this tenancy will be Miss Tania Isabel De Almeida Carvalho Aquino. The parties forming the Tenant declare that the Lead Tenant should represent all of them in any decisions regarding the Deposit and that the decision of the Lead Tenant will be binding on all the parties forming the Tenant in this tenancy agreement, subject to the rules of the scheme.

7 Housing Benefit

- 7.1 The Tenant agrees that the appropriate authority may discuss with the Landlord and the Landlord's Agent the details of any housing benefit, council tax or universal credit claims made at any time in relation to the renting of the Property.
- 7.2 If the Landlord so requires and the rules allow it, the Tenant consents to any benefit being paid directly to the Landlord.
- 7.3 The Tenant agrees to refund to the Landlord any benefit overpayment recovery which is sought from the Landlord in respect of this tenancy, either before or after the Tenant has vacated the Property, where this creates a shortfall in the money owed to the Landlord.

Signatures

The Landlord or the Landlord's Agent sign this agreement to confirm acceptance of the terms within it and in accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii), the Landlord certifies that the information provided about the Tenancy Deposit Protection prescribed information is accurate to the best of his knowledge and belief; and that the Tenant has had the opportunity to sign this document containing the information provided by the Landlord, by way of confirmation that the information is accurate to the best of the Tenant's knowledge and belief.

SIGNATURE(S) FOR & ON BEHALF
OF THE LANDLORD(S)



The Tenant is advised to ensure they have read and understood this agreement before signing it.

The Tenant signs this agreement to confirm acceptance of the terms within it and in accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii)(bb), the Tenant confirms that the information provided for the Tenancy Deposit Protection prescribed information is accurate to the best of his knowledge and belief.

SIGNATURE OF TENANT
Miss Tania Isabel De Almeida
Carvalho Aquino



SIGNATURE OF TENANT
Mr Monir Alghazali



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

Mr Amin Khambatta

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:

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A. h

THIS AGREEMENT is made on

The Parties to this Agreement and the Property

THIS AGREEMENT IS MADE BETWEEN

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

AND

B. Mr Amin Khambatta ("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 double 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 ("the Term") from and including 30/03/2024 to and including 29/03/2025.

RENT: The Tenant shall pay £130 per week payable monthly in advance ("the Rent") for the duration of the Tenancy subject to increases agreed on any renewals of the Term.

DEPOSIT: The Tenant will pay to the Landlord when signing this Agreement £260 as a deposit. At the end of the Tenancy the Deposit will be returned subject to the possible deductions set out in clause 13 of this Agreement.

PAYABLE: £390 (being the first rent instalment together with the Deposit) to be paid by cleared funds on the signing of the Agreement and thereafter £130 payable on Friday of each week in advance without any deductions.

Initial: BLC PTC A.H.

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 5% 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

Initial: BLC PTC A.1

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 14 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
- Chest of drawers
- 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.

Initial: BLC PTC A.1

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:

PUI THONG CAM



JOE LE CAM

DATE:

29/03/24

TENANT(s)

SIGNED BY:



PRINT NAME:

Anni LTHAMDITA

DATE:

30/03/2024

Initial:

BLC PTC A.Y



The scheme administrator of TDS Insured is:

THE DISPUTE SERVICE LIMITED
P O Box 1255, Hemel Hempstead, HP1 9GN

0300 037 1000
info@tenancydepositscheme.com
tenancydepositscheme.com

PREScribed INFORMATION TEMPLATE | EW INSURED

Under the Housing Act 2004, the landlord is required to give the following information to the tenant and anyone who paid the deposit on the tenant's behalf (a Relevant Person) within 30 days of receiving the deposit. For properties in Wales only, from 1 December 2022 the Renting Homes (Wales) Act 2016 will lead to changes in terminology. Where reference is made to 'Assured Shorthold Tenancies' read 'Occupation Contracts' and for 'Tenancy or tenancy agreement', read 'Occupation Contract' and for 'tenant' or 'tenant(s)', read contract-holder or contract-holder(s).

PROPERTY DETAILS

Deposit paid

£260

Property address to which the tenancy relates

345A HAYDON'S ROAD
WIMBLEDON

Town

LONDON

Postcode

SW19 8LA

PRIMARY LANDLORD

Name

BOI LE CAM

Email

k.

Number

.....

Address

39 RUTLAND DRIVE
.....

Town

MORPETH

Postcode

SM4 5QD

JOINT LANDLORD(S)

Name

1. PHZ CAM

Email

.....

Number

.....

2.

.....

.....

3.

.....

.....

¹ The agent may insert their details here instead of the landlord's

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TENANTS

Tenant 1

Name

Email

Number

Amin Khambat

Address to be used at the end of the tenancy

Town

Postcode

Tenant 2

Name _____

Email

Number

Address to be used at the end of the tenancy

Town

Postcode

Tenant 3

Name _____

Email

Number

Address to be used at the end of the tenancy

Town

Postcode

Tenant 4

Name

Email

Number

Address to be used at the end of the tenancy

Town

Postcode

TENANTS

Tenant 5

Name

Email

Number

Address to be used at the end of the tenancy

Town

Postcode

Tenant 6

Name

Email

Number

Address to be used at the end of the tenancy

Town

Postcode

RELEVANT PERSON'S CONTACT DETAILS

If there is a relevant person (i.e., anyone who has arranged to pay the deposit on the tenant's behalf), as part of the Prescribed Information, please provide the details for them below.

Name

Email

Number

Address to be used at the end of the tenancy

Town

Postcode

CIRCUMSTANCES WHEN THE DEPOSIT MAY BE RETAINED BY THE LANDLORD

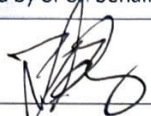
The circumstances when all or part of the deposit may be retained by the landlords by reference to the terms of the tenancy are set out in clause(s) 13 of the tenancy agreement. No deduction can be paid from the deposit until the parties to the tenancy agreement have agreed the deduction, or an award has been made by TDS or by the court.

CONFIRMATION

The landlord certifies and confirms that:

- ☒ the information provided is accurate to the best of my/our knowledge and belief and
- ☒ I/we have given the tenant the opportunity to sign this document by way of confirmation that the information is accurate to the best of the tenant's knowledge and belief.

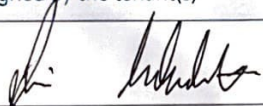
Signed by or on behalf of the landlord



The tenant confirms that:

- ☒ I/we have been given the opportunity to read the information provided and
- ☒ I/we sign this document to confirm that the information is accurate to the best of my/our knowledge and belief.

Signed by the tenant(s)



Responsibility for serving complete and correct Prescribed Information on each tenant and relevant person is the responsibility of the member and the landlord. The Dispute Service Limited does not accept any liability for a member's or landlord's failure to comply with The Housing Act 2004 and/or The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

TDS contact details:

Tenancy Deposit Scheme, PO Box 1255, Hemel Hempstead, Herts HP1 9GN

T: 0300 037 1000 | E: deposits@tenancydepositscheme.com

W: www.tenancydepositscheme.com

Tenancy Deposit Protection Certificate



Flat 345A Haydons Road
London
SW19 8LA

Tenancy certificate code:

3YG5kJC

This is your certificate code. You can use this code online or in other communications to:

- check the status of your deposit registration
- raise a deposit dispute at the end of your tenancy,
- or check the progress of a dispute

To do this online, please visit
www.tenancydepositscheme.com

Please refer to the TDS website for information regarding the protection of your deposit and the criteria for continued validity of this certificate.

Landlord:

Pui Cam

Tenant(s):

Amin Khambatta

Beginning on:

30th March 2024

Tenancy Deposit amount:

£260.00

Ending on or after

29th March 2025

Received by Member **G09014/ 8421::62769**

27th March 2024

Registered with the Tenancy Deposit Scheme:

29th March 2024

Protection Date:

29th March 2024

Tenancy Status:

Protected

The Housing Act 2004 (Chapter 4, sections 212-5; & Schedule 10) makes provision for both the protection of tenancy deposits and the resolution of disputes over their return. All deposits taken for Assured Shorthold Tenancies must be covered by a tenancy deposit protection scheme. This certificate informs you that your Agent or landlord has registered your tenancy deposit with TDS.

A handwritten signature in black ink, appearing to read 'S. Hunt', is written over a blue rectangular background.

Chief Executive Officer

For and on behalf of The Dispute Service Ltd

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

Miss Ana Flavia Leite E Aguiar

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.

THIS AGREEMENT is made on

The Parties to this Agreement and the Property

THIS AGREEMENT IS MADE BETWEEN

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

AND

B. Miss Ana Flavia Leite E Aguiar ("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 One Room for a period of one year with six month break ("the Term") from and including 19/11/2022 to and including 18/11/2023.

RENT: The Tenant shall pay £155 per week payable weekly 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: £155 payable on Monday of each week in advance without any deductions.

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.

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.

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 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.
- 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.

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 items 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.
- 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 outgoings 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.

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 - ☒ NO
- A chest of drawers
- 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.

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: MRS BOI LE CAM

DATE: 13/11/2022

TENANT(s)

SIGNED BY: Ana Kāia Laiti & Agnès
Agnès

DAT 13/11/2022

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.

Initial: B L Cam

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.

Initial: B L Cam

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.

Initial: B L Cam

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

Initial: _____

B L Cam

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.

Initial:

BL Cam