

ASSURED SHORTHOLD TENANCY AGREEMENT: ENGLAND AND WALES

Under Part 1 of the Housing Act 1988 as amended under Part 3 of the Housing Act 1996

DATE

This "Agreement" is made on the execution date:

24th July 2014

THE PARTIES

Between - The "Landlord"

The Tenants are hereby notified that notices (including notices in proceedings) must be served on the Landlord by Tenants at the following address in England or Wales (Notice under section 48 of the Landlord and Tenant Act 1987)

M D Burrow & P Lyndon-Hogg
T/A Property Services
ABS Business Park
Viaduct Street
Stanningley Leeds

And The "Tenant" (note that under an AST a maximum of 4 Tenants is permitted)

Mr Mathew Betts

And (if applicable) The "Guarantor" Where there is a Guarantor, add their full name and address. The signing of this Agreement must then be witnessed

There is no Guarantor required with this agreement

THE PROPERTY

Relating to The "Property" including, if applicable, the Landlord's possessions listed in the "Inventory"

Flat 3, @ 29 Dixon Lane, Wortley Leeds

The Property is supplied

☐ Not Furnished ☒ Part Furnished ☐ Furnished

The Property being let is

☒ A room let - with non-exclusive access to common areas
☐ Exclusive use of the property as a whole
☐ Other specify

THE TERM

For the "Term" of

6 Months

The "Commencement" - (subject to vacant possession being available)

1st August 2014

"Expiry" on (but continuing thereafter by virtue of statute, until notice is given and vacant possession is returned to the Landlord)

31st January 2015

THE PAYMENTS

The "Administration Fee" for entering into this tenancy is

£ Nil

The "Rent" is

£ 70.00 per Week

The "Rent Payment Day" Payable in advance on the

of every FRIDAY

THE DEPOSIT

The Tenant must pay a "Deposit" of
Where no Deposit is received write "NIL"

£ 280.00 Bond

The "Deposit Scheme" if applicable is

☒ No Deposit Paid ☐ The Deposit Protection Service (DPS)
☐ The Dispute Service Ltd ☐ TDSL (mydeposits)

The "Lead Tenant" Where there is more than one Tenant, the person nominated to act on behalf of you all jointly and individually when dealing with the Deposit will be the first named person on the tenancy (in accordance with clause 2.4)

Mr Matthew Betts

ADDITIONAL INFORMATION THAT MAY BE SUPPLIED TO THE TENANT WITH THIS AGREEMENT

☐ A valid Gas Safety Certificate (CP12)

☒ A valid Landlords Buildings Insurance
(Excludes Tenants Contents)

☐ An Energy Performance Certificate (EPC)

HMO Shared Houses

☐ Where applicable appropriate planning permission for shared use

☒ Valid electrical safety certificate

☐ Information relating to the protection of Deposit monies

☐ Tenant Handbook for the property

☒ A Completed Inventory

☐ Details of any other obligations, if any, which the Landlord is required to perform such as covenants on the deed of the property that the Tenant may have to comply

☐ The Landlord confirms that at some time before the start of this tenancy, the Landlord lived in the Property as his/her only or main home and clause 7.3 applies in whole. Tick and sign here if applies

ADDITIONAL INFORMATION BY TENANT OR LANDLORD

If you have paid a deposit in respect of this Tenancy, your Landlord is obliged by Law to provide you with prescribed information about how your deposit has been protected and the circumstances whereby monies may be retained by the Landlord - as required by section 212 to 215 of schedule 10 of the 2004 Housing Act.

M Betts

Please additional information here

CERTIFIED COPY
Pursuant to the Births and



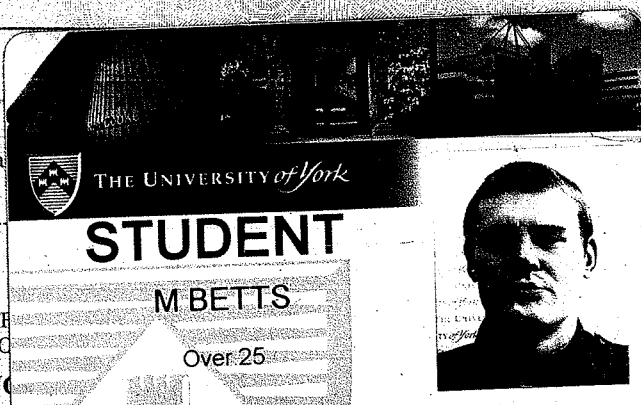
OF AN ENTRY
Deaths Registration Act 1953

BAF 621501

NHS Number	CWCRS 152	BIRTH	Entry No.	152
Registration district	Nottingham	Administrative area Metropolitan District of Nottingham		
Sub-district	Nottingham			
1. Date and place of birth	CHILD Seventeenth June 1981 Doncaster Gate Hospital Nottingham			
2. Name and surname	Matthew Wayne Betts		3. Sex	male
4. Name and surname	FATHER Wayne Stephen Betts			
5. Place of birth	Sheffield Yorks			
6. Occupation	Butcher			
7. Name and surname	MOTHER Dawn Betts			
8. Place of birth	Nottingham Yorks			
9.(a) Maiden surname	William	(b) Surname at marriage if different from maiden surname —		
10. Usual address (if different from place of child's birth)	79 Wesley Avenue Swallowwell Sheffield			
INFORMANT				
11. Name and surname (if not the mother or father)	12. Qualification Mother			
13. Usual address (if different from that in 10 above) —				
14. I certify that the particulars entered above are true to the best of my knowledge and belief D. Betts Signature of informant				
15. Date of registration	16. Signature of registrar Twenty seventh July 1981 Jean Stansfield Registrar			
17. Name given after registration, and surname —				

Certified to be a true copy of an entry in a

Collaring



Date 17.7.09

ATE AND USING

CAUTION: THERE ARE OFF
OR PC
WARNING