

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- This Tenancy Agreement is a legal and binding contract and the Tenant is responsible for payment of the Rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one Tenant, all obligations, including those for Rent and repairs can be enforced against all of the Tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint Tenants may have to nominate a lead Tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of Landlord and Tenant.
2. Prospective Tenants should have an adequate opportunity to read and understand the Tenancy Agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if it is sent by post in a registered letter (if the letter is not returned undelivered) addressed to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Unfair Contract Terms Guidance published by the Competition and Markets Authority.
7. If you accept a tenancy deposit under this tenancy, it must be protected by a tenancy deposit protection scheme and certain documents must be given to the Tenant. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the Tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The Tenant's notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The Landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988 but the Landlord's notice does not need to expire on the first or last day of a period of a tenancy.

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date <<DSADATE>>

Landlord(s) <<LFULLNAME>>

Landlord's Agent **Drake & Co Estate Agents Limited**

Anson Parade, 161a Dickenson Road, Rusholme, Manchester, M14 5HZ

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address

Tenant(s) <<TYAGNAME>>

Tenant(s) Email (see clause 12.4)

<<TYE-MAIL>>

Maximum Number of Permitted Occupiers <<NumberOfOccupants>>

Property The dwelling known as <<cADDRESSON1>> <<PPSTCD>>

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

Term For the term of <<TYTERM>> less a day commencing on <<TYCurSTART>> to <<TYVAC>>

Rent £<<TYRENT>> <<TYPERWORDS>>

Payable by standing order or bank transfer (other payment methods must be mutually agreed in writing)

Payment in advance by equal payments on the <<TYRENTDAY>>

July Payment July Rent is due on or before **20th June 2025**

If Tenants collect keys on 1st July the previous tenants may have only vacated the Property 24 hours earlier. The Agent/Landlord will be completing inspections and arranging maintenance and/or cleaning (if necessary) as soon as possible.

Tenants must report all repairs found throughout the duration of the tenancy using the online portal on our website, see the link below for more information

<https://www.drakes.co.uk/tenants/repair-request/>

Deposit A Deposit of £<<TYDEPFULL>> is paid by the Tenant to the Landlord/Agent which is due by **20th January**

The Deposit is held by the Agent as Stakeholder. The Agent/Landlord is a Member of the Tenancy Deposit Scheme. Deductions may be made from the Deposit according to the terms of this Agreement

Bank Details All payments are made via bank transfer using the details below

Business Account
Account Name: Drake & Co Estate Agents Ltd
Account Number: 43015858
Sort Code: 20-01-96

Interest Any interest earned will belong to The Agent

Member The Member refers to either the Agent or Landlord, whoever is registered with the Tenancy Deposit Scheme for the purposes of holding the Deposit

Stakeholder Refers to how the Deposit is held on behalf of the Tenant according to the rules of the Tenancy Deposit Scheme

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

(a) Each Tenant must provide a UK Guarantor with sufficient income to guarantee the rent and/or any damages throughout the duration of the tenancy

(b) If a Tenant is unable to provide a UK Guarantor, they must choose an alternative option e.g. paying rent in advance and/or using a company to stand as their Guarantor. Tenants must contact the office for additional information

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet/terms and website)

The Deposit has been taken for the following purposes:

- 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
- 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
- Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the Property for which the Tenant is liable
- 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

2.2 Inventory/Property Condition Report: Where the Landlord or his Agent has prepared an Inventory/standardised Property Condition Report for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory/standardised Property Condition Report by 30th September with any appropriate alterations, notes and photos as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent and charges

(3.1) To pay the Rent on the days and in the manner specified by the Landlord. If Rent is paid later than the day written in the agreement, a charge of 3% above the Bank of England base rate will be applied

(3.2) To pay promptly to the authorities to whom they are due, Council Tax, water and sewerage charges, gas, electric, television licence and telephone and other communication charges (if any) relating to the Property, where they are incurred during the period of the tenancy or any subsequent periodic tenancy, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected due to the Tenant's act or default. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord or his Agent prior to changing supplier for any of the utility services stated above

(3.3) To pay the Landlord's reasonable costs incurred as a result of any breach of the terms of the tenancy by the Tenant

(3.4) To pay the reasonable costs of the Landlord or his Agent where the Tenant requests early termination of the tenancy, and the Landlord has accepted the request, or where the Tenant fails to give the legally required notice to end a periodic tenancy

(3.5) To pay the reasonable costs of the Landlord or his Agent where the Tenant requests a variation to the tenancy

(3.6) Should there be a change of Tenant and/or an amendment to the contract at anytime, the following points will apply

- Consenting to changes is at the Landlord's discretion
- There must be a minimum of six months remaining of the tenancy in order for a tenant changeover to be processed
- The Tenant will remain responsible for all obligations (rent, utilities, council tax etc) under the terms of this agreement until a new tenancy commences
- The Tenant shall be responsible for all the Landlord's reasonable costs of the termination of the tenancy and re-letting the property. These costs must not exceed the financial loss that a Landlord has suffered in permitting, or reasonable costs that have been incurred by the Agent in arranging for, the Tenant to leave early

4. Start of the tenancy

(4.1) Staff are unable to release keys to Tenants unless all payments and documentation have been submitted beforehand

(4.2) Key collection is from **2pm onward** on the tenancy commencement date and is a first come first service basis. If multiple Tenants are moving in on the same day, one person must be nominated to collect keys on behalf of all Tenants

5. Use of the Property

(5.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(5.2) To use the Property as a single private dwelling as the Tenant's only or principal home and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(5.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(5.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage, or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(5.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(5.6) Not to use the Property for any illegal or immoral purposes

(5.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(5.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Permitted Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(5.9) **This is a non-smoking Property.** The Tenant agrees not to smoke or use e-cigarettes, or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

6. Repairs and Damage to the Property

(6.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees to pay for any damage caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(6.2) To pay the reasonable costs incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(6.3) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(6.4) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' e-mail notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. Each time a member of staff, the Landlord and/or a contractor attends the property, it will be treated as an inspection and any issues found during the visit will be documented. Failure to keep the property in a clean and tidy condition will cause vermin infestation and as such tenants will be responsible for the cost of pest control

(6.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended and not to remove any trees or plants

(6.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or his visitors or any other permitted occupiers

(6.7) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld

(6.8) To notify the Landlord or his Agent promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property via the online portal. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(6.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage. To remove all evidence of blu-tack, pin marks, adhesives etc from walls or, deductions will be made from the Deposit held to rectify any damage caused

(6.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(6.11) In order to comply with the Gas Safety Regulations, it is necessary:

(a) that the ventilators provided for this purpose in the Property should not be blocked

(b) that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or Agent

(6.12) Not to cause any blockage to the drains, pipes, sinks or baths. If a blockage is caused by improper maintenance, tenants will be responsible for the cost of the repair required to rectify this and any damage caused

(6.13) Not to introduce into the Property any portable heaters fired by liquid, bottled gas fuels or electric without the Landlord's prior written consent

(6.14) The Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Do not cover or remove detectors under any circumstances. Should the property have a fire alarm panel this will be tested annually. However, if a fault registers Tenants have a responsibility to notify the Agent immediately along with any faulty detectors by reporting this via the online portal.

(6.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided). This includes any replaceable, or disposable filters, vacuum bags etc. More information can be found within the Tenant Advice Hub accessible via our website

(6.16) Out of hours emergency contact numbers are listed on the office voicemail (**0161 224 2134**). Please be aware, contractors are self-employed and have a **call out charge** which Tenants will be responsible to pay for, if the call out is due to a Tenant's negligence. The Agent/Landlord do not accept responsibility regarding the availability of the contractor

(6.17) There are a variety of different locks installed at properties, some of which are self-locking e.g. entrance locking handles, roller locks, Yale locks etc. Tenants must familiarise themselves with the types of locks installed in the property. Drake & Co/the Landlord will not be held responsible for costs involved regarding regaining entry into the property if Tenants become locked out and do not have their keys

(6.18) To use a mattress protector to protect the mattress from being damaged

7. Other tenant responsibilities

(7.1) Within seven days of receipt thereof, to send to the Landlord or his Agent all correspondence addressed to the Landlord or the owner of the Property and any notice, order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(7.2) To ensure that any claims for Housing Benefit, Universal Credit or equivalent housing support made by the Tenant are legally claimed or received without overpayment

(7.3) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(7.4) To properly secure the Property including all locks and bolts to the doors, windows and other openings as well as setting the burglar alarm (if applicable) when leaving the Property unattended. Where the Property is left vacant for more than 28 consecutive days and the Rent is paid, to notify the Landlord or his Agent in writing, and to allow him access to the Property in order to secure it where necessary

(7.5) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(7.6) To allow contractors access to the Property, upon being given reasonable written notice, to allow electrical, gas and similar appliances, pipework and flues to be inspected and maintained. The Tenant further agrees to ensure that any access arrangements made in connection with such inspections or appointments are honoured so that contractors are able to carry out the work on the agreed day, call out charges will apply for missed appointments

(7.7) To promptly respond to any information requests by the Landlord or his Agent with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status

(7.8) Not to have any naked flames inside the Property including the use of candles. Tenants are also prohibited from burning incense as the smell can be absorbed into the walls/furnishings resulting in permanent damage

(7.9) Tenants are contractually bound to maintain the Property to a clean and satisfactory standard including internally and externally. Waste and recycling must be emptied regularly and disposed of correctly using the bins provided by Manchester City Council

(7.10) To take all reasonable and practical steps to keep the Property free from infestation by vermin. In the event of the Tenants' failure to do so, the Tenant shall indemnify the Landlord for all reasonable costs and expenses incurred in taking the appropriate remedial steps and making good any damage and future treatments to eradicate the infestation

(7.11) Not to overfill fridge/freezers and to operate them on the correct temperature settings to avoid food going off or defrosting. The Agent/nor the Landlord will not be responsible for food being thrown away. Tenants must also prevent a build up of ice from occurring as this can cause the appliance to breakdown

(7.12) All appliances such as: washing machines, dryers, microwaves and dishwashers (if provided) must be cleaned on a regular basis to ensure the appliance is correctly working. This includes cleaning out all filters and using a recommended cleaning product (e.g Calgon or dishwasher fluid). If a Tenant requests assistance from a contractor and it is found to be the Tenant's responsibility, they will be liable for the charge of this repair. Example instructions for appliances can be found within the guides included within the Tenant Advice Hub on the Drake & Co website. The link and password for this will be provided to Tenants prior to the tenancy beginning

(7.13) It is a Tenant's responsibility to ensure that the correct Contents Insurance policy is in place for their personal belongings

(7.14) Tenants must ensure that all communal areas and fire escape routes are kept clear in case of an emergency. Any fire/internal doors fitted must be kept closed at all times, to prevent the spread of a fire throughout the Property. More information regarding fire safety measures and equipment can be found in the Tenant Advice Hub

(7.15) Bikes must not be stored within the Property, they can block fire escape routes and cause damage to walls and/or floors

(7.16) All repairs that are required throughout the tenancy must be submitted via our online portal, as soon as Tenants become aware of them <https://www.drakes.co.uk/tenants/repair-request/>

8. End of tenancy

(8.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy

- a) To remove all rubbish and refuse from the Property internally (including cellars) and external areas, place all rubbish in the correct bins and leave no black bin bags. If belongings/rubbish are left behind, deductions will be made from the Deposit held to rectify this
- b) All rooms in the Property: bedrooms, communal areas, halls, staircase, kitchens etc must be cleaned thoroughly including areas under beds, sofas, chairs etc. All internal windows to be cleaned and paintwork to be wiped down
- c) Cookers, fridges and freezers must be emptied, defrosted and cleaned thoroughly with the doors left open to avoid black mould. Should Tenants fail to do so, they may be liable for a further clean
- d) Bathrooms must be cleaned with appropriate disinfectants ensuring that discoloured areas are removed
Shower curtains (if applicable) to be replaced with new

(8.2) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy

(8.3) To return the keys of the Property to the Agent by **12pm (midday)** on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned on time

(8.4) To provide a forwarding address to the Landlord or his Agent either prior to or at the end of the tenancy

(8.5) All utility bills must be settled and paid to the appropriate bodies (The Agent will require proof that all bills are up to date and paid in full before any Deposits are returned)

(8.6) To allow the Landlord or his Agent, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(8.7) To permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(8.8) The Agent/Member should inform the Tenant via email as soon as is practicable at the end of the tenancy, if they propose to make any deductions from the Deposit

(8.9) If there is no dispute the Deposit will be allocated according to the deductions agreed. If an agreement cannot be reached, any of the parties can refer the matter to the Tenancy Deposit Scheme for adjudication

(8.10) Where there are multiple tenants, each Tenant agrees with the other(s) that any one of them may consent on behalf of all Tenants to use alternative dispute resolution through a tenancy deposit protection scheme to deal with any dispute about the Deposit at the end of the tenancy

9. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

10. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

- (a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or
- (b) the Tenant does not comply with the obligations set out in this Agreement; or
- (c) the Landlord was induced to grant the tenancy by a false statement; or
- (d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

11. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

12. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the Agreement if the other members do not fulfil their obligations

"The Agent" refers to the person appointed by the Landlord to manage the property and collect Rent, or anyone who subsequently takes over these rights and responsibilities.

13. The parties agree:

(13.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home

(13.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988

(13.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below)

(13.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent

(13.5) Whilst the Landlord or his Agent shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, bill management companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord or his Agent will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

(13.6) Tenants consent to the Agent sending information via email throughout the duration of the tenancy. This includes, but is not limited to: Energy Performance Certificate (EPC), Gas Safety Certificate, EICR Certificate, How to Rent Guide, *What is a Tenancy Deposit Scheme?* leaflet, links to the Tenant Advice Hub and any other important information

14. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions (*attach a separate sheet if necessary*)

.....
.....

SIGNED by the LANDLORD(S) or the Landlord's Agent

<<SPSIGNATURE>>

<<DSASIGN>>

<<DS_T_Inits_H>>

SIGNED by the TENANT(S) :-

<<DS_T_NAMESIG_H>>

Prescribed Information for Assured Shorthold Tenancies

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 ("Relevant Person") within 30 days of receiving the Deposit. This is to ensure that Tenants are made aware of their rights during and at the end of the tenancy regarding the Deposit.

(a) The scheme administrator of the Tenancy Deposit Scheme is:

The Dispute Service Limited

West Wing
First Floor
The Maylands Building
200 Maylands Avenue
Hemel Hempstead
HP2 7TG

Phone: 0300 037 1000

Email: deposits@tenancydepositscheme.com

Web: www.tenancydepositscheme.com

- (b) A leaflet entitled *What is the Tenancy Deposit Scheme?*, which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, Housing Act 2004, must accompany this document when given to the Tenant and any relevant person.
- (c) The procedures that apply under the scheme by which an amount in respect of a Deposit may be paid or repaid to the Tenant at the end of the tenancy are set out in the scheme leaflet: *What is the Tenancy Deposit Scheme?*, which accompanies this document.
- (d) The procedures that apply under the scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?*
- (e) The procedures that apply where the Landlord and the Tenant dispute the amount of the Deposit to be paid or repaid are summarised in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?* More detailed information is available on: www.tenancydepositscheme.com
- (f) The facilities available under the scheme for enabling a dispute relating to the Deposit to be resolved without recourse to litigation are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?* More detailed information is available on: www.tenancydepositscheme.com

(i) THE DEPOSIT

The amount of the Deposit paid is £<<TYDEPFULL>>

(ii) ADDRESS OF THE PROPERTY TO WHICH THE TENANCY RELATES

<<cADDRESSON1>> <<PPSTCD>>

(iii) DETAILS OF THE LANDLORD/AGENT

Name(s): **Drake & Co Estate Agents Ltd**

Address: C/O:- Anson Parade, 161a Dickenson Road, Rusholme, Manchester, M14 5HZ

Email address :- info@drakes.co.uk

Telephone number:- 0161 224 2134

(iv) DETAILS OF THE TENANT(S)

Name(s) LT): <<TYAGNAME>>

Address(es) for contact after the tenancy ends (if known)

Email address(es) *see clause 13.4*

Mobile number(s) Held on record, Tenants must update The Agent throughout the tenancy if contact details change

<<DS_T_Inits_H>>

(v) CIRCUMSTANCES WHEN THE DEPOSIT MAY BE RETAINED BY THE LANDLORD

The circumstances when all or part of the Deposit may be retained by the Landlord(s) by reference to the terms of the tenancy are set out in *Clause 2.1 and Clauses 7.1 to 7.10* 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.

(vi) 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

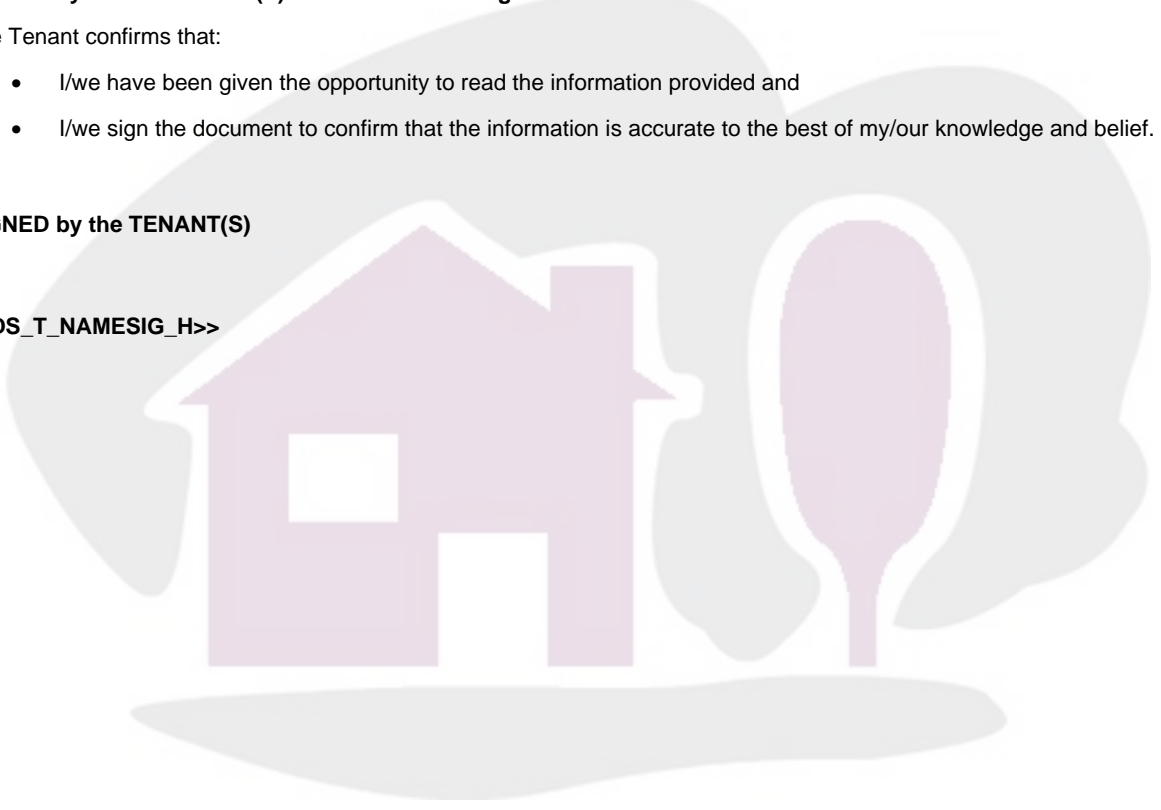
SIGNED by the LANDLORD(S) or the Landlord's Agent <<SPSIGNATURE>> <<DSASIGN>>

The Tenant confirms that:

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

SIGNED by the TENANT(S)

<<DS_T_NAMESIG_H>>



<<DS_T_Inits_H>>



Inclusive Bills Agreement

IMPORTANT NOTICE

The terms of the Agreement set out in this document together with any documents expressly referred to in them will constitute a legal binding contract. If you are unsure of your obligations under this Agreement then it is recommended that you take independent legal advice before signing.

Bills Paid Ltd are a bills management company, we will set up, manage and close your utility accounts at the agreed address for the agreed period.

This Agreement is between Bills Paid Limited and You, the Customer. Drake & Co act as an Agent on behalf of Bills Paid Limited.

Should you have any questions regarding this Agreement, please do not hesitate to contact us on: info@billspaidltd.co.uk

For further information see our website at www.bills-paid.co.uk

These terms are governed by English law, you can bring legal proceedings in respect of the goods and services in the English courts. If you live in Scotland, you can bring legal proceedings in respect of the goods and services in either the Scottish or the English courts. If you live in Northern Ireland, you can bring legal proceedings in respect of the products in either the Northern Irish or the English courts.

Bills Paid Limited, registered in England and Wales under company number: 08656428.

Date <<DSADATE>>

Utility Management

Company: **Bills Paid Limited**

Agent: <<SPSIGNATURE>>
Drake & Co Estate Agents Ltd
Anson Parade, 161a Dickenson Road, Rusholme, Manchester, M14 5HZ

Customer(s) <<TYAGNAME>>

Property The dwelling known as <<cADDRESSON1>> <<PPSTCD>>

Term For the term of **twelve months less a day**
Commencing on <<TYCurSTART>> to <<TYVAC>>

Payment **£26.00 per person per week** (equivalent to £112.66 per person per calendar month)
In advance by equal payments on the **1st of each month**

July Payment July is due on or before **20th June 2025**
Payments are then due on or before 1st each month starting 1st August.
Payable by standing order or bank transfer (other payment methods must be mutually agreed in writing)
To be paid to our Agent, Drake & Co Estate Agents

Bank Details Business Account
Account Name: Drake & Co Estate Agents Ltd
Account Number: 43015858
Sort Code: 20-01-96

Service Bills Paid Ltd will manage the utility accounts including gas, electricity, water, broadband, telephone line (if applicable) and TV licence at the address stated, throughout the duration of the Contract. The amount paid covers the management and utility charges during the term. No reimbursement will be offered should the inclusive limit not be reached.

Late Payment A late payment charge of £15 per month will be payable on any late monthly bill payments. E-mail reminders will be sent to the Customer(s) within the first few days of a late payment. Should any further reminders be required, the Customer(s) will be liable for any additional administration fees. It is the Customer(s) responsibility to make sure contact details are up to date.

Meter Readings Customers are required to send meter readings via email to Bills Paid Ltd on a monthly basis, between the 20th and 25th of each month, to monitor usage. Should the Customer(s) fail to do so at any time, and a representative be required to visit the property to obtain the readings, a charge of £15 will apply.

Bills Paid aren't liable for incorrect meter readings and/or information supplied by Customer(s). Bills Paid aren't responsible for the amount of energy the Customer(s) consume. It is the Customer(s) responsibility to monitor the usage throughout the duration of the Contract and keep it within reasonable limits.

Liability Bills Paid Ltd are not a utility provider, we provide a bills management service at the agreed property for the agreed period. As we are not the utility supplier, there may be occasions in which the delivery or performance of the services is affected by an event outside our control. Should this arise, we will contact you as soon as possible to let you know and we will take steps to minimise the effect of the delay. Provided we do this, we will not be liable for any disruption to the supply of the goods and/or Service.

We have no responsibility for or control over, the Internet Services you access and do not guarantee that any services are error or virus free. We have no responsibility for, or control over, the information you transmit or receive via the Internet. We do not guarantee the availability of the Internet Service, the speed at which information may be transmitted or

received via the internet Service; or that the Internet Service will be compatible with equipment or any software which you use.

There can be a considerable a delay in switch over and set up of broadband at the start of the contract depending on previous providers, please take this into consideration as this is unavoidable.

Correspondence

Utility providers may from time send correspondence directly to the property. In this event, the Customer is required to forward this correspondence to Bills Paid Ltd at the following email address: info@billspaidltd.co.uk within seven calendar days. We will not be liable for any disruption to service or incurred charges as a result of missed correspondence, should the Customer fail to provide this to us.

Faults

If you have any questions or complaints about the goods or services, please contact us by writing to us at info@billspaidltd.co.uk. If the complaint is regarding goods (for example, a broadband fault) provided by a third party (example, the broadband provider), we will refer this to the relevant persons and will manage the complaint on behalf of you, our Customer.

If an engineer appointment is requested by the Customer and this is considered to be "missed", "failed" or arranged unnecessarily (for example if a fault is caused by wilful neglect or damage, or by user error) then we may be charged for this by our providers. In this circumstance, we reserve the right to pass these charges on to you in full. More information on engineer charges will be provided to you before any appointment is arranged.

Equipment

Bills Paid supply the broadband router only, not any add ons, boosters or extensions. You are responsible for ensuring that any equipment which you use to connect to the utilities is in good working order and conforms at all times with all applicable regulations and laws. Where we provide equipment to you, you agree to take all reasonable care to prevent the loss, theft and damage of our equipment. You agree that you are responsible for any loss of or damage to the equipment.

If a telephone line is installed, this is for broadband purposes only. We do not provide a telephone and the cost of calls is not included within your Inclusive Bills Package. Should you provide and use your own telephone within the property, additional charges will apply.

Cancellation

If any Customers' use of Bills Paid Ltd's services or the utilities we manage constitute a breach of this Contract or any documents expressly referred to within, or if we deem that your use of the service and/or utilities is negligent, Bills Paid may, at its discretion, either give notice to stop the unacceptable use(s) or terminate the provision of our service.

Should there be a change of occupant at the property, please be aware that allowing a change to an existing Contract is at the discretion of Bills Paid Ltd and must be confirmed in writing by ourselves or our Agent. Should a Customer exit the Agreement at anytime and/or a change to the Agreement be necessary, an administration charge of £40 will be payable by the persons leaving the Contract.

Fair Usage Policy

Customers are subject to Bills Paid Ltd Fair and Acceptable Usage Policy (FAUP). The Fair and Acceptable Usage Policy ensures that the energy and water usage is not excessive and is kept within reasonable and sensible limits. Within the Fair and Acceptable Usage Policy, you will also find information surrounding your responsibilities to help keep your network secure. Please ensure that anybody using the goods agrees with this policy and is aware of their obligations under it. This extends to your members of your household, or anybody accessing the network at the property.

See the Fair Usage Allowance below. The allowance below is for gas and electricity combined, and varies for properties, depending on the number of bedrooms/occupants. The allowances are designed to be generous and if you are sensible with your energy consumption, it is unlikely you will exceed these limits. These allowances refer to a twelve month Contract. If the Contract is for a period of less than twelve months, these figures will apply on a pro-rata basis.

Fair Energy Usage Allowance for Gas and Electricity:

Number of Tenants Per Property. Annual Fair Usage Allowance Per Property.

2. £2180.88
3. £2422.68
4. £2951.52
5. £3387.80
6. £3778.32

7. £4269.72
8. £4879.68
9. £5489.64

Water usage must be kept within reasonable limits and comparable with other properties of the same size in the area. If a water meter is installed within the property, you will be required to send monthly water meter readings to Bills Paid Ltd via email to monitor your water usage. Should we deem the usage at the property to be excessive, you will be informed and allowed the opportunity to reduce your usage. Should you continue to use water excessively, a supplemental charge may apply, to cover any costs that we deem to exceed a fair amount.

For unmetered homes, the maximum rateable value of your premises allowed is £425 for 1 to 5 tenants in your Premises, increasing by £30 for each additional tenant.

For homes where there is a water meter installed, the maximum usage allowed for 1 to 5 bedroom properties is 160 cubic meters of water and 160 cubic meters of sewerage per annum. For each additional bedroom above 5, your allowance increases by 20 cubic meters of water and 20 cubic meters of sewerage per annum.

If Customer(s) exceed the limits set in the Fair and Acceptable Usage Policy, Bills Paid Ltd reserve the right to apply a supplemental charge to cover the amount by which you exceeded the allowance. Bills Paid Ltd will notify the Customer(s) via email and you will be required to pay the balance within fourteen days. Failure to pay in a prompt manner will result in administration charges.

The full Fair and Acceptable Usage Policy is available to view on our website and at the following link: www.bills-paid.co.uk/policies/fair-and-acceptable-usage-policy-2023-24/

By signing this Agreement, you confirm that you have read, understood and agreed to the Bills Paid Ltd Fair and Acceptable Usage Policy found on the link.

Should you have any questions regarding these terms, please contact us promptly to discuss. If you are unsure of your obligations under these terms, then it is recommended that you take independent legal advice before signing

Agent

<<SPSIGNATURE>>

<<DSASIGN>>

SIGNED by the CUSTOMER(S) :-

<<DS_T_NAMESIGDATE_H>>

This Agreement is between Bills Paid Limited and You, the Customer. Drake & Co act as Agent on behalf of Bills Paid Limited.

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