

(Brown)

From 26th OCT 2013
To 26th AUG 2015

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY
Under the provisions of The Housing Act 1988

LANDLORD: Ribble Valley Luxury Homes Ltd. [REDACTED]

TENANTS: [REDACTED]

TERM: Three Months

COMMENCEMENT
DATE: 26th October 2013

END DATE: 25th January 2014

RENT: £875.00 pcm

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:

DEPOSIT: £1,312.50

TERMS:

1. This Agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act 1988.
2. The Landlord lets and the Tenant takes the Premises for the Terms and at the Rent specified above.
3. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out overleaf with the amendments and additions to them (if any) set out under the heading "Special Tenancy Conditions" also overleaf.
4. The Tenant shall pay to the Landlord upon the signing of this Agreement the amount of the Deposit (if any specified) and the first payment of Rent.
5. This tenancy includes the use of the Landlord's Fixtures and Fittings ("the Fixtures and Fittings") in the Premises including amongst other things all matters specified in the attached Inventory and Schedule of Condition ("the Check-in Inventory and Schedule of Condition").
6. In the instance of any correspondence being sent to the tenant regarding rent arrears, an administration fee of £25.00 will be incurred for each correspondence.

DATE: 14/10/13

SIGNE [REDACTED] (Tenant)

SIGNE [REDACTED]
(by or on behalf of the Landlord)

PRINT [REDACTED] (Tenant)

PRINTED [REDACTED]
(by or on behalf of the Landlord)

SIGNE [REDACTED] (Tenant)

PRINT [REDACTED] (Tenant)

(Burs)

From 1 SEPT 2015
TO SALE OF HOUSE TO

TENANCY AGREEMENT GREAT CLOUGH
PROPERTIES.

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and 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 Act 1988 as amended by the Housing Act 1996.

Date

1/09/2015

Landlord(s)

Ribble Valley Luxury Homes

Tenant(s)



Property

The dwelling known as: 36 GREEN BANK PARK

Term

For the term of: 3 MONTH
Commencing on: 1/09/2015

Rent

£550 paid per calendar month, payable 1 month in advance

Payment

Rental payments are due in advance and will be equal monthly payments due on the 1st of each month

Deposit

£550 will be held with the Deposit company and will be returned on move out providing all rent and any other invoice related to the property is paid in full. The deposit will be returned with no added interest

Premises are

UnFurnished

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.
2. The Tenant pays the Deposit as security for their performance of the Tenant's obligations and to pay any compensate the Landlord for any breach of those obligations. It is agreed that this sum shall not be transferable by the Tenant in any way, and at any time against the payment of the Rent and that no interest shall be payable on this Deposit. The balance of the Deposit is to be paid to the Tenant only after vacation of the Property, such amount to be assessed at the outgoing check upon termination of the Agreement.

3. (Tenants Obligations) The Tenant agrees with the Landlord:-

Rents and Charges

To pay the **deposit** as requested for security for any loss or damage to the premises or contents. The Deposit will be held by the Landlord and will be refunded to the Tenant at the end of the Term (however it ends) at the forwarding address provided to the Landlord but less any reasonable deductions properly made by the Landlord to cover any reasonable costs incurred or losses caused to him by any breaches of the obligations in his Agreement by the Tenant. No interest will be payable to the Tenant in respect of the Deposit money

To pay the **Rent** on the days and in the manner specified to the Landlord.

Interest, to pay interest upon any **late rental payments** at **10%** above base rate per day for any amounts that are more than seven days late, whether requested or not.

Insurance, the house is insured by the Landlord, but the Tenant is liable for the first **£100**, of any claim made which was the fault of the Tenant, or their guests. The Tenant(s) are responsible for the insurance of their own contents.

Not to do or permit anything to be done which might make void or voidable the insurance of the landlord, or occasion an increase in the premium. Any increase in the premium due to the Tenant(s) actions may be charged directly against them.

To pay promptly to the authorities to whom they are due, **council tax and outgoings** (including water and sewerage charges, gas, electric, telephone, light etc relating to the Property), including any which are imposed after the date of this Agreement and to pay the total cost of any reconnection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected.

Use of the Property

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

To use the Property as a **single private dwelling** and not to use it or any part of it for any other purpose nor to allow anyone else to do so.

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

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 the Landlord or to the occupiers of the neighbouring premises, or which may void any insurance of the Property or cause the premiums to increase.

Not to keep any **animals or birds** or other living creature on the Property without the Landlord's written consent such consent if granted to be revocable at will by the Landlord.

Not to use the Property for any **illegal or immoral purpose**.

That all **rubbish is stored** in appropriate rubbish bins in a suitable place and made available for collection

That **no dangerous items**, including explosive or flammable materials be left lying around the immediate neighbourhood by you and/or any member of your household.

To **park cars** in the pre-designated parking spaces (where appropriate)

Not to possess drugs, or other illegal items on the premises other than over the counter drugs and drugs prescribed by a qualified medical practitioner.

Repairs

Not to damage or injure the Property and Contents or make any alteration or addition to it. Any redecoration is to be made only with the prior written consent of the Landlord or his Agent.

To keep the interior of the Property and Contents in good clean condition and complete repair (damage by accidental fire and reasonable wear and tear excepted) and to keep the Property at all times well and sufficiently aired and warmed during the tenancy. This clause does not oblige the Tenant to put the Property into better repair than it was in the beginning of the tenancy.

To immediately pay the Landlord or his Agent the value of replacement of any furniture or effects lost or damaged or destroyed or at the option of the Landlord, replace immediately any furniture or effects lost, damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property.

That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times on giving 24 hours' notice (unless in the case of an emergency) enter the property for the purpose of viewing, inspecting its condition and state of repair or for the purpose of repair, maintenance or repainting.

To keep the gardens (if any) including all driveways, pathways, lawns, hedges and rockeries, neat tidy and properly tended at all times and not remove any trees or plants and to keep any garage in good order.

To replace all broken glass in doors and windows damaged during the tenancy.

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.

Not to glue stick or otherwise fix anything whatsoever to the exterior or interior of the Property without the Landlord's written consent.

To take all reasonable precautions to prevent damage by frost.

In order to comply with the Gas and Safety Regulations, it is necessary

that the ventilation provided for this purpose in the Property should not be blocked

that brown or sooty build up on any gas appliance should be reported immediately to the Landlord or the Landlord's agent

To keep the drains, waste pipes and gutters free from obstruction and to keep the chimney (if appropriate) swept as often as necessary.

Other Tenant Responsibilities

Not to leave the Property vacant for more than 30 consecutive days and to properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended.

To inform the Landlord in writing of any periods over days, when the premises will be left empty. In winter, the Tenant is responsible for turning off the main water and draining the heating and water storage.

To fully pay and **compensate** the Landlord for any costs expense loss or damage incurred or suffered by the Landlord as a consequence of any breach of the Agreement on the part of the Tenant in this Agreement.

Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's agent at reasonable hours in daytime to enter and **view the Property** with prospective Tenants or purchasers.

Not to introduce into the Property any **portable heaters** fired by liquid or bottled gas fuels without the Landlord's prior written consent.

That the Tenant shall be responsible for testing all **smoke detectors** (if any) fitted in the Property on a regular basis and replace the batteries as necessary.

To **clean the windows** inside and out at least once every two months.

To give the Landlord a copy of any **relevant postal notices** or documents received concerning the premises within 7 days of receiving them - In particular, any notice received under the Party Wall Act 1996. The Tenant agrees not to do anything as a result of the notice unless required to do so by the Landlord.

End of Tenancy

To allow the Landlord to **affix a re-letting sign** to the premises, four weeks prior to the termination of the tenancy, and allow the Landlord or other persons with the landlords permission to view the premises at reasonable hours.

To leave the Property and the Contents at the end of the tenancy in the **same places** in which they were originally positioned at the commencement of the tenancy.

To arrange for the Property to be **professionally cleaned** on the termination on the Tenancy. To pay for any cleaning services that may be requires to reinstate the Property to the same order that it was provided at the commencement of the tenancy including the washing and ironing or cleaning of all linen, carpets and curtains which shall have been soiled during the tenancy. If the property isn't clean to the standard the property was let in £200 will be kept from the bond to cover cleaning costs. Also if any rubbish/furniture etc is left in the property/cellar/yard £200 will be kept from the bond to cover the cost of removing the items/rubbish.

To provide the Landlord with a **forwarding address** when the tenancy comes to an end

If the Tenant(s) **abandon the property** without telling the landlord, the landlord will enter the property, repair and clean if necessary and charge the Tenant accordingly. The tenant agrees to pay all costs connected with the Landlord(s) attempt to find their geographical whereabouts, including any court fees.

To **leave the property** at the end of the tenancy in good repair and condition, upon the date so appointed and hand back all keys to doors, windows and any other items, for which the Landlord will provide the Tenant with a receipt.

Notice, the Tenant(s) must give at least one months notice to the landlord, (after any fixed term of the tenancy agreement has ended), either by recorded post to the Landlords address, or in person.

If at any time:-

any part of the **Rent is outstanding** for 14 days after becoming due (whether formally demanded or not) and/or

there is any breach, **non-observance or non-performance** by the Tenant of an covenant or other term of this Agreement which has been notified in writing to the Tenant and the Tenant has failed within a reasonable period of time to remedy the breach and/or pay reasonable compensation to the Landlord for the breach and/or

any of the grounds set out as Grounds 2, 8 or Grounds 10-15 (inclusive) (which relate to breach of any obligation by a Tenant) contained in the Housing Act 1988 Schedule 2 apply, the Landlord may recover possession of the Property and this Agreement shall come to an end. The Landlord retains all his other rights in respect of the Tenant's obligations under this Agreement. Note that if anyone is living at the Property or if the tenancy is an assured or assured shorthold tenancy then the Landlord must obtain a court order for possession before re-entering the Property under the Housing Act 1988. This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.

4. (Landlord Obligations) The Landlord agrees with the Tenant that:-

Provided the Tenant shall pay the Rent and perform the agreements on his part already referred to, the Landlord shall permit the Tenant to have **quiet enjoyment** of the Property without unreasonable interruption by the Landlord or his Agent.

The Landlord will **keep in repair**:-

- the structure and exterior of the Property (including drains, gutters and external pipes);
- the installations at the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences);
- the installation at the Property for space heating and heating water

But the Landlord will **not be required** to:-

- carry out works for which the Tenant is responsible by virtue of his duty to use the Property in a Tenant-like manner;
- reinstate the Property in the case of damage or destruction if the insurers refuse to pay out the insurance money due to anything the Tenant has done or failed to do;
- rebuild or reinstate the Property in the case of destruction or damage of the Property by a risk not covered by the policy of insurance effected by the Landlord.

Any notice served by the Landlord on the Tenant shall be sufficiently served if sent by registered or **recorded delivery post** to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.

The Landlord shall be entitled to have and **retain keys** for all the doors to the Property but shall not be entitled to use these to enter the property without the consent of the Tenant (apart from an emergency) Any notices or other documents shall be deemed served on the Tenant by either being left at the Premises or by being sent to the Tenant at the Premises by first-class post. If notices or other documents are served on the Tenant by post they shall be deemed **served on the day** after posting

TENNANT

PRINT

Signed

LANDLORD

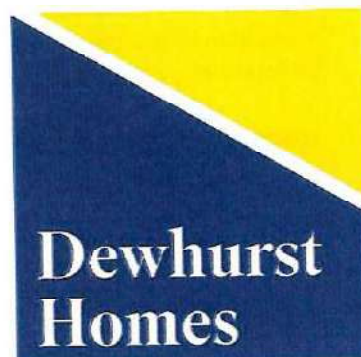
Signed

Date

01-09-2015

ASSURED SHORTHOLD TENANCY AGREEMENT

TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU DO WANT AND NOTHING THAT IS UNACCEPTABLE TO YOU



TENANCY PARTICULARS

Created Date: 24 May 2023

Landlord: [REDACTED]
whose address for service of Notices in England and Wales is at
[REDACTED]

Tenant 1: [REDACTED]
Tenant 2: [REDACTED]
Tenant 3: [REDACTED]

Term: 13 Weeks certain commencing on 1st April 2023 and Ending on 30th June 2023 and any period of holding over or extension or continuance by statute or common law.

Rent: £550.00 PCM.

In the event that any instalment of rent or any other money payable by the Tenant under this agreement is not paid within 14 days of the day on which it became due then the tenant is liable to 3% above the Bank of England's annual percentage rate for each day that the payment is outstanding.

Premises: 36 Green Bank Park Higher Road Longridge Lancashire PR3 2XY

The Inventory: the list of furniture furnishings fixtures and other items at the Premises which is attached to this agreement.

Deposit: £0.00
"The deposit, £0.00 will be protected by The My Deposits– insurance backed scheme (operated by Tenancy Deposit Solutions Limited) The Terms and Conditions and ADR Rules governing the protection of the deposit including the repayment process can be found at www.mydeposits.com

The Agent [REDACTED]

1 INTERPRETATION

- 1.1 The expression "the Landlord" shall apply to the person who is for the time being entitled to the reversionary interest in the Premises on determination of the Term.
- 1.2 The expression "the Tenant" includes the persons deriving title under the Tenant.
- 1.3 Where the "the Landlord" or "the Tenant" for the time being comprises two or more persons the obligations made by or with them in this agreement shall be made by or with such persons jointly and severally.
- 1.4 Words importing the masculine gender only include the feminine gender and words importing the singular number include the plural number and visa versa.
- 1.5 References to any statutory provision include any statutory re-enactment or modification of it for the time being in force.
- 1.6 Any obligation by the Tenant not to do any act or thing shall include an obligation not to permit or allow the doing of such act or thing.
- 1.7 References to the Premises include references to any part or parts of the Premises and to the fixtures furniture furnishings and contents as set out in the Inventory.

2 AGREEMENT

- 2.1 The Landlord agrees to let and the Tenant agrees to take the Premises for the Term at the Rent.
- 2.2 The Rent shall be payable in advance on the 1st day of each and every month of the Term with the first of such payments to be made on the signing of this agreement.

3 TENANT'S OBLIGATIONS

The tenant agrees with the landlord as follows:

3.1 RENT

To pay the Rent during the Term on the days and in the manner stated above (whether formally demanded or not) without any deduction or any set off whatsoever to the.

Landlord by standing order to the following account:

Bank Name:

Account Holder Name:

Sort Code:

Account Number:

Ref-22 Green Bank Park PR3 2XY

3.2 OUTGOINGS

To register for and pay the council tax (or any tax replacing it) and to pay all other existing and future rates taxes assessments charges and outgoings of every kind and description payable by law in respect of the Premises save that the Tenant shall not be responsible for any of the same imposed on the Landlord in respect of any disposition of or dealing with his interest in the Premises.

3.3 SERVICES

To pay for (direct to the relevant authority or supplier) all gas electricity fuel oil and water which is consumed or supplied on or to the Premises and for all telephone calls made throughout the Term and the amount of all rentals and standing charges for gas electricity fuel oil and water or the provision of a telephone line throughout the Term.

To pay the amount of the BBC television licence fee and of any charges for cable sky or satellite television services for the Premises throughout the Term.

To pay all charges for the security alarm or other security system at the Premises together with any and all "call out" charges resulting from the security alarm or other security systems at the Premises being activated whether or not intentionally during the Term.

To ensure that all accounts issued by the relevant authorities or suppliers are issued to and made out to the Tenant for the duration of the Term. If any service or facility is disconnected due to non-payment of an account to pay the reconnection charges and to indemnify the Landlord against any demands or claims made in respect of them.

3.4 REPAIR

3.4.1 During Autumn/Winter (Oct, Nov, Dec, Jan) seasons or any cold season to take reasonable precautions to avoid damage by freezing or burst water pipes (with any central heating or hot water system being times to come on for at least 2 hours (two) in the morning and evening to a reasonable temperature). The Tenant will be liable for any damage caused by any breach of this clause.

3.4.2 To keep the interior of the Premises and the paint wallpaper and decorations fireplaces window fittings sash cords and glass doors and door furniture in good clean and tenantable repair and condition.

3.4.3 To advise the Agent of any defects and disrepair in or at the Premises for which the Landlord is liable as soon as they arise.

3.4.4 To keep cleansed and free from obstruction all gutters sewers down pipes drains sanitary apparatus water and waste pipes.

3.4.5 Immediately to replace all cracked and broken glass defective tap washers light bulbs and fluorescent tubes and starters and fuses as and when necessary ensuring all reasonable safety precautions are observed and to inform the Landlord of any such replacements.

3.4.6 To clean all the windows of the Premises both inside and outside at least once in every two calendar months of the Term and at the end of the Term.

3.4.7 To keep the Premises well and sufficiently aired and warmed at all times during the Term and to take all such precautions as may be necessary to prevent water pipes sinks WCs and cisterns within the Premises becoming damaged by frost and in the event of any damage being so caused to make good such damage at the Tenant's own expense.

3.4.8 To use reasonable endeavours to keep the Premises free from pests and vermin and to advise the Agent immediately of any infestation or insects vermin wet or dry rot or of any disrepair which if continued might cause further damage to the Premises or a danger to any person. If pets are allowed by your landlord you will need to make sure that the property is free from any foul smells, stains and scratches on move out. The landlord can request a professional clean prior to move out and evidence of this.

3.4.9 Tenant should make correctly ventilated and take steps to reducing and preventing condensation, damp and mould growth. Using an appropriate cleaning product at regular intervals, Putting lids on pans and using an extractor fan when cooking or showering, Not hanging wet clothes on radiators or drying clothes indoors at all, if possible. Running a reasonable amount of heating in the house, Keeping vents on UPC windows open, Ensuring that furniture is not preventing air flow by being placed against walls or in front of radiators, Occupiers should dry any wet surfaces regularly and treat signs of mould either with mould and mildew cleaning products which are widely available from supermarkets and household retailers or with a white vinegar based DIY treatment. Other advice can be seen on national websites regarding helping prevent of these types of issues.

3.4.10 At the end of the Term to pay for the washing and professional cleaning of all carpets, curtains, linens, bedding, furniture upholstery and similar articles (Only required due to damages/stains and any pets kept at the property during the tenancy for any period of time).

3.4.11 At the end of the Term to pay for the washing and cleaning of all carpets curtains linens bedding upholstery and similar articles (only required due to damages and stains if it can be proved it was caused during the tenancy).

3.4.12 To keep the garden of the Premises clean and tidy and to mow the lawns as often as necessary and to keep the flower beds free from weeds and hedges trimmed and not to lop top cut down remove or otherwise injure any trees shrubs or plants growing upon the Premises or to alter the general character of the garden and throughout the whole of the Term to cultivate the garden in a reasonable manner according to the season of the year.

3.5 DECORATION AND ALTERATIONS

- 3.5.1 Not to make any alterations or additions to the Premises either internally or externally whether structural or otherwise.
- 3.5.2 Not to make any alterations or additions to or tamper or interfere with the electric gas or plumbing systems installations or meters in or serving the Premises.
- 3.5.3 Not to carry out any re-decoration of the Premises or any part thereof without prior written consent of the Landlord or the Agent.
- 3.5.4 Not to do anything or omit to do anything upon the Premises which shall cause damage to or deterioration of its internal or external surfaces or to the coverings or decorations of those surfaces save that the Tenant shall be permitted to hang a reasonable number of pictures provided that they are hung using good quality picture hooks and that at the end of the Term the walls are made good to the reasonable satisfaction of the Landlord.
- 3.5.5 Not to put pins nails or screws in or blu-tac (or similar) on the walls, ceilings, doors or windows.
- 3.5.6 Not to affix or exhibit on or from the Premises so as to be visible outside of it any placard sign or poster of any description.
- 3.5.7 Not to erect any television aerial satellite dish or radio mast or install cable television without the prior written consent of Agent. In the event of consent being given any equipment must be removed at the end of the Term if required by the Landlord and any damage to the Premises made good at the Tenant's expense.

3.6 SECURITY AND KEYS

- 3.6.1 The Tenant is responsible for arranging insurance cover for public liability and personal belongings and effects brought on to the Premises and neither the Landlord nor the Agent shall be held liable for any loss or damage irrespective of how such loss or damage occurs.
- 3.6.2 Not to install or change or alter any locks or security codes at the Premises without the Landlord's or the Agent's prior written consent and to provide the Landlord or the Agent with a set of keys or the new codes immediately upon replacement.
- 3.6.3 Not to leave the Premises unoccupied for any period whatsoever without locking and securing all windows and doors permitting access to the Premises and to ensure that the security alarms or other security devices are set at all appropriate times.
- 3.6.4 Not to leave the Premises unoccupied or vacant for any period greater than 7 days at any one time without first giving written notice to the Landlord or the Agent of the intention to do so.

3.6.5 To deliver to the Agent all keys and security devices or codes by 3 pm on the date that the Term expires.

3.7 USE OF THE PREMISES

3.7.1 To use the Premises only for the purpose of a private residence in the occupation of the Tenant.

3.7.2 Not to smoke in the Premises or to permit visitors to do so.

3.7.3 Not to assign underlet share or part with possession or occupation of the Premises or any part of it nor take in any lodger or paying guest.

3.7.4 Not to use the Premises or allow the Premises to be used for any profession business or trade whatsoever nor use the Premises or allow the Premises to be used for any illegal immoral or improper purpose.

3.7.5 Not to keep or permit to be kept on the Premises any animal fish reptile or bird without the previous written consent of the Landlord or the Agent. Such consent may be withheld and may be withdrawn in the event that the animal fish reptile or bird causes damage to the Premises or a nuisance or annoyance to the Landlord or to the owners or occupiers of adjoining premises.

3.7.6 Not to do or permit to be done in or on the Premises any act or thing which may be or become a nuisance or annoyance or cause damage or inconvenience to the Landlord or the tenants or occupiers of any adjoining premises or which may render void or voidable any policy of insurance on the Premises or on the items listed in the Inventory or which may cause the premium of such policy to be increased.

3.7.7 Not to use or keep in the Premises any type of stove heater or lamp burning paraffin (or any type of fuel oil) nor to use or permit to be used any electrical apparatus or other equipment of a type or in a condition which might endanger the Premises.

3.7.8 Not to obstruct any access to the Premises.

3.7.9 Not to engage any contractor or otherwise incur expenditure on behalf of the Landlord or the Agent (without the prior written approval of the Landlord or the Agent).

3.7.10 To keep open and in good working order and free from obstructions all baths sinks taps and lavatories cisterns wastes and other pipes on the Premises and to indemnify the Landlord against all damage arising due to breach of this obligation or through leakage or overflow from any such drains or fittings due to any such breach.

3.7.11 Not to keep park or store any boat caravan commercial or similar vehicle at or near the Premises.

3.7.12 To forward without delay to the Agent any correspondence addressed to the Landlord which is delivered at the Premises and to inform the Agent forthwith of any notice affecting the Premises which may be served on the Tenant or left on the Premises or otherwise come to the attention of the Tenant.

3.8 ENTRY AND INSPECTIONS

3.8.1 To permit the Landlord or the Agent or the Landlord's contractors upon giving 24 hours prior notice (except in the case of emergency when no notice shall be required) to enter upon the Premises at all reasonable times:

(a) To examine the state and condition of the Premises;

(b) For the purposes of repairing the Premises or carrying out any structural or other necessary repairs to either the Premises that can only be carried out by having access to the Premises;

3.8.2 To permit the Agent to enter and view the Premises at reasonable hours in the day time with prospective tenants or purchasers of the Premises.

3.9 NOTICE TO REPAIR

3.9.1 To permit the Landlord or the Agent to give the Tenant notice in writing specifying any repairs re-decoration cultivation or otherwise required by the Tenant and if the Tenant fails to carry out the required works within 21 days of service of such notice to permit the Landlord or the Agent to enter upon the Premises and to carry out such repairs and the cost incurred shall be a debt due from the Tenant to the Landlord on a full indemnity basis and payable upon demand.

3.10 COSTS

3.10.1 To pay to the Landlord all costs and expenses incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisers):

(a) in respect of any action taken by the Landlord in connection with a breach by the Tenant of any obligation on the part of the Tenant contained in this agreement.

(b) in connection with all applications by the Tenant for any consent or approval of the Landlord required by the terms of this agreement including those incurred in cases where consent is refused or the application is withdrawn.

3.11 AT THE END OF THE TERM

3.11.1 At the expiration or sooner determination of the Term:

(a) to deliver up the Premises and the items set out in the Inventory to the Landlord in such order condition and state as shall be consistent with the due performance of the obligations of the Tenant contained in this agreement and free from rubbish.

(b) not to remove any of the items listed in the Inventory from the Premises and to leave them in the several rooms and places as described in the Inventory or as found at the commencement of the Term.

(c) Should the tenant wish to leave at the end of the fixed period the tenant has to give the Agent at least 1 month's notice from the rent due date (*example if your rent starts on the 10th of a month your notice should be given before the 10th to leave the month after on the 9th.*) The notice must be in writing can only expire at the end of the fixed period of 13 Weeks or during the periodic status thereafter, expiring on 28th of the month when the Tenant wishes to end the Tenancy. Such notice must be delivered or posted to the Agents address whose address is shown in the particulars of the tenancy agreement.

RECOMMENDATIONS

We strongly recommend that you take out full contents insurance for the property, should you require any further information for this, please contact Dewhurst.

4 LANDLORD'S AGREEMENTS

The Landlord agrees with the Tenant as follows:

4.1 Insurance

To keep the Premises insured against loss or damage by fire tempest flood or explosion and such other risks as the Landlord shall consider appropriate provided that there should be no liability on the Landlord:

4.1.1 to insure any goods or effects whatsoever of the Tenant; or

4.1.2 to insure the Premises or any goods or items whatsoever against accidental damage by the Tenant or damage due to negligence or fault of the Tenant.

4.2 Quiet Enjoyment

To permit the Tenant paying the rent under this agreement and performing and observing the various obligations on the part of the Tenant set out above to hold the Premises peaceably without any interruption by the Landlord or any person lawfully claiming under or in trust for the Landlord.

4.3 Repair

To comply with the Landlord's Repairing Obligations under Sections 11 to 16 of the Landlord and Tenant Act 1985 which impose on the Landlord obligations as to:

- 4.3.1 the repair of the structure and the exterior (including drains gutters and external pipes);
- 4.3.2 certain installations for the supply of water gas electricity and 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);
- 4.3.3 installations for space heating or heating water.

5 MUTUAL AGREEMENTS

5.1 Deposit

5.1.1 On the signing of this Agreement the Tenant shall pay to the Agent the Deposit as security for the Landlord which will be registered with the My Deposits— insurance backed scheme.

The landlord may retain all or part of the Deposit at the end of the tenancy:

- (a) Any rent or other payments due from the Tenant which remain unpaid;
- (b) Any damage to the Premises or the items listed in the Inventory for which the Tenant may be liable;
- (c) Any unpaid accounts for gas electricity fuel oil or water consumed by the Tenant in the Premises and any unpaid telephone charges;
- (d) Any other breach on the part of the Tenant of the Tenant's agreements and obligations under this agreement;
- (e) Any sum repayable by the Landlord to the Local Authority where housing benefits have been paid direct to the Landlord;
- (f) Any costs expenses charges or other monies payable by the Tenant to the Landlord under this agreement;
- (g) Any reasonable costs incurred due to any cheque of the Tenant which does not clear or in respect of any reasonable costs incurred by the Landlord by reason of any letter being sent to the Tenant due to rent arrears or any other breach of the Tenant's obligations under this agreement.

5.1.2 Subject to the provisions of clause 5.1.1 the Landlord must return the Deposit or the balance of it to the Tenant as soon as possible after the end of the Term.

5.1.3 Any interest earned on the Deposit may be retained by the Landlord.

5.1.4 The Deposit will not be used by the Tenant to offset any rent payable under the terms of this agreement.

5.1.5 The deposit is to be safeguarded by the My Deposits– insurance backed scheme (**the “Scheme Administrator”**) and it shall be held in accordance with the Scheme Administrator’s terms and conditions attached at schedule 4(Four) of this agreement.

5.1.6 The agree that any dispute as to how the Deposit should be dealt with at the end of the tenancy shall be dealt with by the Scheme’s Administrator Alternative Dispute Resolution (ADR) scheme unless either the Landlord is claiming against the Tenant or the Tenant is claiming against the Landlord and the whole of the Deposit and damages or arrears in addition in which case such party may seek to resolve the dispute by court proceedings. If any dispute is or should be pursuant to this clause referred to ADR the Parties agree to co-operate in the reference to ADR and to comply with the rules of the ADR scheme, which are referred to in the Scheme Administrator’s terms and condition attached at Schedule 4 are to be bound by the decision of the Independent adjudicator.

5.2 Interest

5.2.1 In the event that any instalment of rent or any other money payable by the Tenant under this agreement is not paid within 14 days of the day on which it became due then the tenant is liable to 3% above the Bank of England’s annual percentage rate for each day that the payment is outstanding.

5.3 Recovery of Possession

5.3.1 If and whenever during the Term:

- (a) The Rent is outstanding for 14 days after becoming due whether formally demanded or not; or
- (b) There is a breach by the Tenant of any obligation or other term of this agreement; or
- (c) The grounds for possession in the Housing Act 1988 Schedule 2, Part I grounds 2 or 8 or any of the grounds in Part II of that Schedule other than grounds 9 or 16 apply (the said grounds are set out at schedule 3 to this agreement); or
- (d) The Tenant becomes bankrupt, has an administration order made in respect of his assets, has a receiver appointed, makes an arrangement for the benefit of his creditors, or has any distress or execution levied on his goods;

then the Landlord may bring a court action to recover possession of the Premises, even if any previous right to do so has been waived.

(e) The Landlord may recover possession of the Premises on or after the fixed term of the tenancy has expired by an application to the Court following service of a two month written Notice served under Section 21 of the Housing Act 1988. The Court cannot make an order for possession under this section to take effect earlier than six months from the date on which the Tenancy commenced.

5.3.2 The Landlord (or, in the case of joint Landlords, at least one of them) has occupied the Premises as his only or principal home and may require the Premises as his or his spouse's only or principal home. The Landlord hereby gives notice that possession of the Premises may be recovered on Ground 1 in Part I of Schedule 2 to the Housing Act 1988.

5.3.3 The Premises are subject to a mortgage granted before the beginning of this agreement and the mortgagee is or may be entitled to exercise a power of sale and may require possession of the Premises for the purpose of disposing of the Premises in the exercise of that power. The Landlord hereby gives notice to the Tenant that possession of the Premises may be recovered on Ground 2 in Part I of Schedule 2 to the Housing Act 1988.

5.4 Notices

5.4.1 Any notice or other document to be served on either of the parties under the terms of or in connection with this agreement shall be sufficiently served if it is left or delivered at, or sent by special delivery or by recorded delivery addressed to:

- (a) the address of the party to be served as specified in the Tenancy Particulars; or
- (b) such other address as may from time to time be notified in writing to the other party; or
- (c) in the case of any notice which is to be served on the Tenant) the Premises.

5.4.2 Any notice or document of the kind referred to in this clause if sent by special delivery or by recorded delivery addressed as required above shall be deemed to have been sufficiently served 48 hours after the time of posting (unless returned by the Post Office undelivered)

5.5 Removal of Tenant's Belongings

5.5.1 If the Tenant's goods or any of them or any goods belonging to member of the Tenant's household shall not have been removed from the Premises at the expiry of the Term or any sooner determination of this agreement the Landlord shall be entitled to dispose of such goods as he sees fit without further notice account or liability to the Tenant and the Tenant will pay to the Landlord damages at the rate equal to the rent then payable for the Premises until the Landlord shall have disposed of or the Tenant shall have removed all such goods whichever occurs first.

6 GENERAL PROVISIONS

6.1 The Tenant acknowledges that this agreement has not be entered into in reliance wholly or partly on any statement or representations made by or on behalf of the Landlord except any such statement or representation expressly set out in this agreement.

6.2 If any term of this agreement is, in whole or in part, held to be illegal or unenforceable to any extent under any enactment or rule of law, that term or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.

6.3 This agreement shall not operate to confer any rights on any third party and no person other than the parties to it may enforce any provision of this agreement by virtue of the Contracts (Rights of Third Parties) Act 1999.

6.4 We may process your personal data for a different purpose and without your consent where it is necessary for us to comply with our legal obligations. Necessary for our legitimate interests (for running our business and to recover debts due to us) including providing your data to utility companies and tradesman.

SCHEDULE 3

PART 1

GROUND ON WHICH COURT MUST ORDER POSSESSION

1 GROUND 1

Not later than the beginning of the tenancy the landlord gave notice in writing to the tenant that possession might be recovered on this ground or the court is of the opinion that it is just and equitable to dispense with the requirement of notice and

- (a) at some time before the beginning of the tenancy, the landlord who is seeking possession or, in the case of joint landlords seeking possession, at least one of them occupied the dwelling-house as his only or principal home: or
- (b) the landlord who is seeking possession or, in the case of joint landlords seeking possession, at least one of them requires the dwelling-house as his or his spouse's only or principal home and neither the landlord (or, in the case of joint landlords, any one of them) nor any other person who, as landlord, derived title under the landlord who gave the notice mentioned above acquired the reversion on the tenancy for money or money's worth.

2 GROUND 2

The dwelling-house is subject to a mortgage granted before the beginning of the tenancy and

- (a) the mortgagee is entitled to exercise a power of sale conferred on him by the mortgage or by section 101 of the Law of Property Act 1925; and
- (b) the mortgagee requires possession of the dwelling-house for the purpose of disposing of it with vacant possession in exercise of that power; and
- (c) either notice was given as mentioned in Ground 1 above or the court is satisfied that it is just and equitable to dispense with the requirement of notice;

And for the purposes of this ground "mortgage" includes a charge and "mortgagee" shall be construed accordingly.

3 GROUND 8

Both at the date of the service of the notice under section 8 of this act relating to the proceedings for possession and at the date of the hearing:

- (a) if rent is payable weekly or fortnightly, at least eight weeks' rent is unpaid;
- (b) if rent is payable monthly, at least (two months) rent is unpaid;
- (c) if rent is payable quarterly, at least one quarter's rent is more than three months in arrears;
and
- (d) if rent is payable yearly, at least three months' rent is more than three months in arrears;

and for the purpose of this ground "rent" means rent lawfully due from the tenant.

PART 2

4 GROUND 10

Some rent lawfully due from the tenant:

- (a) is unpaid on the date on which the proceedings for possession are begun; and
- (b) except where subsection (1) (b) of Section 8 of this Act applies, was in arrears at the date of the service of the notice under that section relating to those proceedings.

5 GROUND 11

Whether or not any rent is in arrears on the date on which proceedings for possession are begun, the tenant has persistently delayed paying rent which has become lawfully due.

6 GROUND 12

Any obligation of the tenancy (other than one related to the payment of rent) has been broken or not performed.

7 GROUND 13

The condition of the dwelling-house or any of the common parts has deteriorated owing to acts of waste by, or the neglect or default of, the tenant or any other person residing in the dwelling-house and, in the case of an act of waste by, or the neglect or default of, a person lodging with the tenant or a sub-tenant of his, the tenant has not taken such steps as he ought reasonably to have taken for the removal of the lodger or sub-tenant.

For the purposes of this ground, "common parts" means any part of a building comprising the dwelling-house and any other premises which the tenant is entitled under the terms of the tenancy to use in common with the occupiers of other dwelling-houses in which the landlord has an estate or interest.

8 GROUND 14

The tenant or a person residing in or visiting the dwelling-house:

- (a) has been guilty of conduct causing or likely to cause a nuisance or annoyance to a person residing; visiting or otherwise engaging in a lawful activity in the locality, or
- (b) has been convicted of:
 - (i) using the dwelling-house or allowing it to be used for immoral or illegal purposes, or

- (ii) an arrestable offence committed in, or in the locality of, the dwelling-house.

9 GROUND 15

The condition of any furniture provided for use under the tenancy has, in the opinion of the court, deteriorated owing to ill-treatment by the tenant or any other person residing in the dwelling-house and, in the case of ill-treatment by a person lodging with the tenant or by a sub-tenant of his, the tenant has not taken such steps as he ought reasonably to have taken for the removal of the lodger or sub-tenant.

10 GROUND 17

The tenant is the person, or one of the persons, to whom the tenancy was granted and the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by:

- (a) the tenant, or
- (b) a person acting at the tenant's instigation.

EMERGENCY CONTRACT NUMBERS

Gas: National Grid 0800 111 999

To report a gas or carbon monoxide emergency, or if a pipeline is struck (even if no gas leak has occurred)
Turn off the gas at the meter unless the meter is in a cellar/basement

- Don't smoke or strike matches
- Don't turn electrical switches on or off
- Open doors and windows
- Keep people away from the area affected

Call the number above in an emergency or gas registered gas engineer or report and wait for the landlord if this is not an emergency

Electric: National Grid 0800 40 40 90

- Do not approach any hazard, even at ground level. Keep as far away as possible.
- Warn anyone in the vicinity to evacuate the area.
- Call our 24-hour electricity Emergency Number

Call the number above in an emergency or gas registered gas engineer or report and wait for the landlord if this is not an emergency

Water: United Utilities 0345 6723 723

If you've got a burst pipe, you need to act fast to minimise damage.

Collect water from the leak - if it's through the ceiling, collect it in a bucket.

Switch off your central heating.

Turn off the stop tap and turn on the taps to drain your water system.

Don't touch any wiring or switches that you think may have been affected. If in doubt, turn off your electricity at the mains.

Call the number above in an emergency or gas registered gas engineer or report and wait for the landlord if this is not an emergency

Noise / rubbish: Ribble Valley Bourough Council 01200 425111

Fire / police: 999

The above numbers are for emergency only. Should an issue arise and is not an emergency please contact the Landlord.

Prescribed Information – My Deposits

My Deposits– insurance backed scheme (operated by Tenancy Deposit Solutions Limited)

NOTE: The Landlord must supply the Tenant with prescribed information regarding any tenancy deposit required to be dealt with under either the custodial or the insurance backed tenancy deposit schemes. This must be accompanied by a copy of the Scheme’s Tenant’s Leaflet.

The Tenant must also be given a copy of the Deposit Protection Certificate (which must be signed by the Landlord/Agent). This Certificate gives most but not all of the prescribed information so the Landlord/Agent must also give this notice to the Tenant.

This must be signed by the landlords/agent. This certificate gives most but not all of the prescribed information so the landlords/agent must also give this notice to the tenant. The tenant/any third party should therefore receive (1) this notice (2) the Schemes tenants information leaflet (3) sheet headed “Key Details of Housing Act 2004 – Prescribed Information Order (4) a Certificate of Deposit generated by My Deposits

Property Address: (Insert address and postcode)

36 Green Bank Park Higher Road Longridge Lancashire PR3 2XY

To: (insert names of all tenants and any other person (third party) paying a tenancy deposit on behalf of a tenant)

Tenant 1	[REDACTED]
Tenant 2	
Tenant 3	
Tenant 4	

1. The name, address and contact details of the Scheme Administrator of the Tenancy Deposit Scheme that is safeguarding your tenancy deposit is:
My Deposits



2. Information contained in a leaflet supplied by the Scheme Administrator to the Landlord explaining the operation of the provisions contained in the statutory scheme. See attached Tenant’s Leaflet.

3. Information about the Scheme

See attached Tenant's leaflet and Key Details of Housing Act 2004 Prescribed Information Order also attached.

4. Tenancy specific information.

Please refer to the attached Key Details of Housing Act 2004 Prescribed Information Order and the My Deposits Certificate of Protection supplied.

5. Additional Tenancy Specific Information not provided in the Certificate of Protection

(i) Name and contact details of the Tenant(s) (in the case of joint tenants insert this information for all tenants).

NOTE: These are the addresses which will be used by the Landlord/Scheme Administrator for the purpose of contacting the tenant at the end of the tenancy

Tenant Details

Add this information for all tenants in the tenancy.

	Tenant 1	Tenant 2	Tenant 3	Tenant 4
Name				
Address	36 Green Bank Park Higher Road Longridge Lancashire PR3 2XY			
Telephone				
Email				

It's the responsibility of each tenant to advise The My Deposits of any changes to their contact details, including providing forwarding contact details and address at the end of the tenancy.

(ii) Circumstances when all or any part of the deposit may be retained by the Landlord. **IMPORTANT NOTE:** This information has to be supplied by reference to the tenancy agreement and it is based on the RLA Standard AST Agreement (if any other tenancy agreement is used this information may need to be amended):

- (i) Non payment of any rent
- (ii) Non payment of any bills for the property
- (iii) Failure to keep to any of the agreements or conditions contained in the Tenancy Agreement
- (iv) Reasonable compensation if you have broken any of your agreements contained in the Tenancy Agreement
- (v) Reasonable cost of making good any damage which is not caused by fair wear and tear
- (vi) Failure to produce satisfactory proof that you have paid for the utility bills (electricity, gas, water and phone)
- (vii) Non payment of interest on any outstanding rent or other money legally payable
- (viii) Reasonable costs if you fail to remove furniture or goods at the end of the tenancy
- (ix) Non payment of any administration fee
- (x) Reasonable costs for sending reminder letters as specified in the Tenancy Agreement
- (xi) Reasonable costs for any cheque that does not clear, as specified in the Tenancy Agreement
- (xii) Reasonable costs for replacing locks on failure to return any

- key/replacement keys
- (xiii) Reasonable costs for making good any damage due to failure to defrost the fridge
- (xiv) Reasonable charges for preparing and checking any inventory/condition schedule

Please refer to the Tenancy Agreement for further information.

I/We (being the Landlord) certify that –

- (i) The information provided under paragraph 4 and 5 above is accurate to the best of the Landlord’s knowledge and belief
- (ii) I/We have given the Tenant(s) the opportunity to sign any document containing the information provided by me/us by way of confirmation that the information is accurate to the best of the Tenant’s knowledge and belief

Landlord Name(s)	Signature
[Redacted]	[Redacted]
Date	02/06/2023

(Authorised to sign as Agent on behalf of all the Landlords where there are joint Landlords)

I/We being the Tenant(s) named above acknowledge that I/we have been given the opportunity to read and consider the information provided above and I/we confirm that the information is accurate to the best of my/our knowledge.

Tenant Name(s)	Signature
[Redacted]	[Redacted]
Date	26/05/2023

- NOTES:
- 1) The legislation requires that the information contained in this document be given to the Tenant(s) within 14 days of receipt of the deposit.
 - (2) It is open to the Tenant(s) to confirm this information by checking direct with the Scheme Administrator.

(3) You must attach the following to this Notice:

- (i) A copy of the Information Leaflet for Tenants. It is available to download from the RLA website or at www.mydeposits.com
- (ii) A copy of the Official My Deposit Certificate of Protection
- (iii) The leaflet Key Details of the Housing Act 2004 – Prescribed Information Order.



Key details of Housing Act 2004 - Prescribed Information Order

When a Landlord, or their Agent, protects a Tenant's deposit with an authorised Tenancy Deposit Protection Scheme, the Housing Act 2004 also requires them to provide the Tenant with specific information regarding the protection of their deposit, this is known as the Prescribed Information (PI).

my|deposits assists our Members to meet most of the PI requirements BUT NOT ALL by providing much of the required information in the 'Deposit Protection Certificate' (DPC) and within the 'Information for Tenants' leaflet that must be handed over along with the DPC.

You should refer to the table below to identify the specific areas in which my|deposits is unable to assist in respect of the PI. It is the responsibility of the Landlord, or their Agent, to provide the full PI within 14 days of receiving the deposit from the Tenant.

my|deposits can not be held liable in any way for the failure of our Members to provide this information or by the failure to provide it within the 14 day period. For a full transcript of the requirements of The Housing (Tenancy Deposits) (Prescribed Information) Order 2007, please download a copy from this website.

Requirement:	How met:
(a) The name, address, telephone number, e-mail address and any fax number of the scheme administrator of the authorised tenancy deposit scheme applying to the deposit.	
(b) Any information contained in a leaflet supplied by the scheme administrator to the landlord which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, the Act.	Provided within the 'Information to Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.
(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 shorthold tenancy ("the tenancy").	Provided within the 'Information to Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.
(d) The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy. NB: For the purposes of this paragraph the reference to a landlord or a tenant who is not contactable includes a landlord or tenant whose whereabouts are known, but who is failing to respond to communications in respect of the deposit.	If your Landlord/Agent is not contactable at the end of the tenancy you should 
(e) The procedures that apply under the scheme where the landlord and the tenant dispute the amount to be paid or repaid to the tenant in respect of the deposit.	Provided within the 'Information to Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.

(f) The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.	Provided within the "Information to Tenants" leaflet that should be given to you by your Landlord/Agent with this Certificate.
(g) The following information in connection with the tenancy in respect of which the deposit has been paid:	
(i) the amount of the deposit paid;	Provided within this Certificate of Protection.
(ii) the address of the property to which the tenancy relates;	Provided within this Certificate of Protection.
(iii) the name, address, telephone number, and any e-mail address or fax number of the landlord;	Provided within this Certificate of Protection.
(iv) the name, address, telephone number, and any e-mail address or fax number of the tenant, including such details that should be used by the landlord or scheme administrator for the purpose of contacting the tenant at the end of the tenancy;	The name and address of the tenant are provided within this Certificate of Protection but the telephone number, and any e-mail address or fax number of the tenant are recorded only in the my deposits system data base.
(v) the name, address, telephone number and any e-mail address or fax number of any relevant person;	Provided within this Certificate of Protection when applicable.
(vi) the circumstances when all or part of the deposit may be retained by the landlord, by reference to the terms of the tenancy;	*my deposits cannot assist here - this should be explained within the AST that you have signed.
(vii) confirmation (in the form of a certificate signed by the landlord) that (aa) the information he provides under this sub-paragraph is accurate to the best of his knowledge and belief;	*my deposits cannot assist here - only the Landlord/Agent can sign to confirm this
(bb) he has given the tenant the opportunity to sign any document containing the information provided by the landlord under this article by way of confirmation that the information is accurate to the best of his knowledge and belief.	*my deposits cannot assist here - you should check the details of your deposit recorded hereon and only sign if they are correct. If any information about your deposit recorded on this certificate is incorrect you should contact your Landlord/Agent.

*Please note that my|deposits is unable to fulfil the requirements in paragraphs (g) (vi) and (vii) above on behalf of your Landlord/Agent and these requirements will have to be satisfied by them personally as explained above.

TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU DO WANT AND NOTHING THAT IS UNACCEPTABLE TO YOU.

The lead tenant to sign to confirm all documents have been seen and received:

1. How To Rent Guide
2. EPC
3. Gas Safety Certificate
4. Deposit Prescribed Information
5. Electric certificate

Signed by **the Tenant(s)**:

	Name:	Signature:
Tenant 1	[REDACTED]	[REDACTED] 26/05/2023
Tenant 2		
Tenant 3		
Tenant 4		

In the presence of:

Name: [REDACTED]

Dewhurst

[REDACTED]

02/06/2023

Signature [REDACTED]

Occupation: Lettings Team

LANDLORD

I/We (being the Landlord) certify that –

(i) The information provided is accurate to the best of my/our knowledge and belief.

(ii) I/We have given the Tenant(s) 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(s)**

	Name:	Signature:
Landlord 1	[REDACTED]	[REDACTED] 02/06/2023
Landlord 2		

In the presence of:

Name: [REDACTED]

[REDACTED]

02/06/2023

Signature: [REDACTED]

Occupation: Lettings Team



This Document has been Signed with a secure electronic signature via E-Sign.

Envelope Details

Title 34 Green Bank Park Landlords Contract
 Author Dewhurst Homes [REDACTED]
 Envelope Created on Thu, 25 May 2023 16:40:18
 Envelope ID f46d9019-38b6-4bb7-851b-20ae84c774cc

Document Details

Title 36 Green Bank Park
 Digital Fingerprint ce366b27-b539-4670-bc4c-0485391c176d

Document Signers Scan/Click the QR Code to view signature information.

Name [REDACTED]
 Email [REDACTED]
 Status SIGNED at Fri, 26 May 2023 14:22:37 BST(+0100)
 Signature Fingerprint 9fc8e825-a7e8-41d6-a7fe-0ac9660e2046



Name [REDACTED]
 Email [REDACTED]
 Status SIGNED at Fri, 02 Jun 2023 14:38:28 BST(+0100)
 Signature Fingerprint 59be177a-c853-44ac-9636-68be83648ae9



Document History

Fri, 02 Jun 2023 14:38:28 [REDACTED] Signed the Document (IP: 92.207.141.230)
 Fri, 26 May 2023 14:22:38 [REDACTED] Signed the Document (IP: 87.80.97.217)



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