

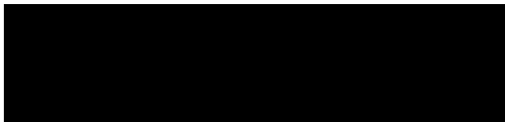
**ASSURED SHORTHOLD
TENANCY AGREEMENT
For Letting a Residential Dwelling house**

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1. This 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. 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.
 3. A notice of Assured Shorthold Tenancy need no longer be served on the Tenant for new tenancies created on or after February 28, 1997.

Note for Tenants

This Agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the agreed term. This Agreement may not be terminated early unless the Agreement contains a break clause, or written permission is obtained from the Landlord.

If you are unsure of your obligations under this Agreement, then you are advised to take independent legal advice before signing.


Landlord Tenant

Definitions

The intention of providing this list is to help explain or clarify some terms or expressions that may be found in this tenancy agreement. It is not meant to be an exhaustive or complete list. In the event of a dispute, only a court can decide on a definitive interpretation or meaning of any clause, or any part of this agreement.

Landlord A person or persons who at any relevant time own, or have a formal interest in, the Property that gives them the right to possession of the property.

Tenant/Occupant A person or persons, who at any relevant time are entitled to occupy the Property under the terms of this tenancy agreement.

The Property The Property includes all, or any part of the dwelling house, gardens, paths, driveways, fences, boundaries or other outbuildings which form part of the let. Where the Property forms only part of a larger premises (eg in a block of flats), the letting includes the use, in common with other, of the communal access ways and other similar facilities.

Fixtures & Fittings/ Contents References to fixtures and fittings relate to any of the Landlord's furniture, furnishings, sanitary ware, decorative features, white goods, other equipment or any floor, ceiling or wall coverings and includes anything listed in any inventory and/or Schedule of Condition as supplied.

Agent Any duly authorised person, notified to the Tenant, who is acting from time to time on behalf of the Landlord.

Insured Risks "The Insured Risks" refers to insurance against fire and the usual comprehensive risks.

Joint and Several Liability The expression joint and several liability means that jointly the Tenants are liable for the payment of all rents and all liabilities falling upon them during the tenancy as well as any breach of the agreement. Individually each Tenant is responsible for payment of all rent and all liabilities falling upon them as well as any breach of the agreement until all payments have been made in full. A maximum of four people can be such joint Tenants.

Head or Superior Lease Means a Lease (if any) under which the Landlord holds or owns the Property and which contains the obligations which the Landlord, or his Tenants in turn, may be bound.

Masculine & Feminine and Singular & Plural Any reference to either one gender includes the other and any reference in the singular shall include the plural, if appropriate.

Superior Landlord People, or persons, to whom the ownership or interest in the Leasehold property might revert in the fullness of time, following the expiry of the term of any head, or superior lease.

The Term or the Tenancy References to the term or the tenancy include any extension or continuation, or any statutory periodic tenancy which may arise following the end of the period set out in The Principal Terms.

Deposit held as "Stakeholder" A sum of money to be held until the end of the tenancy for costs or compensation for damage or for breaches of, or failure to comply with, the Tenant's obligations. Any portion in dispute should not be paid over to, or taken by, either party until and unless mutual agreement is reached, or unless an appropriate third party makes a decision.

Consent of the Landlord or his Agent Where the consent of the Landlord or his Agent is required for the Tenant to carry out some action it is strongly recommended that where such consent is granted, the Tenant obtains confirmation in writing so as to avoid misunderstandings or disputes at a later date.

Water Charges This includes charges, rates or costs relating to water, sewerage and environmental services.

Utilities This includes charges, rates or costs relating to telephone, gas, electricity, oil and Council Tax.

Month/Monthly Means a calendar month.

Inventory and or Schedule of Condition This refers to any document prepared by the Landlord, the Agent or an Inventory Clerk and provided to the Tenant, detailing the Landlord's fixtures, fittings, furnishings, equipment and the décor and condition of the Property in general. Such a document may subsequently be relied upon at the end of the tenancy in assessing damage, or compensation for damage (over and above fair wear and tear) and so should be checked carefully at the commencement of the tenancy. Any significant mistakes, mis-descriptions or other amendments should be notified to the Landlord or his Agent within five days after the tenancy starts. In order to avoid misunderstandings or disputes later, it is strongly recommended that this notification be in writing and a copy kept for future reference.

Initials

Landlord Tenant

Assured Shorthold Tenancy Agreement
For Letting a Residential Dwelling House

Date	22 April 2014
Landlord(s)	Mr Colin John Chewter and Mrs Helen Louise Chewter
Landlord(s) Address	Woodpecker Nursery Sack Lane Bognor Regis West Sussex PO22 9PE
Tenant(s)	Mrs Carol Crumpler Mr John Crumpler
Permitted Occupant(s)	Mr & Mrs Crumpler
Property	Jacamar Sack Lane Bognor Regis West Sussex PO22 9PE
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 12 months. For the purpose of this agreement "The Term" shall include any extension or continuation of the fixed Term
Commencing on	1 May 2014
Expiring on	30 April 2015
Rent in figures	£950.00 per calendar month
Rent in words	Nine Hundred and Fifty pounds per calendar month
Payment	In advance by equal monthly payments on the 29 th day of every month by standing order
Deposit in figures	£1,515.00
Deposit in words	One Thousand Five Hundred and Fifteen Pounds

Initials

Landlord Tenant

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.

The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay the Landlord for any breach of those obligations. The deposit, the interest on which shall not accrue to the Tenant, is safeguarded in a "Deposit Protection Scheme" administered by "Mydeposits"; Membership number 10536588. Registered office: Third Floor, Kingmaker House, Station Road, Barnet, Herts EN5 1NZ. Telephone no 0844 980 0290. www.mydeposits.co.uk

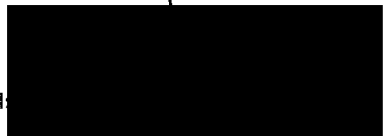
2. Tenant's Obligations

Please note this section sets out the duties of a tenant. It is important for the Tenant to understand what he agrees to do or not to do. If the Tenant breaks, or does not comply with any of these obligations, the Landlord may be entitled to claim damages or compensation from the Tenant, or to seek other legal remedies against the Tenant, including the possibility of eviction.

The Tenant agrees with the Landlord:

- 2.1 To pay the Rent on the days and in the manner specified above to the Landlord whether formally demanded or not.
- 2.2 That on the anniversary of the commencement of the initial term the Landlord reserves the right to increase the rent by a maximum of 3% on any new assured shorthold tenancy being issued.
- 2.3 To notify the Landlord or his Agent as immediately as is practicable of any defect, damage or disrepair which develops or occurs at the Property which might be, or might reasonably be expected to become a hazard or danger to life or limb or to the fabric of the Property itself. The Tenant must not carry out or authorise repairs himself except to take reasonable steps in an emergency to restrict or diminish such immediate dangers or damage.
- 2.4 To pay promptly to the authorities to whom they are due, council tax and outgoings (including water and sewerage charges including the emptying of septic tanks and cess pits, gas, electric, light, television licence (if applicable) and telephone (if any) relating to the Property), including any which are imposed after the date of this Agreement but related to the tenancy 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. The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key.
- 2.5 Not to tamper, interfere with, alter or add to the gas, water or electrical installations or meters, either in or serving the Property.
- 2.6 Not to damage or injure the Property and Contents or make any alteration or addition to it, fair wear and tear and damage by accidental fire always excepted. Any redecoration is to be made only with the prior written consent of the Landlord or the Landlord's Agent. Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the Landlord's written consent.
- 2.7 Not to leave the Property vacant for more than **20** consecutive days without prior notice to the Landlord, and to properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended.
- 2.8 To keep the interior of the Property and Contents in good clean condition and in 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 in order to help prevent condensation.
- 2.9 Keep all electric lights in good working order and in particular to replace all fuses, bulbs and fluorescent tubes as and when necessary.
- 2.10 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.
- 2.11 Not to hang any washing, clothes or other articles outside the Premises otherwise than in such place as the Landlord may designate or permit and not to hang or place wet or damp articles of washing upon any item of furniture or room heater.

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- 2.12 Not to store or keep on the Property or any communal car park, any boat, caravan or commercial vehicle without the prior consent of the Landlord or his Agent. Such consent will not be unreasonably withheld (In order to avoid misunderstandings or disputes later, it is strongly recommended that the Tenant obtains confirmation in writing of any such consent granted). The Landlord reserves the right to withdraw, for reasonable grounds, and upon reasonable notice, any such consent previously given.
- 2.13 Not to repair cars, motorcycles, van or other commercial vehicles at the Property or in any communal areas, apart from general maintenance, from time to time, to a vehicle of which the Tenant is the registered keeper.
- 2.14 To leave the Contents at the end of the tenancy in the same places in which they were positioned at the commencement of the tenancy.
- 2.15 That the Landlord or any person authorised by the Landlord or the Landlord's Agent may at reasonable times upon prior appointment (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.
- 2.16 Not to assign, or sublet, part with possession of the Property, or to let any person other than immediate family live at the Property.
- 2.17 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.
- 2.18 Not to receive paying guests or carry on or permit to be carried on any business, trade or possession on or from the Property.
- 2.19 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.
- 2.20 Not to keep any animals or birds or other living creatures on the Property without the Landlord's written consent. Where the Landlord gives such consent then the Tenant agrees to pay an additional deposit, the amount of which will be determined by the Landlord. The Tenant also agrees to have the premises professionally cleaned with de-infestation cleaner at the termination of the tenancy and to provide a paid invoice to the Landlord as proof of compliance with this clause.
- 2.21 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.
- 2.22 To replace all broken glass in doors and windows damaged during the tenancy.
- 2.23 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.
- 2.24 Not to use the Property for any illegal or immoral purpose.
- 2.25 Not to glue stick or otherwise fix anything whatsoever to the exterior or interior of the Property without the Landlord's consent.
- 2.26 Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the restrictions in the Headlease applicable to the Property. Where applicable the landlord will provide a copy of the Headlease.
- 2.27 In order to comply with the Gas and Safety Regulations, it is necessary
 - 2.27.1 That the ventilation provided for this purpose in the Property should not be blocked.
 - 2.27.2 That brown or sooty build up on any gas appliance should be reported immediately to the Landlord.
- 2.28 Keep cleansed in good working order and free from obstruction all gutters sewers drains sanitary apparatus water and waste pipes air vents and ducts exclusively served to or forming part of the Premises and during the winter months to take adequate precautions to avoid damage by frost and freezing. To clear any stoppages or blockages when any occur in any of the drains, gutters, down pipes, sinks, toilets, or waste pipes and ventilation ducts that serve the premises.
- 2.29 To take care not to put, or allow to be put, any damaging oil, grease, cooking oils or fat, sanitary towels, baby wipes nappy liners or other harmful or corrosive substances into the washing or sanitary appliances or drains within the Property or on the driveways.

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Landlord Tenant

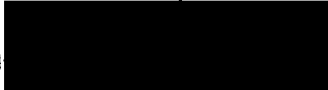
- 2.30 At least once every nine months of the tenancy to have any working chimneys, made use of by the Tenant, swept by an appropriate person and to retain a suitable record and receipt of the invoice to demonstrate compliance with this clause.
- 2.31 Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent.
- 2.32 The tenant(s) will not smoke nor permit any guest or visitor to smoke tobacco or any other substance in the Premises.
- 2.33 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. If the alarm is not working after fitting of a new battery to promptly inform the Landlord or his Agent.
- 2.34 As quickly as is practicable after receipt, to send to the Landlord or his Agent any formal or legal notice, orders or other similar document delivered to the Property by a third party which relate to, or might significantly affect, the Property, its boundaries or adjacent premises.
- 2.35 Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent upon prior appointment at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers.
- 2.36 To ensure that all carpets and curtains (including nets) are professionally cleaned at the termination of the tenancy and that the receipts for such cleaning are given to the Landlord accordingly. If proof of such cleaning is not produced to the Landlord within three days of the termination of the tenancy, the Agent or the Landlord will arrange for the carpets and curtains to be professionally cleaned and the cost of such works will be borne by the tenant.
- 2.37 To hold insurance that the Landlord considers adequate to protect the Tenant's personal possessions and accidental damage caused by the Tenant to the fixtures and fittings and effects at the Premises as described in the Check-in Inventory and Schedule of Condition.
- 2.38 To be held liable for any reasonable costs involved in carrying out repair and maintenance to the Property or its Fixtures and Fittings where such action is required as a result of negligence or significant breach of this agreements, or misuse, by the Tenant or his invited guests or visitors.
- 2.39 To pay to the Landlord or his Agent all reasonable costs and expenses incurred by the Landlord or his Agent (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of: -
- 2.39.1 the recovery from the Tenant of any rent or any other money in arrears, (the Tenant will pay the Agent an administration fee of £25.00 plus VAT.) for every letter written and sent in the course of chasing arrears.
 - 2.39.2 the enforcement of any of the provisions of this Agreement;
 - 2.39.3 the service of any notice relating to the breach by the Tenant of any of the Tenant's obligations under this Agreement whether or not the same shall result in court proceedings; (the Tenant will pay the Agent an administration fee of £35.00 plus VAT).
 - 2.39.4 to pay the cost of any bank or other charges incurred by the Landlord or his agent if any cheque written by the Tenant is dishonoured or if any standing order payment is withdrawn by the Tenants bankers; (the Tenant will pay the agent an administration fee of £25.00 plus VAT).

3 Distance Selling Regulations

- 3.1 The Tenant's rights to a seven working day cooling off period under the Consumer Protection (Distance Selling) Regulations 2000 will cease on the date the Tenant enters into the Tenancy by signing the Tenancy Agreement and paying the Rent.

4 The Landlord agrees with the Tenant

- 4.1 Provided the Tenant shall pay the Rent and perform the obligations on his part already referred to, the Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or the Landlord's Agent.
- 4.2 The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk which the Landlord has insured.

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- 4.3 All necessary consents have been obtained to let the Property.
- 4.4 That he will pay for all assessments and outgoing in respect of the Property (except for council tax and charges for the supply of water and sewerage rates, gas or electricity, television license, light and power or the use of any telephone).
- 4.5 The Landlord may re-enter the Property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord if the Tenant has not complied with any obligation in this Agreement and such non-compliance has not been remedied within 28 days or should the Rent be in arrears by more than fourteen days upon formal demand. This clause may be enforced subject to the provisions of the Protection from Eviction Act 1977 which requires the landlord to first obtain an order from the court before the tenant is evicted.
- 4.6. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985.
- 4.7. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:
- "The Landlord" includes the persons for the time being entitled to the reversion expectant on determination of the tenancy
- 4.8 "The Tenant" includes the successors in title. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants and against each individually.

5 Data Protection and Confidentiality

- 5.1 Letting agents may share details about the performance of obligations under this agreement by the Landlord and Tenant and past, present and future known addresses of the parties, with each other, with credit and reference providers for referencing purposes and rental decisions; with Utility and Water Companies, Local Authority Council Tax and Housing Benefit departments, Mortgage lenders to help prevent dishonesty for administrative and accounting purposes, or for occasional debt chasing and fraud prevention. Under the Data Protections Act 1998 you are entitled, on payment of a fee which will be no greater than that set by statute, to see a copy of personal information held about you and to have it amended if it is shown to be incorrect.

6. Stamp Duty

- 6.1 The cost of Stamp Duty shall be paid by the Tenant in accordance with the Stamp Duty (Land Tax) affecting short term leases with effect from 1 December 2003.

7. Notices

- 7.1 The Landlord notified the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord at the address stated on this agreement.
- 7.2 The provisions as to the service of Notices in section 196 of the Law of Property Act 1925 apply and any Notices served on the Tenant(s) shall be sufficiently served if sent by ordinary first class post to the Tenant(s) at the tenanted property or the last known address of the Tenant(s) or left addressed to the Tenant(s) at the tenanted property. This clause shall apply to any Notices authorized or required to be served under this Agreement or under any Act of Parliament relating to the tenancy.

The Landlord notifies the Tenant that the Landlord may be entitled to possession of the Property on Ground 1 in Part 1 of Schedule 2 of the Housing Act 1988 and any of the Grounds in Part 2 of that Schedule other than Ground 9 or Ground 16.

8 Jurisdiction

- 8.1 This agreement will be subject to the jurisdiction of the Court in England and Wales.

9 Addendum

- 9.1 The property is let together with special conditions (if any) listed on the first schedule hereto.

Initial

Landlord Tenant

SIGNED by the Landlord(s)

[Redacted Signature]

Dated: 30 April 2014

In the presence of:

Witness Name: MARION BRUCE

Witness Address: 3, Richmond House
Church Sq.

Chesham Po 19 7BG.

Witness Signature: [Redacted Signature]

SIGNED by the Tenant(s):

[Redacted Signature]

Dated: 30 April 2014

Witness Name: ANTHONY WILLIAMS

Witness Address: 8 OAKTREE CLOSE,
PAGHAM, W. SUSSEX
PO 21 3PX

Witness Signature: [Redacted Signature]

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Landlord Tenant

**FIRST SCHEDULE
ADDENDUM TO THE AGREEMENT**

It is agreed further that the Tenant may end this agreement by giving one calendar month's notice in writing to the Landlord after the first six months. The notice must be given in line with the contract date.

It is agreed further that the Landlord, or his Agent, may end this agreement by giving two calendar months' notice in writing to the Tenant after the first six months. The notice must be given in line with the contract date.

It is agreed further that under no circumstance is any vehicle to be left in the shared driveway either by Tenants or visitors to the premises.

It is agreed further that the Tenant is permitted to keep two cats at the property on the understanding that the carpets are professionally cleaned at the end of the tenancy and the receipts must be made available to the Landlord or his Agent. An additional deposit of £200.00 must be paid immediately. The sum of £100.00 will be retained from the Tenant's deposit. This will be used if pest control is necessary, or it will be refunded one month after the end of the tenancy.

It is agreed further that the tenants will have no access to the loft space.

SIGNED by the Landlord(s)

[Redacted signature]

Dated: 30 April 2014

SIGNED by the Tenant(s):

[Redacted signature]

Dated: 30/04/14

Initials

Landlord Tenant