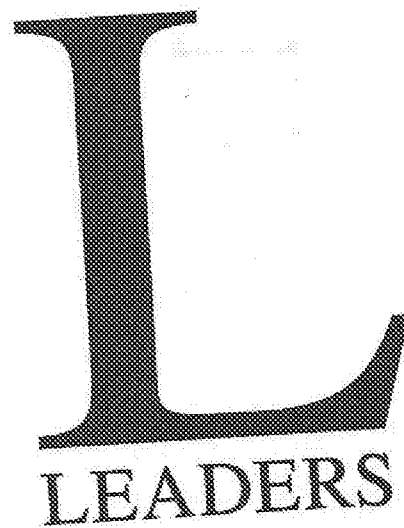




AN AGREEMENT

BETWEEN

LANDLORD

L.E. Walwin & Partners Ltd

AND

TENANT

James Matthew Randell

CONCERNING THE PROPERTY

44a Summerley Lane, Felpham,
Bognor Regis, West Sussex, PO22 7HX

Dated 7th November 2015

ASSURED SHORTHOLD TENANCY AGREEMENT

Agreement Particulars

AGREEMENT for the letting of a Furnished or Unfurnished Dwelling on an Assured Shorthold Tenancy under Part 111 of the Housing Act 1996 Pursuant to Part 1 of the Housing Act 1988

1. DATE	7 th November 2015
2. LANDLORD Name and Address	L.E. Walwin & Partners Ltd Of 44b Summerley Lane, Felpham, Bognor Regis, West Sussex, PO22 7HX
3. TENANT Name and Address	James Matthew Randell Of 84 Palatine Road, Goring-by-Sea, Worthing, West Sussex, BN12 6JW
4. ADDRESS OF PROPERTY	44a Summerley Lane, Felpham, Bognor Regis, West Sussex, PO22 7HX
5. TERM OF TENANCY	Twelve months From and including: 07/11/2015 To: 06/11/2016
6. RENT	1. Rent: Seven Hundred and Seventy Five Pounds (£775.00) per calendar month subject to any further provisions within this Tenancy Agreement. 2. Payable: each month in advance. 3. First payment: payable to Leaders Limited (the Landlord's Agent of 61 High Street Bognor Regis West Sussex PO21 1RS) to be received as cleared funds on or before the 07/11/2015 4. Subsequent payments: to be made on or before the 7th day of each month payable directly to the Landlord
7. DEPOSIT	1. Deposit: One Thousand One Hundred and Sixty Two Pounds and Fifty Pence (£1162.50) 2. Payable by the Tenant to Leaders Limited (The Landlord's Agent) as cleared funds on the commencement of the Tenancy. 3. Held in accordance with Clause 2 of the attached Tenancy Terms and Conditions

1743086/rel. 2nd November 2015

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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.

Tenancy Terms and Conditions

Introduction Only Service (TDS)

Assured Shorthold

This is the schedule referred to in the Particulars of the Tenancy Agreement to which this is annexed.

PART ONE

1. DEFINITIONS AND INTERPRETATIONS

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

- 1.1 "Landlord" includes the successors in title to the Landlord and the person(s) who in the meantime holds the reversionary interest in the Property. The word "Landlord" may mean male or female and may denote more than one person. Agreements made by more than one Landlord shall be deemed to be made jointly and individually which means that all the Landlord(s) are responsible for the obligations contained in this Tenancy Agreement and may all receive a share of the Rent or other income from the Property and individually each Landlord is responsible for carrying out all the obligations under this Tenancy or any extension thereof. Payment of Rent to an individual Landlord will be deemed to be payment of Rent to all other Landlords.
- 1.2 "Tenant" includes the successors in title to the Tenant. "Tenant" may mean male or female and may denote more than one Tenant. Agreements made by more than one Tenant means that jointly and individually the Tenant(s) are responsible for the payment of all Rent and all liabilities falling upon the Tenant(s) during the Tenancy or any extension thereof as well as any breach of the Tenancy Agreement.
- 1.3 "Property" means all items specified in any Inventory and Schedule of Condition, all Fixtures and Fittings, furniture or effects, floor ceiling and wall coverings belonging to the Landlord and in or upon the Property, together with the gardens, paths, fences, boundaries or other outbuildings garage or parking space (if applicable and unless they have been specifically excluded from the Tenancy) but excluding any other part of the Property specified in this Tenancy Agreement.
- 1.4 "The Building" shall mean any building of which the Property forms part.
- 1.5 "Superior Landlord" includes people or persons to whom the ownership or interest in the Leasehold Property might revert in the fullness of time.
- 1.5 "Permitted Occupant" means any person licensed by the Tenant to occupy the Property with the Landlord's prior written consent.
- 1.6 "A Period of the Tenancy" means the rent payment periods as detailed in the Particulars (for example 'monthly' with agreed dates).
- 1.7 "Rent" means the amount payable by the Tenant for the Property as specified in the Particulars.
- 1.8 "Term" means the period of the Tenancy specified in the Particulars (or as earlier determined by any valid Notice to terminate the Tenancy as provided in any release provisions detailed in the attached Particulars) and any extension or period of holding over, or any statutory periodic Tenancy.
- 1.9 "Landlord's Agent" means Leaders Limited or any agent subsequently appointed by the Landlord.
- 1.10 "Inventory and Schedule of Condition" means a full and a detailed description of the Property, a list of rooms, their contents, furniture, Fixtures and Fittings and effects.
- 1.11 "Equipment" includes all machinery, heaters and heating equipment, boilers and gas and electric appliances and any other appliance included in the Inventory and Schedule of Condition.

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Individually and Specially Negotiated Clauses

These listed additional clauses, as detailed below, should be read as incorporated in the attached Tenancy Agreement.

The Landlord and the Tenant agree:

1. **Tenant insurance**

The Landlord grants the Tenancy of the Property to the Tenant upon the condition that the Tenant holds insurance adequate to protect against any accidental damage caused by the Tenant to the Property its contents, furniture, fixtures and fittings not belonging to the Tenant and any liability that the Tenant may incur as the occupier of the Property and that the Tenant will provide written proof of such cover at the commencement of the Tenancy to the Landlord's Agent.

2. **Non smoking**

The Landlord grants the Tenancy of the Property to the Tenant upon the condition that the Tenant will not smoke or permit the smoking of any tobacco products within the Property or upon the Premises.

3. **Break clause – Notwithstanding the Term of this Tenancy**

3.1. The Landlord shall be entitled to serve upon the Tenant Statutory Notice of not less than two calendar months pursuant to Section 21 of the Housing Act 1988. Such Notice:

3.1.1. May not be served during the first four months and shall not expire before the end of the sixth month of the Term.

3.1.2. Shall be given to expire on the last day of a period of the Tenancy and be served in writing.

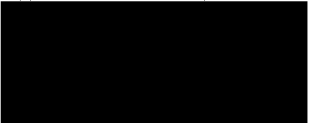
3.1.3. Shall be served in accordance with the attached Tenancy Terms and Conditions.

3.2. The Tenant shall be entitled to terminate this Tenancy by giving not less than one calendar months' notice provided that such Notice:

3.2.1. Shall not expire before the end of the sixth month of the Term.

3.2.2. Will expire on the last day of a period of the Tenancy and shall be served in writing.

3.2.3. Shall be served in accordance with the attached Tenancy Terms and Conditions.

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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.		

- 2.4.4 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.
- 2.5 **Procedure for releasing the Deposit at the end of the Tenancy:**
- 2.5.1 As soon as is practicable at the end of the Tenancy, the Member should inform the Tenant whether any deductions are proposed.
- 2.5.2 If there is no dispute, the Deposit will be allocated according to the deductions agreed. If agreement cannot be reached, any of the parties can refer the matter to the Tenancy Deposit Scheme for adjudication.
- 2.6 **Joint Tenant consent to adjudication**
In any Tenancy where there are multiple Tenants, each of them agrees with the other(s) that any one of them may consent on behalf of all the others to use Alternative Dispute Resolution through the Tenancy Deposit Protection Scheme to deal with any dispute about the Deposit at the end of the Tenancy Term.

PART TWO OBLIGATIONS OF THE TENANT

The following clauses set out the obligations of the Tenant during the Tenancy. If any of these terms are broken, the Landlord or the Agent may be entitled to deduct monies from the Deposit, claim damages from the Tenant, or seek the court's permission to have the Tenant evicted from the Property because of the breach.

1. PAYING THE RENT AND RENT REVIEW THE TENANT WILL:

- 1.1 Pay the Rent at the times and in the manner specified in the Particulars. The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this Tenancy Agreement or any part of the Rent or other monies on the grounds that the Landlord has in his or the Landlord's Agent possession monies in respect of the Deposit.
- 1.2 Pay interest at an annualised rate of 4 per centum above the Base Lending Rate of Lloyds Bank plc on any rent remaining unpaid for 10 days after becoming due.
- 1.3 Upon each annual anniversary of the commencement of the Tenancy Term, the Landlord may review and increase the monthly Rent by an additional sum.
- 1.4 Any such increase will be calculated using the United Kingdom General Index of Retail Prices Index All Items as published in the month immediately prior to the commencement of the Term subject to a minimum of 2% and a maximum of 6%.
- 1.5 Pay the amended Rent with effect from the payment due on each anniversary of the commencement date.

2. UTILITIES THE TENANT WILL:

- 2.1 Ensure that all power, electricity, gas, fuel, water and sewerage charges, telephone and broadband accounts as appropriate, are transferred to the Tenant's name on commencement of the Tenancy.
- 2.2 Pay promptly for all the above services consumed in or supplied to the Property during the Tenancy and all standing and reconnection charges, where such services are supplied.
- 2.3 Not tamper, interfere with, alter or add to, the installation of all meters relating to services supplied to the Property. This includes the installation of any prepayment meter.
- 2.4 Pay all reconnection charges and pay the Landlord's costs in the event that any services are disconnected due to the Tenant's failure to pay accounts.

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- 3.11 Immediately notify the Landlord in writing of any damage or want of repair to the Property which the Landlord may be liable to remedy under any obligation herein or implied as soon as such defect comes to the Tenant's notice.
- 3.12 Pay the Landlord any additional liability which may be incurred by the Landlord as a result of the Tenant failing to promptly notify the Landlord of any defect or want of repair.
- 3.13 Be liable for all 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 agreement, or misuse by the Tenant or the Tenant's guests or visitors.
- 3.14 Pay to the Landlord the cost of any repairs of any mechanical and electrical appliances belonging to the Landlord arising from misuse or negligence by the Tenant or the Tenant's guests or visitors.
- 3.15 Replace promptly all broken glass with the same quality glass where the breakage or damage was due or caused by the negligence of the Tenant or the Tenant's guests or visitors.
- 3.16 Ensure where applicable that all and any appliances in the Property that require salt are kept regularly supplied with salt in accordance with the manufacturer's instructions provided for such appliances.

4. INSURANCE

For the avoidance of doubt, the Tenant's belongings, furnishings or equipment within the Property are not covered by any insurance policy maintained by the Landlord.
THE TENANT WILL:

- 4.1 Pay to the Landlord all reasonable sums paid by the Landlord for any increase in the insurance premium for the policy, or necessary expenses incurred as a result of a failure by the Tenant to comply with any insurance requirements.
- 4.2 In the event of loss or damage by fire, theft, attempted theft, impact or other causes to the Landlord's Property or its contents and as soon as the Tenant becomes aware to promptly inform the authorities, the police if applicable and the Landlord of such an incident. Subsequently to provide, as soon as is practicable, full written details of the incident together with any crime numbers issued, in order for the Landlord to assess whether to make a claim on any relevant insurance policy.
- 4.3 Not permit or deliberately do anything, and to take reasonable and prudent steps not to allow anything to be done by the Tenant the Tenant's guests or visitors which leads to damage, destruction, harm or ruin of the Property or the Landlord's Fixtures and Fittings.

5. ENERGY PERFORMANCE CERTIFICATE THE TENANT WILL:

- 5.1 Confirm that the Tenant has been provided with a Certificate which satisfies the requirements of the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Order 2007 prior to the signing of this Agreement.
- 5.2 Upon receipt of 24 hours prior written notice allow access to all appropriate areas of the Property to any Domestic Assessor appointed by the Landlord for the purposes of carrying out a Domestic Report.

6. SUPERIOR LEASE THE TENANT WILL:

- 6.1 Comply with all the conditions of any Superior Lease, under which the Landlord owns the Property (if applicable) save for the payment of ground rent and maintenance charges, and to perform any covenants in the Superior Lease.
- 6.2 Agree to enter into any Agreement, Deed of Covenant or Licence with the Superior Landlord agreeing to observe and perform the covenants of the Superior Lease if reasonably required to do so.

7. ACCESS AND INSPECTION THE TENANT WILL:

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- 8.27 At the commencement of the Tenancy and after an absence from the Property, run all taps for a short period and flush all WCs before use.
- 8.28 Prior to taking the first shower and whenever a shower is not being regularly used, run on a hot setting for a period of time.
- 8.29 Forward without delay to the Landlord any Notice of a legal nature delivered to the Property touching or affecting the Property, its boundaries or any neighbouring premises.
- 8.30 Upon request, provide the Landlord or the Landlord's Agent with documentation to confirm the Tenant's right of abode in the United Kingdom for the Term of the Tenancy.
- 8.31 Not permit any visitor to stay in the Property for a period of more than three weeks within any three month period.
- 8.32 Not use the Property for any illegal or immoral purposes.

**9. GARDEN AND EXTERIOR
THE TENANT WILL:**

- 9.1 Not hang any clothes or other articles upon the exterior of the Property or in any garden except where expressly permitted by the Landlord.
- 9.2 Keep gardens, window boxes or grounds in good order; the paths tidy, the grass cut and borders free from weeds to the reasonable satisfaction of the Landlord or Landlord's Agent although it is agreed that this obligation does not require the Tenant to top lop, prune or trim any tree, bush or shrub.
- 9.3 Provide all the necessary equipment and tools to maintain any garden when the Property is let unfurnished.
- 9.4 Not alter the existing design content or layout of the garden or grounds without the prior written consent of the Landlord or Landlord's Agent and will water all plants during any dry periods subject to any restrictions relating to the watering of gardens imposed by the relevant local water supplier.
- 9.5 Dispose of any cuttings and garden waste in a proper and environmentally sound manner and in accordance with Local Authority requirements.
- 9.6 Keep the garden patio or decking (if any) clear and free from any surface deposits, such as algae and moss during the Tenancy.
- 9.7 Not permit, keep or bring into the garden or grounds portable buildings, vans, commercial vehicles, boats, huts or sheds without the prior written consent of the Landlord, which cannot be unreasonably withheld.
- 9.8 Not park any vehicle at the Property that is not in road worthy condition and/or fully taxed.
- 9.9 Keep any garage, driveway or parking space free of oil and to pay for the removal and cleaning of any spillage caused by any vehicle.
- 9.10 Remove from the Property all vehicles at the end of the Tenancy.
- 9.11 Not exhibit on any part of the Property, the Building or its exterior any advertisement board or notice.

**10. RELETTING
THE TENANT WILL:**

- 10.1 Pay the Landlord's reasonable costs of re-letting the Property including all the Landlord's fees and disbursements as shown in the Agent's terms and conditions of business and any loss of rent or other monies incurred by the Landlord should the Tenant try to unlawfully terminate this Agreement. The Landlord will take all reasonable steps to mitigate any loss he may suffer as a result of any unlawful termination of this Tenancy Agreement.
- 10.2 Pay the Landlord's Agent an administration charge should the Tenant unlawfully terminate this Agreement.

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- 10.3 Agree that if this Tenancy is created following a change of Tenant at the Property (including one or more of the Tenants named in the Particulars) all Tenants, including those Tenants, agree to accept all liability and responsibility for the condition of the Property and its effects as detailed in the Inventory and Schedule of Condition taken at the commencement of the original Tenancy Term.

**11. AT THE END OF THE TENANCY
THE TENANT WILL:**

- 11.1 Prior to the expiry of the Tenancy notify the Landlord of a forwarding address for the Tenant at which the Tenant intends to reside and in lieu thereof the Landlord shall be entitled to instruct enquiry agents at the cost of the Tenant to obtain such address and trace the Tenant if required. The Tenant hereby agrees that the forwarding address may be disclosed to all utility companies and Council Tax authorities at the end of the Tenancy.
- 11.2 Give up the Property at the end of the Tenancy with vacant possession in accordance with the Terms of the Tenancy Agreement and in particular the requirements as to repair and decoration and make good repair, replace (with the prior written approval of the Landlord) or pay for as necessary, or at the option of the Landlord to compensate for any furnishings, furniture, equipment which is broken, lost, damaged or destroyed and to deliver all keys to the Property to the Landlord.
- 11.3 Launder and clean or pay for the laundering and professional cleaning of any soiled furnishings, linen, blankets, curtains, carpets, floor covering and all other items, Fixtures and Fittings.
- 11.4 Pay for the cost of professional de-infestation of the Property and the professional cleaning of all floor coverings and furnishings if pets have been kept in the Property.
- 11.5 Clean, pay for or compensate the Landlord for any damage caused to the Property, furnishings, furniture, fittings and Equipment as a result of the smoking of any tobacco products at the Property.
- 11.6 Pay for the costs of deodorising the Property, furnishings, furniture, fittings and Equipment to remove all cooking smells and any other odours.
- 11.7 Preserve and retain all furniture and Equipment in the Property and leave all items in the rooms and positions that they occupied at the commencement of the Tenancy.
- 11.8 Agree that any of the Tenant's belongings left in the Property after the Tenant has vacated be deemed to be abandoned and the Landlord may remove, sell or dispose of any abandoned items after taking all reasonable steps to contact the Tenant. The Tenant will be liable for all reasonable costs of removal and disposal or any other losses and these costs and losses may be deducted from the Tenancy Deposit.
- 11.9 Agree that any monies refunded to the Tenant by the Landlord's Agent at the end of the Tenancy will be made by one single payment through the Bankers Automated Clearing System to the bank account nominated by the Tenant or in the absence of a nominated bank account by cheque addressed to the forwarding address provided.

PART THREE

OBLIGATIONS OF THE LANDLORD

The following clauses set out the obligations of the Landlord during the Tenancy
DURING THE TENANCY THE LANDLORD WILL:

- 1.1 Observe and comply with all statutory requirements and regulations which are the responsibility of the Landlord and which may at any time apply to the Property.
- 1.2 If the Property forms part of a Building owned by the Landlord, keep the common hallways, passageways and staircases adequately lit and cleaned.

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1.5 The Tenant and Landlord agree that this Tenancy Agreement shall be governed by the Laws of England and Wales and will submit to the jurisdiction of the courts thereof.

1.6 The Landlord and Tenant agree that during the Tenancy Term and whenever it is reasonably possible and subject always to availability, the Landlord's Agent will use electronic means as the preferred method of communication.

1.7 The Tenant acknowledges receipt of the Department for Communities and Local Government's publication: "How to Rent: the checklist for renting in England".

2. LOCAL HOUSING ALLOWANCE

2.1 The Tenant agrees with the Landlord that if required in writing by the Landlord the Tenant will arrange for any Local Authority paying Local Housing Allowance to the Tenant to forward such payments directly to the Landlord. If the Landlord pays back any monies due to the Local Authority the Tenant will reimburse the Landlord upon written demand the same amount together with any costs or expenses incurred.

3. DATA PROTECTION ACT

3.1 Information supplied by the Landlord and the Tenant will be held in accordance with the Data Protection Act 1998. This information may be used or shared with utility providers, local authorities, and credit reference providers for account administration, including debt tracing and collection, credit, insurance and rental decisions, legal advisers, any other interested third party, HMRC or any person investigating a crime. The Landlord's Agent may record sensitive personal data, as defined in the 1998 Data Protection Act. Any party is entitled to ask for a copy of any information held subject to the payment of an administration fee that will be notified upon application and will not exceed the values set by the statute. This information may be amended, upon request, if it is found to be incorrect.

3.2 The Tenant hereby consents to the Landlord's Agent processing data information or personal details on or of the Tenant as defined in the Data Protection Act 1998.

3.3 The Tenant and Landlord acknowledge and agree that Data may be held outside of the European Union.

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3.1 Comply with the provisions of Section 11 of The Landlord and Tenant Act 1985 (as amended by Section 116 of the Housing Act 1988 and 1996) as follows:

- 3.1.1 To keep in repair the structure and exterior of the Property (including drains, gutters and pipes).
- 3.1.2 To keep in repair and proper working order the installations for the supply of water, electricity and gas.
- 3.1.3 To keep in repair and proper working order the sanitary installations including basins, sinks, baths and sanitation conveniences.
- 3.1.4 To keep in repair and proper working order the installations in the Property for space heating and water heating.
- 3.1.5 To have all repairs to the above carried out within a reasonable time of being notified of the need of repair by the Tenant.

4. SUPERIOR LEASE

- 4.1 Comply with all the obligations imposed upon the Landlord by a Superior Landlord if the premises are held under a Superior Lease.
- 4.2 Take all reasonable steps to ensure that the Superior Landlord complies with the obligations of the Superior Lease.
- 4.3 Where possible, provide a copy of the relevant sections of the Superior Lease to the Tenant at the start of the Tenancy.
- 4.4 Pay all charges imposed by any Superior Landlord for granting this Tenancy.

5. POSSESSIONS AND REFUSE

- 5.1 Remove or pay for the removal of all the possessions of the Landlord which do not form part of the Inventory and Schedule of Condition as well as any rubbish prior to the commencement of the Tenancy.

6. CONSENTS

- 6.1 The Landlord confirms that he is the sole/joint owner of the leasehold or freehold interest in the Property and that all consents necessary to enable him to enter this Tenancy Agreement (whether from superior Landlords, mortgagees, insurers or other parties) have been obtained.

PART FOUR TERMINATION

The following clauses set out the ways in which this Agreement may be brought to an end by either party and should be read in conjunction with the attached Tenancy Particulars. In addition, these clauses set out the procedures which the Tenant or Landlord shall use when the Tenancy is brought to an end.

1. NOTICE TO END THE TENANCY - Given by the Tenant to the Landlord

- 1.1 Any Notice to be served on the Landlord by the Tenant must be served in writing.
- 1.2 The Notice period must be for a minimum of one calendar month to end no earlier than the last day of the Term of the Tenancy.
- 1.3 At least one month prior to the expiry of the Term specified in the Particulars the Tenant shall give Notice to the Landlord specifying whether or not the Tenant will be vacating at the end of the Tenancy or whether the Tenant seeks an extension or renewal of the Tenancy.

2. NOTICE TO END THE TENANCY - Given by the Landlord to the Tenant

- 2.1 Any Notice to terminate the Tenancy pursuant to a clause in this Tenancy Agreement or pursuant to Section 21 of the Housing Act 1988 served by the Landlord on the Tenant must be served in writing.

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Tenancy Terms and Conditions

Tenant Introduction Only Service

PART SIX

The Tenant will observe and perform the obligations as set out in Part Six to these Tenancy Terms and Conditions

1. GENERAL FEES

The Tenant agrees to pay to the Landlord's Agent

- 1.1. £25.00 + VAT (£30.00) for any aborted pre-arranged visit to the Property.
- 1.2. £25.00 + VAT (£30.00) for supplying any written reference to any party.
- 1.3. £70.00 + VAT (£84.00) for each renewal and/or extension of the Tenancy Agreement.
- 1.4. £50.00 + VAT (£60.00) per additional account to allocate any refund of deposit to multiple accounts.
- 1.5. £25.00 + VAT (£30.00) for any refund of a Tenancy Deposit by cheque; no charge is payable when the refund is made via BACS.
- 1.6. £25.00 + VAT (£30.00) for a replacement copy of the Inventory and Schedule of Condition.
- 1.7. £60.00 + VAT (£72.00) for each or any Endorsement to the Tenancy Agreement
- 1.8. A charge of £175 + VAT (£210.00) as detailed in Clause 10.1.1, Part Two of the attached Tenancy Terms and Conditions should the Tenant unlawfully terminate this Agreement.

2. ADDITIONAL TENANT COSTS

The Tenant shall

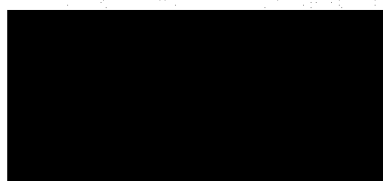
- 2.1 Pay the Landlord's reasonable costs of preparation and service of any Notice in relation to any breach of these Tenancy conditions plus all costs awarded to the Landlord by the Courts.
- 2.2 Pay to the Landlord or the Landlord's Agent all reasonable costs incurred in recovering possession of the Property through Court proceedings or any other action arising out of any breach of the provisions of this Agreement plus all costs awarded to the Landlord by any Court.

3. TENANT PAYMENT OBLIGATIONS

The Tenant shall

- 3.1 Pay the Landlord's reasonable costs of re-letting the Property as detailed in Clause 10.1, Part Two of the attached Tenancy Terms and Conditions should the Tenant unlawfully terminate this Agreement.
- 3.2 The Tenant agrees that if any of the costs and charges detailed in Clauses 1, 2 or 3 above remain outstanding at the end of the Tenancy then they may be deducted from the Tenancy Deposit.

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Tenancy Terms and Conditions

Tenant Introduction Only Service

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- 1.3. £70.00 + VAT (£84.00) for each renewal and/or extension of the Tenancy Agreement.
- 1.4. £50.00 + VAT (£60.00) per additional account to allocate any refund of deposit to multiple accounts.
- 1.5. £25.00 + VAT (£30.00) for any refund of a Tenancy Deposit by cheque; no charge is payable when the refund is made via BACS.
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- 2.2 Pay to the Landlord or the Landlord's Agent all reasonable costs incurred in recovering possession of the Property through Court proceedings or any other action arising out of any breach of the provisions of this Agreement plus all costs awarded to the Landlord by any Court.

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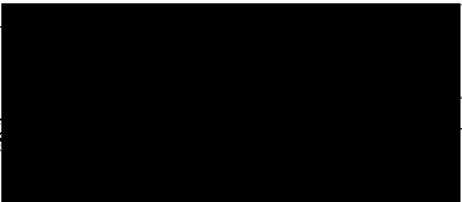
Tenancy Agreement Signature Page

Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.

Landlord Signature

Signed		Print Name:
	L.E. Walwin & Partners Ltd	

Tenant Signature

Signed		
Full Name	J	

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Read this document carefully and thoroughly. Once signed and dated this Tenancy Agreement will be legally binding and may be enforced by a Court. If you are in any doubt about the content of this Tenancy Agreement, we recommend that you seek independent legal advice before signing.		