

ASSURED SHORTHOLD TENANCY AGREEMENT

You should read this document carefully and thoroughly and take independent legal advice before signing it.
By signing this document, you agree to the terms contained in this agreement.

ASSURED SHORTHOLD TENANCY AGREEMENT FOR FURNISHED PROPERTY

This AGREEMENT is made on XX XXX XXXX for the following property:

Flat 10, The Courtyard Block A, Firth Street, Huddersfield, HD1 3FN

The following clauses set out the basic terms of the tenancy, the main dates and the Deposit and Rent amounts which have been agreed. Below are defined terms which will have the meaning listed next to them in this agreement.

PROPERTY	Flat 10, The Courtyard Block A, Firth Street, Huddersfield, HD1 3FN					
LANDLORD	Name:	SASCO Properties Limited				
	Address:	2 Kingsbridge Road, Huddersfield, HD1 3FX				
TENANT	Full Name:					
	Address:					
	Email Address:					
	Mobile No.:					
	WhatsApp:					
	WeChat:					
TENANCY PERIOD	Weeks:		From:		To:	
DEPOSIT	Amount:	£350				
RENT	Weekly Rent:					
RENT SCHEDULE / DUE DATE	Due Date:					Total
	Amount:					
BANK ACCOUNT	Account Name:	SASCO PROPERTIES LIMITED	Bank:	Yorkshire Bank		
	Sort Code:	05-04-69	Account:	17200638		
	IBAN:	GB44 YORK 0504 6917 2006 38	BIC:	YORKGB21469		
	Address:	40 New Street, Huddersfield, West Yorkshire, HD1 2BT				
BUILDING	The Courtyard Block A, Firth Street, Huddersfield, HD1 3FN (including the Property and the Building Common Parts).					
COMMON PARTS	The entrance halls, landings, staircases, passageways, any common rooms, bin areas, laundry and any other parts of the building which are intended to be or are capable of being used by the Tenant, in common with other occupiers of the relevant part of the Building. In addition, the Common Parts shall include the common room and laundry located at Broomfield House, Firth Street, Huddersfield, HD1 3DA.					
INVENTORY	The inventory provided to the Tenant at the time of checking in to the Property.					
BUSINESS DAY	Any day other than Saturday, Sunday or any bank or public holiday.					

Before entering into the Tenancy the Tenant should download and read the How to Rent Guide from www.gov.uk.

This Agreement is a legally binding document. The Tenant confirms that the information provided is true and correct and authorises the Landlord or their agent to make a search with a credit reference agency, which will keep a record of that search and will share the information with other businesses and credit reference agencies. Signing it means that the Tenant has read, understands, and agrees to be bound by its terms. The Tenant should therefore satisfy themselves that this is indeed the case before signing. The Tenant should be aware that they will be bound for the whole of the "Tenancy Period" (as defined above) and will not be released from his/her obligations until the Tenancy Period ends.

The Landlord agrees to grant, and the Tenant agrees to take the Tenancy of the Property as:

- an Assured Shorthold Tenancy under the Housing Act 1988
- At the stated Rent
- For the stated Tenancy Period; and
- Subject to the Standard Letting Terms set out in in the following pages of this Agreement as varied or supplemented by any Special Letting Terms.

The Property is furnished in accordance with the Inventory, which will be provided at the time of checking in to the Property. Subject to prior arrangement, the Tenant may check-in anytime during office hours (Monday -Friday 9.30am to 5.30pm excluding public holidays). Check-in out of office hours is available subject to 3 Business Days' notice and a fee of £25 payable at the time of checking in.

The Inventory will detail the general state of the Property as at the start of the Tenancy and detail the various Property Items contained therein. It is a record of the Property for the benefit of both the Landlord and the Tenant, against which any disputes can be referred to during or at the end of the Tenancy. Within seven days of receiving the Inventory, the Tenant is required to check the Inventory and report any discrepancies in writing to the Landlord.

The Landlord's name and address set out above are to be used for all notices (including legal proceedings) until and unless the Tenant receives written notification of a different name and or address for the Landlord.

The Landlord hereby gives notice to the Tenant that as an when required a member of the Management together with the respective professional will enter the Property with or without the Tenant being present to undertake Inspections and Fire Alarm Tests.

A copy of the Property's Energy Performance Certificate and the Electrical Installation Certificate or Electrical Installation Condition Report is available at the Landlord's address as set out above. If the Tenant requires a copies by email, please submit your request by email to support@sascostudentliving.com.

STANDARD LETTING TERMS**1. GENERAL**

- 1.1 Reference in this Agreement to the Landlord shall include the Landlord's appointed representatives.
- 1.2 The Landlords is responsible for letting and managing the Building (including the Property and the Building Common Parts).
- 1.3 Clause and paragraph headings are for convenience only and shall not affect the construction of this Agreement.
- 1.4 Normal residential use of internet, electricity, water, and sewerage utility services is included within the Rent. Each Property is fitted with an electricity meter which will be monitored by the Landlord or its representative to ensure fair usage. The Landlord reserves the right to recharge the Tenant for non-residential or wholly unreasonable or excessive use of the utility services.

2. RENT AND OTHER PAYMENTS

- 2.1 The Tenant agrees: -
 - 2.1.1 To pay the Landlord for the duration of the Tenancy Period the Rent notwithstanding the fact that the Tenant may cease to occupy the Property during such period for whatever reason.
 - 2.1.2 If the first Rent payment is not paid on or before the Due Date, the Landlord reserves the right to terminate the Tenancy Agreement without notice.
 - 2.1.3 If subsequent instalments of Rent are not paid on or within seven days of the Due Date detailed in the Rent Schedule as stated in this Agreement, or any invoice issued to the Tenant by the Landlord is not paid within seven days of receipt of the invoice, then the Tenant agrees to pay the Landlord an administration fee of £25.00 each time the Tenant is contacted, which will become payable immediately.
 - 2.1.4 If the instalments of the Rent are not paid on or within seven days of the Due Date detailed in the Rent Schedule as stated in this Agreement, or any invoice issued to the Tenant by the Landlord is not paid within seven days of receipt of the invoice, then the Tenant agrees to pay the Landlord an administration fee of £25.00 each time the Tenant is contacted, which will become payable immediately.
 - 2.1.5 A charge of £25.00 will be made to the Tenant for a returned Standing Order.
 - 2.1.6 In the event of any overpayments of rent, the Landlord shall not be liable for any bank or other charges incurred by the Tenant during or after the duration of the Agreement. Refunds of overpayments may take up to 28 days of receipt and will be subject to a £25 administration fee.
 - 2.1.7 The instalments of the Rent will be made to the Bank Account provided in this Agreement by standing order or bank transfer on or before the rent Due Dates.
NOTE: - The Landlord operates in pounds sterling (GBP) only and payments made in other currencies may incur additional charges from your remitting bank. Any monies received from foreign banks may result in an additional administration fee being levied on the Tenant to cover charges made by the Landlord's bank.
 - 2.1.8 To reimburse the Landlord immediately on demand in respect of any costs or charges payable by the Landlord as a result of any payment by the Tenant not being duly honoured or being made after the Due Date for payment under this Agreement.
 - 2.1.9 To pay the Landlord within seven days of the Tenant receiving an invoice or notice, any outlay, such as insurance excess and/or cost of repair/renew of damage as a result of any damage caused by

the negligence of the Tenant as a result of breach or non-compliance of this Agreement and/or any of the Landlord's rules and regulations in relation to residing at the Property set out in this Agreement.

- 2.1.10 To abide by the Landlord's internet service provider's internet usage policy (copy available on request).
- 2.2 The Tenant will promptly pay any Council Tax or similar tax (if applicable) in respect of the Property or its occupants for the Tenancy Period and all charges for electricity, water, internet consumed or supplied to the Property (in excess of the level provided by the Landlord as referred to in clause 1.5).
- 2.3 The Tenant will indemnify the Landlord for any Council Tax due in respect of the Property to the Local Authority as a result of change of status of the Tenant, and will within seven days of written demand reimburse the Landlord in respect of any Council Tax payable by the Landlord as a result of the Tenants continued occupation at the Property.
- 2.4 The termination or surrender of this Agreement does not cancel any outstanding obligation which the Tenant owes to the Landlord.
- 2.5 The Landlord's rights under this clause are in addition to any other rights the Landlord has under this Agreement. In particular the Landlord reserves the right to seek compensation for a breach of this Agreement or to cover any arrears and the Landlord may pursue other rights and remedies it has as it sees fit.

3. TENANCY DEPOSIT

- 3.1 The Tenant agrees to pay the Landlord the Deposit in cleared funds in advance or upon application for a tenancy.
- 3.2 In the event the Landlord is holding a deposit from the Tenant relating to a previous tenancy agreement, upon signing this Agreement the Tenant hereby authorizes the Landlord to transfer the deposit to this Agreement.
- 3.3 The Deposit has been taken as security for the following purposes:
 - 3.3.1 Any damage, or compensation for damage to the Building (including the Property and Building Common Parts, their fixtures, and fittings), or for missing items for which the Tenant may be liable under this Agreement;
 - 3.3.2 The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any breach made by the Tenant for his/her obligations under this Agreement; and
 - 3.3.3 Any Rent or other money due from the Tenant under this Agreement for which the Tenant has been notified.
- 3.4 The Deposit is safeguarded by the Deposit Protection Service ("DPS"). Within 30 days of receiving the Deposit the Landlord shall register the Deposit and inform the Tenant of the details as required under the membership rules of the DPS.
- 3.5 The Landlord will provide within 30 days of the Deposit being received the information required under section 213(5) of the HA 2004 as set out in the Housing (Tenancy Deposits) (Prescribed Information) Order 2007 (SI 2007/797).
- 3.6 The Landlord agrees that the Deposit shall be held in accordance with the rules of the DPS.
- 3.7 At the end of the Tenancy, the Landlord shall be entitled to withhold from the Deposit such proportion of the Deposit in accordance with the charge list detailed in Schedule 1 or as may be reasonably necessary to:
 - 3.7.1 make good any damage to the Building (including the Property and Building Common Parts, their fixtures, and fittings), caused by the Tenant's failure to take reasonable care;
 - 3.7.2 replace any of the contents which may be missing from the Property; and

3.7.3 pay any Rent which remains unpaid.

- 3.8 The Landlord and Tenant consent to the use of the Inventory and Schedule 1 as evidence in any dispute arising in connection with the Deposit if the dispute is referred to an adjudicator according to the DPS.
- 3.9 In the event the Tenant signs a new tenancy agreement with the Landlord, the deposit will be automatically transferred over to the new agreement.

4. ASSIGNMENT AND SUBLETTING

- 4.1 The Tenant agrees not to assign sublet, part with or share the Property with any persons other than the persons named as the Tenant or any other person approved of in writing by the Landlord to occupy or reside in the Property.

5. TERMINATION

- 5.1 The Landlord may (by written notice to the Tenant) terminate this Agreement immediately if: -
- 5.1.1 the Tenant shall fail to pay any instalment on the respective Due Date detailed in this Agreement; or
 - 5.1.2 the Tenant's status as a registered student at the relevant University/College shall terminate or be suspended for any reason whatsoever; or
 - 5.1.3 the Tenant is in breach of any of the obligations contained in this Agreement whereupon the Tenant shall vacate the Property forthwith but shall remain liable for the Rent for the whole Tenancy Period; or
 - 5.1.4 the Tenant: -
 - 5.1.4.1 commits any offence or behaves in a manner which causes a nuisance to other persons or endangers the Building (including the Property and Building Common Parts); or
 - 5.1.4.2 indulges in drunkenness or the misuse of drugs;
 - 5.1.4.3 uses the Building (including the Property and Building Common Parts) for any unlawful purpose;
 - 5.1.4.4 uses abusive, violent and or threatening behaviour;
 - 5.1.4.5 uses any form of electronic or paper media to post, note, transmit, publish, or send anything which could reasonably be considered to be abusive or threatening to another resident or the Landlord or a representative of the Landlord; or
 - 5.1.4.6 the Tenant becomes bankrupt.

AND the effect of such termination will be to end the Tenancy Period but will not release the Tenant from any outstanding obligation and the Tenant will still be liable for the whole Rent for the full Tenancy Period and any other payments due.

6. LANDLORD'S OBLIGATIONS

Throughout the Tenancy Period the Landlord will:

- 6.1 Give the Tenant exclusive uninterrupted occupation of the Property and the right (shared with others) to use the Building Common Parts during the Tenancy Period for as long as the Tenant complies with the Tenant's obligations under this Agreement.
- 6.2 Use all reasonable efforts to arrange for any damage to be remedied as soon as practicable, provided that there is a reasonable prospect that such damage can be remedied within the current academic year.
- 6.3 Use all reasonable endeavours to arrange for the Building Common Parts to be cleaned and adequately lit.

6.4 The Landlord will not be responsible for any loss or inconvenience suffered as a result of failure of supply or services to the Property, supplied by a third party, where such failure is not caused by an act or omission on the part of the Landlord.

7. TENANT'S OBLIGATIONS

Throughout the Tenancy Period the Tenant agrees: -

- 7.1 To pay the Rent on the agreed Due Dates. In the event that the Landlord has agreed for the Tenant to pay by instalments and a payment is not made on the Due Date then the Landlord has the right to demand all monies due for the remaining duration of this Agreement and the ability to make payments by instalment will be withdrawn.
- 7.2 To allow the Landlord access to the Property at any time for the purposes of Viewing, Inspection, Maintenance, Repair or concerns about the resident's welfare.
- 7.3 To clean and keep in a tidy condition the Property and the Building Common Parts.
- 7.4 Not to use the Property otherwise than as private living accommodation.
- 7.5 Not to share the occupation of the Property or any part of it nor do or cause anything to be done whereby the occupation of the Property is shared with any other person and not under any circumstances to part with or sub-let the whole or part of the Property.
- 7.6 Not to have overnight visitors longer than two consecutive nights provided that the Landlord shall be entitled to refuse entry to any visitor in its absolute discretion where such visitor has previously caused the Tenant to breach or the Landlord reasonable considers may cause the Tenant to breach the terms of this Agreement.
- 7.7 The Tenant shall not cause or allow/permit to be caused anything which may be a nuisance or annoyance or cause or create any discomfort or inconvenience to the Landlord or to other residents of the Building and in particular not to make nor permit the making of any noise between 2300 hours and 0800 hours so as to audible outside of the Property.
- 7.8 To keep and deliver up the Property and the Landlord's furnishings and appliances and effects in a good and clean and tidy condition (fair wear and tear expected) and not to remove any of the said furnishings and effects from the Property and if at the termination of this Agreement either the Property are damaged or the said furnishings and effects are damaged or lost, to pay the Landlord on demand the amount or value of such loss or damage in accordance with the charge list detailed in Schedule 1 of this Agreement.
- 7.9 Not to make any additions or alterations to the Building (including the Property and Building Common Parts, their fixtures, and fittings), nor to make any alteration to the decoration of the Property.
- 7.10 Not to mark or change the decorative finish of the Building (including the Property and Building Common Parts).
- 7.11 Not to make any alteration to the fabric or surfaces of the Building (including the Property and Building Common Parts).
- 7.12 Not to apply sticky tape or 'blue-tack' or similar adhesive on any of the walls of the Building (including the Property and Building Common Parts).
- 7.13 Not to stick pins, nails, or screws into any of the walls of the Building (including the Property and Building Common Parts).
- 7.14 Not to flush sanitary items down the toilet.
- 7.15 Not to pour oil or grease down the drains nor do anything else likely to block or harm the drains.
- 7.16 Not remove any items from the Building (including the Property and Building Common Parts).
- 7.17 Not to tamper, force or in any way open the windows of the Building (including the Property and Building

Common Parts) beyond their restricted opening, which have been restricted for Health and Safety purposes.

- 7.18 Not to cause any blockage, to the sink, washbasin, and shower waste.
- 7.19 Not alter or change or install any locks on any doors or windows in or about the Property or have additional keys made for any locks without prior written consent of the Landlord. Unauthorised copies will result in a full lock change at the Property, at the cost of the Tenant. Replacement keys will be charged in accordance with the charge list detailed in Schedule 1.
- 7.20 Not to keep any animals or pets including birds, fish, reptiles, insects, or mammals.
- 7.21 Not to use the Property for the purpose of conducting a business.
- 7.22 Not to install a private telecommunication at the Property without the prior written approval of the Landlord.
- 7.23 Not to erect any external television aerial, satellite or appliance for any television sets used at the Property.
- 7.24 To hold a current television license for any television sets used at the Property.
- 7.25 Not to have at the Building, use or permit to be used any electrical fires, gas fires, paraffin heaters, chip pans, woks, rice cookers, candles, incense sticks, oil burners, oil lamps, washing machines, refrigerators or cooking appliances except those provided by the Landlord at the Property and to observe fire and safety precautions at all times. In the event such appliances are found in the Property, the Landlord shall have full right to remove such appliance and return it to the Tenant at the end of the Tenancy.
- 7.26 Not to wedge or jam open any fire door.
- 7.27 To be responsible for any injury, loss or damage caused by malfunction of equipment or electrical appliances owned or brought into the Building by a resident or guest.
- 7.28 To be responsible for any damage caused to the Building (including the Property and Building Common Parts).
- 7.29 Where damage is done to the Building Common Parts or the Building and no one takes responsibility, agree that the costs to rectify such damage will be shared equally amongst all residents.
- 7.30 Not attempt to carry out any repairs.
- 7.31 Not organize parties or meetings of more than six people without the prior written approval of the Landlord.
- 7.32 Not harass or threaten harassment on the grounds of race, colour, religion, sex, sexual orientation, or disability.
- 7.33 Not be violent or abusive or act in an intimidating manner or threaten to do so.
- 7.34 Not tamper with fixtures, fittings and equipment including without limitation heating and lighting equipment, kitchen and bathroom fittings and equipment, fire safety equipment (including smoke/heat detectors), fire doors and restrictors on windows.
- 7.35 Not dry items of laundry on the heaters within the Property nor hang them so as to be visible from outside of the Building.
- 7.36 Not compromise the security of the Building by leaving windows open when not in the Property, leaving security doors open or allowing unauthorized visitors to tailgate.
- 7.37 To keep the Property in a clean and tidy and proper condition at all times and to remove all rubbish from the Property at least twice a week and dispose of it in the designated refuse bins.
- 7.38 Not in any way to misuse any fire alarm or fire safety appliance at the Building or tamper with or obstruct any smoke or heat detectors.
- 7.39 To respond immediately if the fire alarm is sounded by following the evacuation procedure for the Building.
- 7.40 Not under any circumstances whatsoever to take or allow to be taken into or on to the Property or the Building Common Parts (except in such places as the Landlord may from time to time designate) any bicycles or motorcycles. In the event that the Landlord is required to remove any bicycle stored in breach of this clause to pay the Landlord on demand £25.00 (including VAT) before the release of the bicycle to the Tenant.
- 7.41 To notify the Landlord of any intended absence from the Property for a period of five consecutive nights or

longer.

- 7.42 Immediately to give notice to the Landlord of any failure in water, drainage, electrical or other services at the Property.
- 7.43 Not to bring any thing that is dangerous, that may have a detrimental effect on other people's health and welfare or cause damage to the Landlords Property.
- 7.44 Not to bring any illegal or controlled substances whether for the Tenant own use or otherwise unless prescribed by a bonafide Medical Practitioner into the Landlords Property.
- 7.45 Not to do or permit to be done on the Property anything or act whereby the insurance policy of the Building may become void or voidable or whereby the premium thereon may be increase.
- 7.46 To attend a hall safety meeting at the beginning of the residence period if arranged by the Landlord and local Fire Brigade as required.
- 7.47 Not to set off a fire alarm without due cause (even if accidentally), and the Tenant further agrees that if the Tenant or Tenant's guest does set off a fire alarm without due cause, resulting in attendance of the emergency fire services or the evacuation of the Building, the Tenant shall pay on written demand a reasonable sum as required by the relevant emergency service to cover any resulting costs incurred by the Landlord.
- 7.48 Not to use or suffer the Property to be used for any illegal purposes.
- 7.49 Not to smoke in any part of the Building (including the Property and Building Common Parts), this includes outdoor areas located within the structure of the building, nor on the roads, paths or pavements immediately outside the building, other than where cigarette butt receptacles are provided.
- 7.50 To report the loss of any keys to the Property or the Building immediately to the Landlord and on termination of this Agreement to immediately return all such keys to the Landlord.
- 7.51 To report as soon as possible to the Landlord any disrepair or defect in respect of the Property or the fixtures and fittings and report any failure of mechanical or electrical appliances. The Tenant will be held responsible for any damage caused by late notification and charged.
- 7.52 To observe and be bound by the disciplinary code and rules and regulations relating to student occupancy of residential property as published by the University or College at which the Tenant attends.

8. EARLY TERMINATION BY THE TENANT

- 8.1 Should the Tenant wish to leave the Property for any reason prior to the end of this Agreement, the Tenant shall still remain liable for the rent for the Property for the whole Tenancy Period, unless otherwise agreed in writing by the Landlord.
- 8.2 If the Landlord agrees to release the Tenant from the Property prior to the end of the Agreement, the Tenant will be liable for a £250.00 administration charge plus any other charges the Landlord will be subject to, such as fees payable to third party agents for a providing a replacement tenant.

9. STUDENT STATUS

It is a term of this Agreement that the Tenant is at all material times during the Tenancy Period a student in full time education and the Tenant shall supply evidence of this to the Landlord at the same time as paying the Deposit and on request during the Tenancy Period. Any change occurring to the status of the Tenant which results in the Tenant no longer being a student in full-time education will require the Tenant to surrender this Agreement but the Tenant will still remain liable for the Rent for the full Tenancy Period.

10. INSURANCE

- 10.1 The Landlord will maintain a comprehensive insurance policy to cover the Building (including the Property, Building Common Parts, Building and Fixtures and Fittings), but not belongings of the Tenant.
- 10.2 The Landlord takes no responsibility for the belongings of the Tenant and the Tenant is advised to insure his/her belongings with a reputable insurance provider.

11. GENERAL PROVISIONS

- 11.1 This Agreement shall take effect to the provisions of Section 11 of the Landlord & Tenant Act 1985 if applicable.
- 11.2 In the event that there is more than one Tenant named in this Agreement, then:
- 11.2.1 This is a joint tenancy, and the Property is let as one household.
- 11.2.2 The Landlord and the Tenants agree that the Tenants named on this contract are jointly and severally liable to pay the rent.
- 11.3 Should any term in this Agreement be held invalid, illegal or unenforceable then the remainder of this Agreement and the application of such term shall not be affected thereby and each term of this Agreement shall be valid and enforceable to the extent permitted by law.
- 11.4 If the Tenant fails to pay, within seven days of the Due Date, any amount of Rent or other sum payable to the Landlord under this Agreement, the Tenant will on demand, pay to the Landlord a penalty calculated at the rate of 4% (four percent) per year above the Barclays Bank Plc's base rate, calculated from the Due Date until actual payment.
- 11.5 The Tenant shall be in breach of this Agreement if the Tenant fails to pay the Rent in accordance with this agreement and the Landlord shall be entitled to use the statutory provisions contained in the Housing Act 1988 or any other statutory remedies available to recover possession of the Property.

12. AT THE END OF THE TENANCY

- 12.1 At the end of the Tenancy, the Tenant agrees:
- 12.1.1 To vacate the Property and remove all of their belongings from the Building (including the Property and the Building Common Parts) and leave the Property and items in the same clean state and condition as they were at the beginning of the tenancy period.
- 12.1.2 If the Tenant fails to remove any of their property from the Landlord's Building (including the Property and the Building Common Parts) within 3 days after this Agreement comes to an end then the Landlord may sell or dispose of the property and the Tenant will indemnify the Landlord against any liability to a third party whose property is sold by the Landlord in the mistaken belief that such property belonged to the Tenant. Any proceeds of the sale shall be used to pay off any outstanding money or rent or the Landlord's costs. If after 2 months the sale proceeds net of any disposal and reasonable management costs have not been claimed by the Tenant, the Landlord shall be entitled to keep all the proceeds.
- 12.1.3 To ensure that any items which may have been moved during the Tenancy Period is returned to the location that they were in at the beginning of the tenancy period.
- 12.1.4 Not to leave any rubbish or belongings for disposal in any other areas other than the designated refuse bins, and if any such rubbish or belongings are left by the Tenant, then the Tenant agrees to pay the Landlord £50 for each incident.
- 12.1.5 To pay the Landlord for the rectification, repair and/or replacement of any fixtures, fittings and furnishing's damaged by the Tenant, including the repainting of walls marked by the attachment

of pictures, posters and the like and any damage, soiling or contamination caused by smoking in accordance with standard requirements and charge list detailed in Schedule 1.

12.1.6 To return to the Landlord all keys/fobs at the end of this Agreement.

13. SUSPENSION OR RENT

13.1 If the Building (including the Property and the Building Common Parts) is destroyed or made uninhabitable or inaccessible by fire or other risk, then:

13.1.1 the Landlord will seek to offer temporary alternative accommodation, in which case the Rent will continue to be payable, but

13.1.2 if the Landlord is unable to offer temporary alternative accommodation the rent will stop being payable until the Building (including the Property and Building Common Parts) is reinstated, made habitable and accessible. Any rent paid in advance will be refunded on a daily basis.

13.2 In the event, due to unexpected delays in construction, refurbishment or redecoration, the Property is not ready for occupation on the Tenancy commencement date, then:

13.2.1 the Landlord will seek to offer temporary alternative accommodation, in which case the Rent will continue to be payable, but

13.2.2 if the Landlord is unable to offer temporary alternative accommodation the rent will stop being payable until the Building (including the Property and Building Common Parts) is reinstated, made habitable and accessible. Any rent paid in advance will be refunded on a daily basis.

14. TEMPORARY ALTERNATIVE ACCOMMODATION

In order to carry out repairs or complete building work the Landlord may, at their expense, move the Tenant to temporary suitable alternative accommodation.

15. NOTICES

15.1 Any notice served on the Landlord under or in connection with this Agreement shall be deemed to have been properly served if:

15.1.1 sent by first class post to the Landlord's address as stated in the Agreement;

15.1.2 left at the Landlord's address as stated in the Agreement; or

15.1.3 sent to the Landlord's e-mail address given as stated in the Agreement.

15.2 Any notice sent to the Tenant under or in connection with this Agreement shall be deemed to have been properly served if:

15.2.1 sent by first class post to the Property;

15.2.2 left at the Property; or

15.2.3 sent to the Tenant's e-mail address as stated in the Agreement.

15.3 If a notice is given in accordance with clause 15.1 or clause 15.2 it shall be deemed to have been received:

15.3.1 if delivered by hand, at the time the notice is left at the property address;

15.3.2 if sent by first-class post, on the second Business Day after posting; or

15.3.3 if sent by email, at 9.00 am on the next Business Day after transmission.

16. GOVERNING LAW

This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

The Tenant hereby sign to confirm the acceptance of the terms of the Tenancy.

Signed by the Tenant

Signed by the Landlord

Signature:

Signature:

Please forward documents detailed below to support@sascostudentliving.com

Photo ID - Driving License/Passport (include visa stamp for non-UK passports)

Proof of Address - For UK Tenants only (Driving License/Utility Bill)

Student ID/Offer Letter

SCHEDULE 1- CHARGE LIST

Item	Required Standard (Unless detailed in the Inventory)	Charge
Doors & Fittings		
Flat Entry Door	No dents, holes, scratches & working	£250
En-suite Door	No dents, holes, scratches & working	£250
Handles	Fitted and working	£50
Hinges	Fitted and working	£50
Lock	Fitted and working	£30
Number	Fitted in place with no damage	£15
Spy hole	Fitted right way round	£10
Door Closer	Fitted and working	£50
Door Stop	Fitted and secure	£10
Walls & Ceiling		
Walls	No holes or marks	£60 per wall
Ceilings	No holes or marks	£60
Skirting	Fitted and secure	£20 per mt.
Flooring & Carpet		
Carpet	No holes, marks, burns etc.	£125
Vinyl Floors	No holes, marks, burns etc.	£75
Laminate Flooring	No holes, marks, burns etc.	£30 per m ²
Windows & Blinds		
Window Glass	Fitted and secure without cracks	£100 per m ²
Window Lock	Fitted and working	£50
Blinds	Fitted, no holes, marks, burns	£100
Window Sill	No holes, marks, burns etc.	£50
Electrical		
Entry Phone	Fitted and serviceable	£50
Switches & Plugs	No cracks	£15
Kitchen		
Work top	No marks, chips, burns or dents	£200
Cupboard Drawer	No marks, chips, burns or dents	£25
Cupboard Doors	No marks, chips, burns or dents	£25 per door
Cupboard Shelves	Fitted and secure	£15 per shelf
Sink Fittings	Plug and chain fitted	£10
Sink	No marks, or dents	£150
Hob	No marks, or dents	£150
Microwave	No missing plate/grill stand	£25
Microwave	Working - no obvious damage	£150
Fridge	No missing shelves	£20 per shelf
Fridge	Damaged seal	£75
Furniture		
Sofa	No holes, burns, mark, stains	£175
Chairs	No holes, burns, marks, stains	£50
Bed Base	Complete and unbroken	£100
Bed Mattress	No stains, rips, holes & burns	£150
Bedside Cabinet	No holes, marks, dents, or watermarks	£75
Desk	No holes, marks, dents, or watermarks	£100
Wardrobe	No holes, marks, dents, or watermarks	£140
Wardrobe Shelf	No holes, marks, dents, or watermarks	£25
Bookshelf	No holes, marks, dents, or watermarks	£50
Notice Board	Fitted, secure, no felt /pen marks	£35
Bathroom		
Vanity Unit	No holes, marks, dents, or watermarks	£150
WC	unblocked	£75
Washbasin	unblocked	£75

Item	Required Standard (Unless detailed in the Inventory)	Charge
Bathroom Cont.		
Shower enclosure	Fitted, secure, no cracks	£175
Shower rose	Securely fitted	£50
Mirror	No cracks	£100
Shower Plug hole	Clean and unblocked	£75
Heating		
Radiator	Secure and undamaged	£125
Towel rail	Secure and undamaged	£75
Other Appliances		
TV / Remote	Working - no obvious damage	£500 /£30
Telephone	Working - no obvious damage	£40
Cleaning Charges		
Floor	Litter free and clean	£50
Fridge	Wiped, clean and empty	£20
Microwave	Wiped, clean and empty	£15
Hob	Wiped, clean, no grease or marks	£20
Extractor	Wiped, clean, no grease or marks	£20
Work surfaces	Wiped and clean	£15
Cupboard/Draws	Empty and clean	£20
Bathroom	All surfaces wiped and clean	£30
Rubbish	No rubbish to be left in the Property	£10 per bag
Replacement Keys		
Flat key		£25
Entrance fob		£25
Post box key		£15
Agreement Breaches		
Evidence of Smoking (per incident)		£100
Malicious and negligent activation of fire alarm		£100
Tampering with lift or fire equipment		£100
Disposing of rubbish in corridors or un-designated areas.		£50
Evidence of use of non-permitted items e.g. portable heater, washing machine etc.		£100
Evidence of keeping any animals or pets including birds, fish, reptiles, insects, or mammals (per incident).		£100
<p>N.B. Please be aware that these charges are standard for all Landlord properties. You may find in some properties there are differences therefore some charges may vary. The above is a non-exhaustive list of costs for replacing or repairing items damaged maliciously by tenants (fair wear and tear excepted). The Landlord reserves the right to charge for items not mentioned.</p>		