

THIS ASSURED SHORTHOLD TENANCY AGREEMENT made on the _____ day of _____ 20 ____

BETWEEN _____ (who Shall be known as the Landlord) and The Names Appearing At the End of This Agreement _____ (Who shall be known as the Tenants)

BY THIS AGREEMENT the Landlord hereby agrees to let, and the Tenants agree to take the furnished premises known as _____

For the day commencing from the _____ day of _____ 20 _____ expiring on the _____ day of _____ 20 _____ subject to the following covenants: -

1. Rent shall be paid at the rate of _____ per month and shall be payable monthly in advance, by standing order. **All tenant guarantee forms and insurance monies must be handed into the office within 1 week of signing the lease.** In the event that the standing order mandates, guarantee forms and insurance money are not returned by this date then the Landlord reserves the right to deem this Tenancy Agreement null and void and the Landlord reserves the right to re-let the Premises and retain all monies paid as security deposit for the said premises. Late return of any documents shall incur an administrative charge of £25.00. Until the property is re-let the tenants shall be responsible for the payment of any rent becoming due.
2. A security deposit shall be paid on the same day as the signing of this agreement. This deposit will be returned no later than one month after the expiry date of this lease if there has been no breach of the covenants herein. In the event of a breach of any of the covenants the Landlord reserves the right to retain the deposits of all the above named Tenants regardless of the origin or perpetrator of any such breach. Deposits of non-management properties will be in the possession of the Landlords and the return of which are determined by landlord and tenant resolution and as such will not be the responsibility of Piney Rentals in the event of any disputes. One cheque for the return of the deposit will be issued to the last tenant to vacate the premises at the termination of this agreement. **Student** insurance is £40 per person and the cover is stated in the office. Please note that there is an extra premium required for the insurance of laptops which can purchased if required.
3. The **deposit and insurance money** shall be paid in cash or by bankers draft or by cheque and shall be payable to ___Piney Rentals Limited_____ and shall be collected by the Landlords Agent as appointed by the Landlord. In the event of any cheque being returned unpaid by the Landlords bank or of any standing order being unpaid a charge of £25.00 shall be imposed, to be paid by the Tenant from whom the cheque or standing order was issued.
4. The Landlord shall pay all rates, taxes and assessments on the premises. However, the Landlord shall not be responsible for the payment of any bills in relation to the water charges, electricity, heating or telephone bills which are the responsibility of the Tenants
5. The Tenants shall allow notices to Let and For Sale to be put up in windows or such conspicuous part of the premises as the Landlord may decide during the time the notice in clause 5 above is running and the Tenants shall grant free admission for the purpose of inspection to any person or persons wishing to rent or buy the said premises on any day of the week between the hours of 8.00 am and 6.00 pm and should the Tenants not allow such notices to be put up on the premises or not grant permission to inspect the same, then the said notice shall at the Landlords discretion be null and void and the Landlord shall request the Tenants to vacate the premises immediately.
6. The Tenants shall deliver to the Landlord or the Agent the respective keys of the said premises before 12.00 noon on the day this agreement expires otherwise £3.00 will be deducted for each key not returned from the deposit.

7. The Tenants shall not make any alteration or additions to the premises without the written consent of the Landlord and in the event of any consent being given the Tenants agree to reinstate the premises to their original condition if called upon by the Landlord or the Agent to do so, or deliver up possession of the premises in their altered condition at the discretion of the Landlord.
8. The Tenants shall not be entitled to any compensation in respect of alterations or additions, which they make to the premises irrespective of whether or not such alterations add to the value of the premises at the determination of the tenancy.
9. During the tenancy the Tenants shall keep the premises and all fixtures, furniture, furnishings, glass, and additions to the premises in good, substantial and tenable repair and condition and for this purpose shall carry out all such repairs as may be deemed necessary whether by reason of fair wear and tear of the premises or otherwise. All such repairs shall be completed before the key is delivered to the Landlord or the Agent on termination of this agreement. The liability of the Tenants shall include the cleansing and relieving of drains and sewers and the repayment to the Landlord of the cost of carrying out work required by the appropriate Sanitary Authority.
10. When the Tenancy comes to an end for whatever reasons the Tenants will peaceably surrender the premises to the Landlord together with all buildings, erections and fixtures that are built or erected now or at any future date during the Tenancy.
11. The Tenants shall keep the premises clean and tidy and shall repay to the Landlord the cost incurred in carrying out any necessary cleaning when the Tenants quit the premises.
12. The Tenants shall be responsible for ensuring that all rubbish and refuse is available for collection by the statutory authority on a weekly basis. In addition the Tenants shall be responsible for maintaining the wheelie bin provided by the Landlord in good repair and shall be responsible for the cost of replacing same if damaged, lost or stolen.
13. The Tenants shall use the premises solely as a private dwelling house and shall not.
 - (a) Carry on or permit any trade or business or shop of any kind on the premises;
 - (b) Assign sublet or part with possession of the premises or any part of the premises either furnished or unfurnished;
 - (c) Hold or permit to be held any auction on the premises;
 - (d) Give board or lodging or to share the premises with any other person except by way of gratuitous hospitality;
 - (e) Part with possession of the premises or any part of the premises to any other person as caretaker or otherwise.
14. The Tenants agree not to display or permit to be displayed on the premises or any part of the premises any trade-plates, notices or advertisements of any kind.
15. The Tenants agree not to use the premises for any immoral or illegal purposes.
16. The Tenants agree not to commit or permit any nuisance on the premises. In the event of the Tenants causing any nuisance on the premises the Landlord has the discretion to immediately issue a written notice to quit in respect of a breach of this clause or to serve the Tenants a notice of warning in respect of the nuisance stating that if that nuisance or any other nuisance is repeated a notice to quit will immediately be issued. The definition of what reasonably constitutes a nuisance shall fall within the discretion of the Landlord.

17. The Tenants agree not to keep any birds or animals on the premises.
18. The Tenants admit the right of the Landlords agent as appointed by the Landlord to sign on behalf of the Landlord this agreement, notice to quit or any other documents connected with the tenancy under the agreement.
19. If the Landlord for any reason is unable to give possession of the premises, he or she shall not be liable for any damage or loss sustained by the Tenants. This clause applies regardless of whether or not any notice of the Landlords inability to give possession is given to the Tenants.
20. If during this tenancy the said rent shall not be punctually paid by the Tenants on the days mentioned in clause 1 or if any of the covenants and conditions contained in this agreement have not been complied with then it shall be lawful for the Landlord at any time to determine the tenancy by giving to the Tenants written or verbal notice to quit.
21. The Tenants agree to grant free admittance to the premises between the hours of 8.00 am and 6.00 pm to the Landlord or his agent and to his workmen for the purpose of inspecting the premises or carrying out any work - 24 hours notice will be given except in emergencies.
22. The Tenants will maintain any garden and hedging in satisfactory trim (only if Landlord has provided necessary tools for doing so)
23. The Landlord shall provide at least one key to the property from which others may be cut if required.
24. The Landlord accepts no responsibility for the maintenance or repair of intruder alarm systems where such systems are installed in the premises.
25. Inconsideration of the Landlord agreeing to let the property to the Tenants, the Guarantor:
 - a) Guarantees to the Landlord and agrees to be answerable for the full and prompt payment of the rent and agrees to indemnify the Landlord in the event of the Tenants failing to pay the rent or any part of it to the Landlord.
 - b) Guarantees to the Landlord and agrees to be answerable for all loss, damage and injury suffered or caused to the property and / or the furnishings or any loss suffered by the Landlord by reason of negligence of the Tenants obligations and agrees to indemnify the Landlord.
 - c) Agrees to indemnify the Landlord against the cost of proceedings for the recovery of the rent, for the ejection or for the enforcement of the Tenants obligations.
 - d) Acknowledges that the service by the Landlord of notice to quit, the issue of proceedings, judgment against the Tenant, withdrawal of or compromise of any proceedings or waiver of or adjustment of any right by the Landlord whether any such thing be with or without the consent of the guarantor shall not affect the liability of the guarantor to the Landlord nor shall the liability be affected by bankruptcy or death of the Tenant.

26. Please note that keys for the property will not be released unless the full deposit and 1st month's rent along with all required documents from each tenant have been given to Piney Rentals Ltd.

27. All the undersigned tenants shall be deemed jointly and severally responsible for any breach of the covenants or conditions herein regardless of the origin or perpetrator of any such breach.
28. The Landlord accepts no responsibility for the maintenance or repair of televisions or television aerials, where

such equipment is supplied with the property.

29. In the event of any possessions remaining within the property on expiry of the tenancy they will be assumed to have been abandoned and treated accordingly.
30. One copy of the lease will be provided on completion of signatures and documentation. In the event of any further copies being required there will be a charge of £3.00 per copy.
31. In the event of the any Tenant wishing to leave the premises before the expiry of this agreement, the departing Tenant must either:
 - 1) Find a suitable replacement Tenant, acceptable to both the Landlord and the remaining Tenants before any such departure takes place. A charge of £75.00 shall be imposed on the departing Tenant for any such change. In the event that no such suitable replacement Tenant is the found then the remaining undersigned tenants shall be deemed jointly and severally responsible for any breach of the covenants or conditions herein per Clause 27.
 - 2) Authorise the agent to provide suitable replacement tenants for which a letting fee will be charged to the departing tenants. In the event that no such suitable replacement Tenants are found then the remaining undersigned tenants shall be deemed jointly and severally responsible for any breach of the covenants or conditions herein per Clause 27.
32. The Landlord grants the tenancy of the property to the named Tenant upon the condition that the Tenant holds insurance that the Landlord or his Agent considers adequate to protect the Tenant's personal possessions and accidental damage caused by the Tenant to the furniture, fixtures and fittings at the property as described in the attached inventory.
 - 1) The tenant must complete a proposed form and forward it together with the remittance to the insurer prior to the commencement of the tenancy. Insurance for students is £40 per person. Please note that there is an extra premium required for the insurance of laptops which can purchased if required.
33. When you vacate the property you must make sure that all tenant's belongings and furniture are removed from the property. If you have not cleared everything out of the property by midday on the last day of your tenancy the items will be removed and disposed of by ourselves or your landlord and the cost of the removal will be deducted from your deposit.
34. You should notify the following agencies about moving out:
 - 1- Northern Ireland Electricity
 - 2- Phoenix Natural Gas
 - 3- NIHE (if you are in receipt of Housing Benefit).
35. The tenants must not let the oil or gas run out as this can result in the heating system becoming air-locked and an engineer would need to be called to rectify the problem. Any charge associated with this would be the responsibility of the tenants and not the landlord.

Signed on behalf of _____, the Landlord herein: -

Signed by the Tenants in the presence of: - _____ (Witness)

1. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

2. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

3. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

4. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

5. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

6. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

7. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

8. Name _____
Address _____

Mobile & L'line _____
*** Email** _____
Signed _____ Date _____

*** Email address must be included so that insurance documents can be sent to you.**

