

AGREEMENT
For letting a furnished/unfurnished dwelling house
On an assured shorthold tenancy
Under Part 1 of the Housing Act 1988 (as amended)

This is a form of legal document and is not produced or drafted for use, without technical assistance, by persons unfamiliar with the law of landlord and tenant.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

*The period mentioned here will form the basis of any subsequent periodic tenancy.

DATE 6 February 2021

PARTIES 1. **THE** Landlord

2. **THE** Tenant

PROPERTY The dwelling-house situated and being **Flat 1, Alice Court, 86 Station Road, London, N3 2SQ**

Together with the Fixtures Furniture and Equipment therein and more particularly specified in the Inventory thereof signed by the parties.

TERM A term certain of **12 (twelve)** months from **6 February 2021**

RENT **£1,150.00** per calendar month *(subject nevertheless as hereinafter provided)

PAYABLE in advance by equal monthly payments on **6th** of each month by standing order mandate.
 First payment to be made on the **6 February 2021**

DEPOSIT: **£1,325.00** which has been paid to the Agent on commencement of tenancy and is administered by The Dispute Service Ltd to be held as stakeholder

1. **THE** Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above.
2. **THIS** Agreement creates an Assured Shorthold Tenancy as defined by Section 19a of the Housing Act 1988 (as amended by the Housing Act 1996) and the provisions for recovery of possession by the Landlord in Section 21 of the Housing Act 1988 (1996) thereof apply accordingly.
3. **WHERE** the context admits –
 1. “The Landlord” includes the persons for the time being entitled in reversion expectant on the tenancy.
 2. “The Tenant” includes the persons deriving title under the Tenant.
 3. References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Equipment or any of them.
 4. Where there is a guarantor to this agreement, it is the Guarantor’s responsibility to ensure that all obligations are met under the terms of this agreement and to ensure that they are being met. It is the tenant’s responsibility to inform the Guarantor if any responsibilities are not being met including making the Guarantor aware of communications between the tenant (s) and the Landlord or Landlord’s Agent. Any letters or communications will normally be served to the tenanted address.
4. **THE** Tenant will –
 - a) Pay the Rent at all times and in the manner specified without making any deductions or set-offs.
 - b) Not damage or injure the Property or make any alteration in or addition to it.
 - c) Take reasonable precautions to preserve the Fixtures Furniture and Equipment from being destroyed or damaged and not remove any of them from the Property.

BH - 1AC
 Not Managed
 B&H

1
 Initial Landlord(s)

DS


Initial Tenant(s)

DS DS


- d) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good pay for the repair of or replace all such items of the Fixtures Furniture and Equipment as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and damage by fire and other insured risks excepted).
- e) Leave the Furniture and Equipment at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy.
- f) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime upon giving 24 hours' notice (except in the case of an emergency) to enter the property to view the state and condition thereof.
- g) Not assign, sublet or otherwise part with or share possession of the property. If the landlord in its absolute discretion consents to an assignment, any consent given may be subject to the condition that the tenant will enter into an Authorised Guarantee Agreement within the meaning of the Landlord and Tenant (Covenants) Act 1995, and pay the Landlords' legal or other costs of and incidental to the application for such consent.
- h) Not carry on at the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence.
- i) Not do or suffer to be done on the property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance.
- j) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime upon giving 24 hours' notice within the last eight weeks of the tenancy to enter and view the Property with prospective Tenants.
- k) Perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made there under to pay council tax and indemnify the Landlord against any such obligation which the Landlord may incur during the tenancy by reason of the Tenant's ceasing to be a resident in the Property other than in exercise of a break clause in this agreement.
- l) Pay for all gas, electricity, water and sewerage services supplied to the Property during the tenancy and to pay all charges for the use of any telephone at the Property during the tenancy. Where necessary, the sums demanded by the service provider will be apportioned according to the duration of the tenancy. The sums covered by this clause include standing charges or other similar charges and VAT as well as charges for actual consumption.
- m) Within seven days of receipt by the Tenant of any statutory notice, or other, give a copy thereof to the Landlord and not to take any steps in consequence thereof unless required to do so by the landlord.

5. THE Tenant will also –

- a) Not make any alterations or improvements in, or about the premises without the Landlord's previous written consent. In the event that such consent is given by the Landlord to carry out the said alterations or improvements (and for the avoidance of doubt) they shall be treated for all purposes as having been carried out pursuant to an obligation owed by the Tenant to the Landlord.
- b) If so required by the Landlord, upon the expiry or determination by whatever means of this tenancy or any statutory continuation thereof, to reinstate the premises to the state in which they were prior to the carrying out of such works and to remove any improvements or alterations.
- c) Not alter, 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. Also to pay the cost of supplying any additional keys requested by the Tenant.
- d) If any such additional keys are made to deliver the same up to the landlord together with all the original keys at the expiration or sooner determination of the tenancy and in the event that any such keys have been lost pay to the landlord on demand any cost incurred by the landlord in replacing the locks to which the keys belonged.

BH - 1AC
Not Managed
B&H

2

Initial Landlord(s)

^{DS}

Initial Tenant(s)

^{DS} ^{DS}

- e) Not do or suffer to be done anything upon the property which shall cause damage to or deterioration of the internal or external surface thereof or the coverings or decoration of or to such surfaces and in particular without prejudice to the generality of the foregoing shall not hang or affix place or stand any picture placard poster or similar item upon in or against any wall and shall not pierce, nail, pin, screw peg or bolt into any walls or ceilings.
- f) Not keep any animals (including dog cat, bird or reptile) on the premises without the prior written consent of the landlord.
- g) To allow the Landlord access to carry out urgent works upon giving 24 hours' notice (except in the case of an emergency) and the tenant will raise no objection thereto.
- h) To insure his own contents as the landlord does not insure same.
- i) Any person other than the tenant who pays the rent due hereunder or any part thereof to the landlord shall be deemed to have made such payment as agent for and on behalf of the tenant and the landlord shall be entitled to assume without enquiry.
- j) If the tenant decides to leave at the end of the contract he will still be required to give the one month's written notice. Should he/she fail to give the required written notice, then the tenancy will only terminate one month after the notice. Any notice to be applicable from the next rent day.
- k) If the agreement and/or notice is signed by more than one person, each person shall be jointly and severally responsible for the contract.
- l) In the event that this tenancy is a joint tenancy, it will be a term of contract that should a tenant wish to terminate this tenancy, it will be necessary for all tenants to sign, giving notice to leave. It is also agreed that the tenants agree to hand over vacant possession when they vacate.
- m) In the event of default, a tenant leaving with unpaid rent costs will be held responsible for the reasonable costs in tracing the tenant.
- n) Not to store any furniture or Equipment in any common parts of the building.
- o) To keep the windows clean at all times.
- p) Keep the garden (where applicable) neat and tidy and properly cultivated and to cut the grass regularly.
- q) Smoking is not permitted on the premises.
- r) To keep the property properly heated and ventilated as to avoid damage to the Property arising from condensation or the bursting of pipes due to freezing and without delay to report any such condensation or bursting of pipes.
- s) Any television left in the property is for the tenants use but landlord will not be liable to maintain it.
- t) Use dehumidifier if provided as a matter of course, they are remarkably effective in preventing condensation & cost very little to run; ensure the water container is emptied at regular intervals.
- u) Notify as soon as possible the Landlord of the existence of any defect or disrepair in respect of any structure or amenity whether pathways or otherwise in the communal areas whether inside or outside the building in which the flat is situated which the Tenant believes may constitute a health or safety hazard which for example could include uneven pathways / paving stones.
- w) The Tenant agrees to comply with the advice provided regarding condensation and to take the steps to minimise condensation as set out in the page headed "Controlling Condensation in your Home"

6. DEPOSIT:

The Tenant shall pay the deposit specified in the Particulars to the Landlord's Agent as stakeholder. The Landlords agent is a member of the Tenancy Deposit Scheme and such deposit money to be held in a designated account without interest payable by the Landlord or the Landlords agent.

The deposit will be held in respect of:

- a) Any instalment of rent or any other monies payable under this Agreement which remains unpaid at the end of the tenancy.

BH - 1AC
Not Managed
B&H

3
Initial Landlord(s)

^{DS}

Initial Tenant(s)

^{DS} ^{DS}

- b) Any damage to or cleaning of the property or to the furniture, fixtures, fitting's and Equipment for which the tenant may be liable.
- c) Any other breach on the part of the Tenant of the Tenants obligations under this Agreement.
- d) Any damage caused or cleaning/fumigation required.
- e) Any costs, expenses, charges or other monies payable by the Tenant to the Landlord or Landlords Agent under this Agreement, including the cost and expenses of any legal action.
- f) Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred.
- g) The Tenant agrees to return all issued keys of the Property to the Landlord or Landlord's Agent on the agreed termination date and to pay for any reasonable charges incurred by the Landlord or the Landlord's Agent in securing the property against re-entry where keys have not been returned.
- h) The Tenant will remain liable for the rent and utility charges at the Property until such time as the property has been returned to the Landlord or Landlord's agent without any further hindrance by the Tenant.
- i) The Tenant will not be entitled to withhold payment of any instalment of rent or any other monies payable under this Agreement on the grounds that the Landlord or his agent has in his possession monies in respect of the Deposit.

7. DEPOSIT PROTECTION:

The deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

The Dispute Service Ltd
 West Wing, First Floor
 The Maylands Building
 200 Maylands Avenue
 Hemel Hempstead
 Herts HP2 7TG

Tel: 0300 037 1000

Email: deposits@tds.com

Fax: 01442 253 193

8. END OF TENANCY/DEPOSIT RETURN:

- a) If there is a dispute then the Landlord or Landlord Agent must remit to The Dispute Service Ltd the full deposit, less any amounts already agreed by the parties and paid over to them. This must be done within 10 working days of being told that a dispute has been registered whether or not it is contested. Failure to do so will not delay the adjudication but The Dispute Service Ltd will take appropriate action to recover the deposit.
- b) The Tenant should inform the Landlord or Landlords Agent in writing if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Agent as due from the deposit within 10 working days after the termination or earlier ending of the Tenancy and the Tenant vacating the property. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of TDS and if the ICE is later asked to resolve any dispute the ICE may refuse to adjudicate in the matter.
- c) If, after 10 working days following notification of a dispute to the Agent/Landlord and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit, the dispute will (subject to clause a) Prescribed Information below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication whose decision is final
- d) If the amount in dispute is over £5,000 the Landlord and the Tenant agree to submit to formal arbitration through the engagement of an arbitrator appointed by the ICE although, with the written agreement of both parties, the ICE may at his discretion accept the dispute for adjudication. The appointment of an arbitrator will incur an administration fee, to be fixed by the Board of The Dispute Service Ltd from time to time, shared equally between the Landlord and the Tenant; the liability for any subsequent costs will be dependent upon the award made by the arbitrator.

BH - 1AC
Not Managed
B&H

4

Initial Landlord(s)

^{DS}

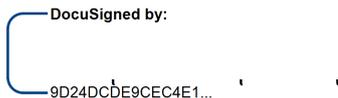
Initial Tenant(s)

^{DS} ^{DS}

- e) The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by clauses (a) – (d) above
9. **PROVIDED** that if the Rent of any instalment of part thereof shall be in arrear for at least fourteen days after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant the Landlord may re-enter the Property (subject always to any statutory restrictions on his power so to do) and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord. If the tenant is in arrears for more than 14 days, interest may be charged on late payments, at 3% over base rate.
10. **THE** Landlord agrees with the Tenant as follows –
- a) That the Tenant paying the Rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord or by Title Paramount.
 - b) To return to the Tenant any rent payable for any period while the Property is rendered uninhabitable by fire (unless caused by the Tenant or the Tenant's visitors) the amount in case of dispute to be submitted to arbitration pursuant to Part I of the Arbitration Act 1996 or other insured risk. If the property remains uninhabitable for more than one month the Tenant can terminate the Tenancy with immediate effect by giving written notice to the Landlord or the Agent.
 - c) To procure maintenance of a comprehensive policy of insurance to the full value of the property and the Fixtures and Fittings and Equipment belonging to the Landlord.
 - d) To keep in repair and proper working order all mechanical and electrical items and any other items belonging to the Landlord and forming part of the Fixtures and Fittings except that the Tenant shall pay to the Landlord the cost of any such repairs arising from misuse by the Tenant, his family, staff, or his visitors.
 - e) To comply with all the obligations imposed upon the Landlord by a Superior Landlord if the Property is held under a Head Lease and to take all reasonable steps to ensure that the Superior Landlord complies with the obligations of the Head Lease.
11. **THIS** Agreement shall take effect subject to the provisions of Section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy.
12. **NOTICES under Section 47 & 48 of the Landlord and Tenant Act 1987:**
For the purpose of Section 47 & 48 of the Landlord and Tenant Act 1987 the address at which any Notices (including Notices in any proceedings) may be served on the Landlord by the Tenant, is as set out below, until the tenant is notified in writing to the contrary.

LANDLORDS ADDRESS:

SIGNED by (The Landlord)

DocuSigned by:

 9D24DC0E9CEC4E1...

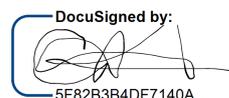
05-Feb-2021 | 11:55:41 GMT

SIGNED by (the Tenant)

BH - 1AC
Not Managed
B&H

DocuSigned by:

 B7E0D10A4F8342F...

DocuSigned by:

 5F82B3B4DF7140A...

01-Feb-2021 | 14:56:50 GMT

02-Feb-2021 | 17:41:25 GMT

5
Initial Landlord(s)

DS


Initial Tenant(s)

DS  DS 

PRESCRIBED INFORMATION

Housing Act 2004

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy regarding the protection of and deductions from the Deposit.

Flat 1, Alice Court, 86 Station Road, London, N3 2SQ

A.1.1 Name of Landlord(s):

A.1.2 Actual address of the Deposit Holder:

A.1.3 Email address of the Deposit Holder (if applicable):

A.1.4 Telephone number of the Deposit Holder:

A.1.5 Fax number (if applicable)

**A.1.6 Tenant(s) Name:
Deposit Received From:**

A.1.7 Address for contact after the tenancy ends (if known): Not Known

A.1.8 E mail address for Tenant (if applicable):

A.1.9 Mobile/Telephone number: (

A.1.10 Fax number (if applicable): Not known

Please provide the details requested in A.1.6 – 10 for other relevant persons (i.e. agent, guarantor paying the Deposit etc)

A.1.11 Deposit: £ 1,325.00

Deductions may be made from the Deposit according to clauses 6.a – 6.i of the Tenancy Agreement attached.

A leaflet explaining how the Deposit is protected by the Housing Act 2004 will be provided to the Tenant by the person holding the Deposit being Bennett & Hall Estate Agency Ltd.

The holder of the Deposit will register the Deposit with and provide other required information to the Tenancy Deposit Scheme within 30 days of the commencement of the Tenancy or the taking of the Deposit whichever is earlier and provide proof to the Tenant of compliance. If the holder of the Deposit fails to provide proof within 30 days the Tenant should take independent legal advice from a solicitor, Citizens Advice Bureau (CAB) or other housing advisory service.

The procedure for instigating a dispute regarding deductions from the Deposit at the end of the Tenancy are explained in clauses 1-13 shown below. No deductions can be made from the Deposit without written consent from both parties to the Tenancy Agreement.

Procedure for Dispute at the End of the Tenancy

- a. When the landlord and tenant agree how the deposit should be returned, in full or in part, it must be paid back within 10 working days. Failure to return the deposit within the specified period will be grounds for the tenant to refer the matter directly to the Independent Case Examiner (“ICE”).
- b. The Member must tell the tenant within 10 working days of the end of the tenancy, (or as specified in the tenancy agreement) if they propose to make any deductions from the deposit.
- c. The tenants should make their best endeavours to inform the Agent/Member if they wish to raise a dispute about the deposit within 10 working days after the lawful end of the tenancy and vacation of the property. The Member/Agent has a maximum of 10 working days to resolve the dispute

BH - 1AC
Not Managed
B&H

6

Initial Landlord(s)

^{DS}
[Signature]

Initial Tenant(s)

^{DS} [Signature] ^{DS} [Signature]

- d. It is not compulsory for the parties to refer the dispute to the ICE for adjudication. They may, if they choose, seek the decision of the Court. However, this may take longer and may incur further costs. Judges may, because it is a condition of the Tenancy Agreement signed by both parties, refer the dispute back to the ICE for adjudication. If the parties do agree that the dispute should be resolved by the ICE, they must accept the decision as final and binding.
- e. The Agent, the Landlord or the Tenant can instigate a dispute by completing the Notification of Dispute form (TDS.2) and submitting it to the ICE. The form can be downloaded from the website <https://www.tenancydepositscheme.com> or be obtained directly from The Dispute Service Ltd at the address or telephone number specified in clause 7 of the attached Tenancy Agreement.
- f. If the Agent/Member instigates a dispute they must send with the Notification of Dispute to the TDS the full deposit, less any amounts already agreed by the parties and repaid. Where one of the parties to the Tenancy raises the dispute, the Agent/Member must send the deposit or the balance in dispute together with the relevant evidence being a copy of the tenancy agreement, inventory and schedule of condition, any check in or check out report, correspondence and invoices or estimates within 10 days of being told that a dispute has been registered with TDS whether or not the Agent/Member or the other party want to contest it. Failure to do so will not delay the adjudication but the TDS will take appropriate action to recover the deposit and discipline the Agent/Member.
- g. The sum in dispute must be remitted to The Dispute Service Ltd within 10 days of being requested to do so, whether or not the parties wish the ICE to resolve the dispute.
- h. The ICE will aim to resolve the dispute within 28 days of receiving the final documentation that is once all the evidence considered necessary has been gathered or requested and a suitable time period has been allowed for submission.
- i. TDS will pay out the money within 10 working days of the decision of the ICE or instruction of the court as appropriate.
- j. The time-scale specified may be varied at the discretion of the ICE if he considers it necessary to seek legal or other expert advice, or in exceptional circumstances which affect the ability of either party to the Tenancy being able to provide information promptly.
- k. The Agent/Member and the parties to the Tenancy must co-operate with the ICE in the consideration of the dispute and follow the recommendations of the ICE concerning the method of resolution of the dispute.
- l. If one party raises a dispute with TDS the TDS will contact the other party giving a right to reply within 10 days. If the other party fails to reply TDS will make their adjudication and decision upon the information already held and find accordingly for the party raising the dispute.
- m. If the landlord or the Agent are unable to contact the Tenant despite making reasonable efforts to do so, or the Tenant is unable to contact the landlord or the Agent despite making reasonable efforts to do so, action must be taken through the County Court system to get a judgment for the return of or deductions from the Deposit because TDS are specifically excluded under the Statutory Instrument from adjudicating under these circumstances.

The Landlord confirms that the information provided to the Agent Bennett & Hall Estate Agency Ltd and the Tenant is accurate to the best of his knowledge and belief and the Tenant has had the opportunity to examine the information.

The Tenant confirms he has been given the opportunity to examine this information. The Tenant confirms by signing this document that to the knowledge of the Tenant the information above is accurate to the best of the Landlord's knowledge and belief.

SIGNED by (The Landlord)

BH - 1AC
Not Managed
B&H

DocuSigned by:
9D24DCDE9CEC4E1...

05-Feb-2021 | 11:55:41 GMT

7
Initial Landlord(s)

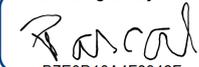
DS
T&H

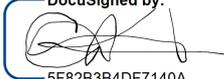
Initial Tenant(s)

DS
AJ

DS
SG

SIGNED by (the Tenant)

DocuSigned by:

B7E0D10A4F8342F...
01-Feb-2021 | 14:56:50 GMT

DocuSigned by:

5F82B3B4DF7140A...
02-Feb-2021 | 17:41:25 GMT

DEPOSIT PROTECTION:

The deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

The Dispute Service Ltd
West Wing, First Floor
The Maylands Building
200 Maylands Avenue
Hemel Hempstead
Herts HP2 7TG

Tel: 0300 037 1000

Email: deposits@tds.com
Fax: 01442 253 193

BH - 1AC
Not Managed
B&H

8
Initial Landlord(s) 

Initial Tenant(s)  

Controlling Condensation in Your Home

What is condensation?

Condensation in your home is caused by warm, vapour-laden air meeting a cold surface such as windows, mirrors, walls and tiling etc. When the air cools, it can't retain the moisture, and some of it condenses into small droplets of water on these cold surfaces. You can see this happening on the bathroom mirror when the room is steamed up with hot water from a running bath or shower.

Modern features such as double glazing and loft insulation are important to keep our homes warm, but they can also cause problems associated with poor air circulation. Where there is inadequate ventilation, condensation and stale air can result.

With the relatively high cost of heating, we don't want to keep our windows open particularly when it's cold outside. So we need to minimise the problem as much as possible.

Steps to minimise condensation:

- When cooking, cover pans and avoid leaving kettles on the boil. Use any extractor hood / fan if fitted.
- When washing clothes, wherever possible, it is better to dry your clothes outside. If this is not possible, put them in the bathroom, with the door closed and the bathroom fan on (if fitted), and leave the window open. If you have a tumble dryer, run the vent pipe outside (unless it is a self-condensing type). You can adjust the vent pipe to run outside, with a simple DIY kit.
- It is important to make sure your home is properly ventilated. There will always be some moisture present in the home and you should have some form of ventilation available - often by air bricks (which must never be covered over) and trickle vents to double glazed windows.
- When using the bathroom or kitchen, keep the door closed whenever possible. This will help to contain the moist or stale air in that room. Ensure any fan / extractor is used.
- Where furniture such as cupboards are against the wall, try to keep a small distance between the back of the cupboard and the wall, particularly if the wall is generally cold, and some form of ventilation in any cupboards is a good idea, to keep the air circulating.
- Whilst it is a good idea to draught proof your home, it is important to remember not to block airways that will prevent air circulating.
 - * Don't block fixed ventilators such as air bricks or chimneys completely.
 - * Don't draught proof rooms where there is a problem with condensation or mould.
 - * Don't draught proof the kitchen or bathroom.
- As we have already mentioned, it is cold air that causes the problems associated with condensation. Wherever possible, particularly in cold weather, you should try to keep your home warm with some form of background heating, even if you are not in the home. This applies in particular to bedrooms and especially in flats and bungalows

BH - 1AC
Not Managed
B&H

9

Initial Landlord(s)

^{DS}


Initial Tenant(s)

^{DS}  ^{DS} 

DEFINITIONS

“ICE”	Independent Case Examiner of The Dispute Service Ltd
“Member”	Is the Agent or Landlord
“Agent”	Bennett & Hall Estate Agency Ltd
“Stakeholder”	Holds deposit but no deductions can be made from the deposit without consent, preferably in writing, from both parties, or from the court or an adjudication decision from TDS.
“Landlord”	Means the owner of the property referred to above whose name appears on the Agreement.
“Fees”	The commission and other remuneration payable for the Agent’s services under this Agreement as set out in Clauses 4, 5, 6 & 8 of this agreement.
“Management”	Means the business of the Agent in managing the property.
“Letting”	Means the business of the Agent in letting the property.
“Property”	The premises details of which are set out above.
“Commencement date”	The date set out at the head of this document.
“Term”	Means the term starting on the Commencement Date and ending on the cessation of a Tenancy or Tenancies arranged by the Agent from time to time unless earlier determined as provided in this Agreement or continuing until determined at a later date by notice.
“Tenant”	Means the tenant or tenants procured by the Agent for the purposes of renting the property.
“Tenancy”	Means the period for which the tenant is entitled to rent the Property (in accordance with a Tenancy Agreement) being an initial period of (one year).

BH - 1AC
Not Managed
B&H

10
Initial Landlord(s)

^{DS}


Initial Tenant(s)

^{DS} ^{DS}
