

KINGSTONS RESIDENTIAL TENANCY AGREEMENT

For letting a furnished or unfurnished dwelling house on an
Assured shorthold tenancy under Part 1 of the Housing Act 1988

DATE 19 February 2013

PARTIES 1. THE Landlord
Mr S Ahmed
Hereinafter called the "Landlord"
c/o Kingstons Residential
91 Wyverne Road
Cathays
Cardiff

Hereinafter called the "Agent"

2. THE Tenant
Rhiannon Lewis

Hereinafter called the "Tenant"

In the case of multiple tenants, the liability shall be joint and several

PROPERTY LET : The dwelling-house at Groundfloor Middle Bedroom
68 Tewkesbury St
Cathays
Cardiff
Glamorgan

TOGETHER WITH: The fixtures, furniture equipment and effects therein and more particularly specified in the inventory thereof signed by or on behalf of the parties.

TERM : This agreement is made on the **19/02/2013**. A fixed term of 12 Months from 01 July 2013 to 30 June 2014

RENT : **£250.00** per calendar month

PAYABLE : in advance by equal monthly payments on the **1st** day of each calendar month to be paid by the Tenant by way of standing order or direct debit into the Landlord's nominated account for the whole period of tenancy.

Bank: Natwest – Kingstons City Properties
Account Number: 20118619
Sort Code: 52-21-07

Payment Ref: Groundfloor Middle Bedroom 68 Tewkesbury St

FIRST PAYMENT TO BE MADE on 01 July 2013

DEPOSIT : £300.00
to be paid on the signing hereof to the Landlord to be dealt with in accordance with Clause 3(b)

- a) The landlord lets and the Tenant(s) take the Property for the Term at the Rent payable as above.
- a) This Agreement incorporates the Letting Provisions annexed hereto.
- b) This Agreement will not commence and you will not have access to the property if any outstanding monies or paperwork due to the Agent is not submitted. These include but not exhaustive: Financial Guarantors, Proof of Address, Proof of Signature, Signed Standing Order/direct Debit Mandate, Deposit, Agency Fees, Identification and References
- c) The Landlord hereby gives notice to the Tenant(s):-

Initials: HZ RL
Landlord's Agent Tenant Tenant Tenant Tenant Tenant Tenant Tenant