

Property address: 18 Poulton Court, Victoria Road, London, W3 6EJ
 Applicants: Maria Del Rosario Bonilla Perez, Florentino Montijano Garcia

Process sheet Let Only

Task	Date actioned	Actioned by whom
Booking form & IDs received	10/12/18	SW
Tenancy set up fee received	10/12/18	SW
Check applicant's criteria for referencing	10/12/18	SW
Landlord updated	10/12/18	SW
Tenant updated	10/12/18	SW
Homelet Referencing form emailed to the tenant	10/12/18	SW
Guarantor required? YES / <u>NO</u>	✓	✓
Referencing agency response	17/12/18	SW
Landlord Updated	18/12/18	SW
Holding deposit requested to pay	✓	✓
Checked if holding deposit received	19/12/18	✓
Keys ready for the tenant	N/A	N/A
Inventory booked in diary	N/A	N/A
TA prepared	19/12/18	SW
DPS PI prepared	20/12/18	AT
Check In form prepared	N/A	✓
Letter to Guarantor with TA - YES / NO	N/A	✓
TA & DPS sent to both tenant and landlord	TA 19/12/18 PI 20/12/18	SW AT
Gas safety, Electrical safety, EPC, How to rent booklet sent to TT (HMO licence for HMO)	19/12/18	SW
TA signed back from LL	20/12/18	SW
TA signed back from TT	20/12/18	SW

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Check in time agreed (if LL requires the service)	N/A	N/A
Check in completed (if LL requires the service)	N/A	N/A
TA + inventory sent to the LL	N/A	N/A

LL PAID

NE

DEPOSIT REQUESTED 29/12 312

Sarka Sara Wilde

From: Deposit Protection Service <DPS@depositprotection.co.uk>
Sent: 29 December 2018 18:27
To: Hello Distinct Estate Agents
Subject: Your deposit payment receipt



Dear SARKA

Thanks for choosing to pay the deposit for the tenancy below by bank transfer.

Payment amount £1,400.00
Tenancy address: Flat 18, Poulton Court, Victoria Road, LONDON, W3 6EJ.
Deposit ID: 26822304

You now need to contact your bank and follow these steps to create your payment.

1. Arrange a bank transfer for £1,400.00 using our account name: The Deposit Protection Service; our sort code: 623089; and account number: 47442235.
2. Record the reference 26822304 Perez on your payment so we can automatically allocate it to the tenancy.
3. Confirm and send your payment.

Once we've received the payment, we'll try to allocate the money to the tenancy. If for some reason we can't do this, we'll contact you to ask you to manually allocate the payment. Until we've received the payment and it's been successfully allocated to the tenancy, the deposit will not be protected.

Kind regards,

The DPS team
www.depositprotection.com



The home of deposit protection

PRESCRIBED INFORMATION RELATING TO TENANCY DEPOSITS*

The Deposit Protection Service – Custodial scheme

NOTE: The landlord must supply the tenant with the Prescribed Information regarding any tenancy deposit required to be dealt with under the custodial tenancy deposit scheme.

To: (insert names of all tenants and any other (third party) paying a tenancy deposit on behalf of a tenant)

FLORENTINO MONTAÑO GARCIA
MARIA DEL ROSARIO BONILLA PEREZ

1. The name, address and contact details of the Scheme Administrator of the Tenancy Deposit Scheme that is safeguarding your tenancy deposit is:

The Deposit Protection Service (The DPS)

The Pavilions
Bridgwater Road
Bristol
BS99 6AA

Telephone No. 0330 303 0030

Online: Enquiry Forms are available through the Virtual Customer Service Agent or the Frequently Asked Questions at www.depositprotection.com

2. Information contained in a leaflet supplied by the Scheme Administrator to the Landlord explaining the operation of the provisions contained in the statutory scheme.

See attached Terms and Conditions

3. Information on the procedures applying for the release of the deposit at the end of the tenancy.

See attached Terms and Conditions

4. Procedures that apply under the Scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy.

See attached Terms and Conditions

5. Procedures that apply under the Scheme where the Landlord and the Tenant dispute the amount to be repaid to you in respect of the deposit.

See attached Terms and Conditions

6. The facilities available under the Scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.

There is an alternative Dispute Resolution Scheme available enabling an independent adjudicator to decide on any dispute.

See attached Terms and Conditions for further information

* In accordance with The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

7. Tenancy specific information

(a) Amount of deposit paid. (insert amount of deposit paid; in the case of a joint tenancy it should be the total amount paid)

£ 1400

(b) Address of property to which the tenancy relates. (insert address of property including post code)

18 Poulton Court
Victoria Road
London
W3 6EJ

(c) Name, address and details of landlord(s)

Name: Emile Snaflu.

Address (including post code):

FLAT 2, 50 Peartree Road,
London
EC1V 3SS

Telephone number(s):

07946 029725

Email address(es):

esnaflu@hotmail.com

Fax Number(s):

(d) Name, address and contact details of the Tenant(s) (in the case of joint tenants insert this information for all tenants).

(1) Name: FLORENTINO MONTIYANO GARCIA

Address (including post code):

39 ERONIWAUD STREET,
LONDON
W12 0EP

Telephone number(s):

07365 440881

Email address(es):

f.montiyanogarcia@gmail.com

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(2) Name: MARIA DEL ROSARIO BONILLA FÓREZ
Address (including postcode): 39 ERCONHOLD STREET
LONDON
W12 0BP

Telephone number(s): 07745 084019

Email address(es): mabonillap@gmail.com

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(3) Name:
Address (including postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(4) Name:
Address (including postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(5) Name:
Address (including postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

~~Note: Please see Note 2 below regarding the tenant's or lead tenant's responsibility to register their contact address with The DPS and to ensure that their address is updated at the end of the tenancy.~~

(e) Name of Third Party making the payment:

Name:

Address (including
postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

~~Note: If there are additional third parties, please attach a continuation sheet with the same information for the further third parties.~~

(f) Circumstances when all or any part of the deposit may be retained by the Landlord: Refer to the following Clause(s) [please insert relevant clause reference below] of the Tenancy Agreement:

2 + 3.

I/We (being the Landlord) certify that -

(i) The information provided is accurate to the best of my/our knowledge and belief

(ii) I/We have given the Tenant(s) the opportunity to sign this document by way of confirmation that the information is accurate to the best of the Tenant(s) knowledge and belief

Landlord(s): Emile Shaffu
DocuSigned by:
271707CB659444B

Dated: 12/29/2018

Tenant(s): Florentino Garcia
Signature(s):

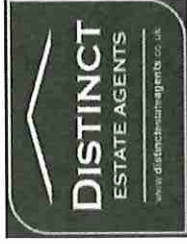
Maria Bonifila Perez

DocuSigned by:
00924573E86E403
12/20/2018
9D6E3A00B264FB

.....
Dated:

NOTES

- (1) The tenant(s) and relevant persons (if any) agree that the lead tenant has been nominated by all the joint tenants and any relevant persons and that the responsibilities of the lead tenant are fully understood by all tenants. The responsibilities are detailed in Section 8 of the attached Terms and Conditions.
- (2) It is the tenant's or lead tenant's (where relevant) responsibility to register their contact address with The DPS and to ensure that address is updated at the end of the tenancy.
- (3) The document is provided by The DPS by way of information only. The DPS accepts no liability for its contents. It is the Landlord(s) responsibility to ensure it is completed accurately, served on the Tenant(s) within 30 days of receipt of the deposit and to give the Tenant(s) an opportunity to check and sign this document.



Assured Shorthold Tenancy Agreement For letting a residential dwelling

Let Only

Notes for Landlords and Tenants

- This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1986 as amended by part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
- This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
- A Notice of assured shorthold tenancy need no longer be served on the Tenant for new tenancies created on or after February 28, 1997.
- This agreement is produced with due consideration for the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there are more than one Tenant, all legal obligations for rent and repair costs can be enforced against all tenants jointly and against each individually.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.
- Tenants must always be given the opportunity to thoroughly read and understand this Agreement before completing and signing it.

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Registered Office: 51 Castle Street, High Wycombe, HP13 6RN.

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www.distinctestateagents.co.uk

Tenant(s)' initial: ^{DS} FGMB FM

Landlord's initial: ^{DS} ES

THIS **AGREEMENT** is made on the date specified below **BETWEEN** the Landlord and Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996.

The Inventory and Schedule of Condition should be checked carefully at the commencement of the tenancy and agreed with the Landlord or his Agent within seven days of the commencement of the tenancy. FAILURE TO AGREE THE INVENTORY AND SCHEDULE OF CONDITION WITHIN SEVEN DAYS OF COMMENCEMENT, OR RECEIPT OF THE INVENTORY (WHICHEVER IS LATER) IT WILL BE DEEMED TO HAVE BEEN ACCEPTED AND AGREED BY THE TENANT AND THAT THESE DOCUMENTS ARE FAIR AND ACCURATE AND THAT THE LANDLORD MAY RELY ON THEM AS BEING CORRECT AND ACCURATE AT THE END OF THE TENANCY.

If either party does not understand this agreement, or anything in it, it is strongly suggested you ask for an explanation before signing it. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Centre.

The Agent is acting for the Landlord and is not a party to this Agreement.

The Name and Address of the Letting Agent who arranged this tenancy is:

Distinct Estate Agents | Bloxham Mill | Barford Road | Bloxham | Banbury | OX15 4FF

T: +44(0)1295 234 750 and +44(0)1926 356 143

E: hello@distinctestateagents.co.uk | W: www.distinctestateagents.co.uk

Date 19/12/2018

Landlord(s) Emile Shaffu

Landlord's address Flat 2, 50 Peartree Street, London, EC1V 3SB

Note: Any notice under Landlord and Tenant Act 1987 s48 can be served on the Landlord at the address above.

Tenant(s) Of Florentino Montijano Garcia & Maria Del Rosario Bonilla Perez
39 Erconwald Street, London, W12 0BP

Property The dwelling known as:-

18 Poulton Court, Victoria Road, London, W3 6EJ

Contents The fixtures and fittings at the Property, together with any furniture, carpets, curtains and other effects listed in the Inventory (where applicable)

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Tenant(s)' initial:

DS
FGMR FM

Landlord's initial:

DS
ES

Term For the term of 12 months

Commencing on: 21/12/2018

Finishing on: 20/12/2019

Rent £1,100 per calendar month

Payment 1st payment £1,100 will be paid to the letting agent's account no later than 2 days prior the start of the tenancy which is no later than 19/12/2018. Any subsequent monthly rental payments of £1,100 are due in advance on the 21st day of the month and are payable directly to the Landlord's account:-

Account name: Emile Shaffu sort code: 40-46-33 account number: 81268368

Reference: 18 Poulton Court

Deposit A Deposit of £1,400 is payable upon the signing of this Agreement. All tenants' money is held in The Deposit Protection Service (The DPS), The Pavillions, Bridgewater Road, Bristol, BS99 6AA, Telephone number 0844 4727 000, in the custodial account of Distinct Estate Agents.

Premises are Furnished

Immigration Act 2014 – Right to Rent

The tenant hereby confirms to the landlord that any person named as tenant or permitted occupier in this Agreement have a current Right to Reside/Rent in the UK under the rules of the Immigration Act 2014.

If the Tenant has a time limited Right to Rent in the United Kingdom as defined by the Immigration Act 2014, the Tenant shall, upon receipt of any communication touching or concerning their residency status in the United Kingdom from a relevant government department or body, advise the Landlord or his agent of such and shall provide to them upon request copies of any such written communication.

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the rent payable as above.

2. The Tenant pays the Deposit as security for their performance of the Tenant's obligations and to pay and compensate the Landlord for any breach of those obligations. It is agreed that this sum shall not be transferable by the Tenant in any way, and at any time against the payment of the Rent and that no interest shall be payable on this Deposit. The balance of the Deposit is to be paid to the Tenant only after vacation of the Property, such amount to be assessed at the outgoing check upon termination of the Agreement.

3. (Tenants Obligations) The Tenant agrees with the Landlord:-

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Tenant(s)' initial: 

Landlord's initial: 

Rents and Charges

- To pay the **deposit** as requested for security for any loss or damage to the premises or contents. The Deposit will be held by the Landlord and will be refunded to the Tenant at the end of the Term (however it ends) at the forwarding address provided to the Landlord but less any reasonable deductions properly made by the Landlord to cover any reasonable costs incurred or losses caused to him by any breaches of the obligations in his Agreement by the Tenant. No interest will be payable to the Tenant in respect of the Deposit money. The deposit will be held as security for and in respect of, the performance by the Tenant of, all the obligations of the Tenant in this agreement including those set out in this section, to pay for or be used for:
 - Any damage, or compensation for damage, to the premises its fixtures and fittings or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for reasonable fair wear and tear and for the age and condition of each and any such item at commencement of the tenancy, insured risks and repairs that are the responsibility of the Landlord.
 - The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the obligations under the tenancy agreement, including those relating to the cleaning of the premises, its fixtures and fittings.
 - Any rent or other money due or payable by the Tenant under the tenancy agreement of which the Tenant has been made aware and which remains unpaid after the end of the tenancy.
 - Any sum which is or becomes repayable by the Landlord or his Agent to the local authority with regard to Housing Benefit which has previously been paid directly to the Landlord or his agent relating to the Tenant named in this agreement.
 - 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.
- To pay the **Rent** on the days and in the manner specified to the Landlord.
- Interest, to pay interest upon any **late rental payments** at **2% above base rate** per day for any amounts that are more than seven days late, whether requested or not.
- **Insurance**, the house is insured by the Landlord, but the Tenant is liable for the first **£2,500.00**, of any claim made which was the fault of the Tenant, or their guests. The Tenant(s) are responsible for the insurance of their own contents.

- **Rent review**

If this tenancy extends for longer than twelve months, or shall have been extended by agreement for a period longer than twelve calendar months, then the rent shall be increased at the expiration of the first twelve calendar months and at the end of each successive period of twelve months (if the tenancy should continue for that long) by an amount of 2% over the retail price index (all items index) calculated from the month immediately prior to the rent review date, subject to a minimum increase of 3% per annum and the new rent thereby calculated will substitute the rent referred to in this agreement and will be paid from the

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FGMB FM

Landlord's initial:

DS
ES

anniversary by Standing Order as required under this agreement.

- **Tenants Additional Charges**

The Landlord's agents will make additional charges for services provided to the Tenant at the commencement, during and at the end of this tenancy as follows:

Tenant's reference. If the Tenant authorises a bank, building society, letting agent or any other financial institution or insurance company to seek a reference then upon giving such a reference a fee of £30.00 including VAT will be due from the Tenant and may be deducted from the Tenant's deposit by Distinct Estate Agents.

Agents' fees for arranging to carry out dilapidation work on behalf of the Tenant (managed properties only). Upon completion of the tenancy the Inventory is checked by Distinct at no cost to the Tenant unless it is necessary to carry out works to bring the Property back into the condition it was at the commencement of the tenancy (fair wear and tear excepted) and the agents will make a charge of £30.00 including VAT for instructing each contractor involved in addition to the cost of the work. These fees also cover the cost of monitoring the work undertaken.

Agent's fee chargeable to the Tenant for extending a tenancy. In the event the Tenant requests an extension to the tenancy, the Tenant will pay the sum of £60 including VAT per person to Distinct EA Ltd to cover the costs of negotiating the extension, preparing the necessary memoranda to confirm the extension. In the event that the extension does not proceed, the fee is refunded in full.

Late payment of rent or dishonoured cheques or credit card payments charge. If Distinct EA Ltd are required to issue a reminder for payment of rent or an unpaid Standing Order, a dishonoured cheque or credit card, a charge in each case a fee of £30.00 including VAT which will be deducted from the Tenant's deposit.

Agent's fee chargeable to the Tenant for mid-tenancy changes. In the event the Tenant requests a change to the existing tenancy e.g. change to permitted occupier or addition of a pet, then the Tenant will pay the sum of £180 including VAT to Distinct EA Ltd to cover the costs of negotiating the change, preparing the necessary memoranda to confirm the change. This specifically applies where a memoranda can be used to update the existing agreement (not to a change of tenant where a new tenancy agreement is required)

- Not to do or permit anything to be done which might make void or voidable the insurance of the landlord, or occasion an increase in the premium. Any increase in the premium due to the Tenant(s) actions may be charged directly against them.
- To pay promptly to the authorities to whom they are due, **council tax and outgoing**s (including water and sewerage charges, gas, electric, telephone, light etc. relating to the Property), including any which are imposed after the date of this Agreement and to pay the total cost of any reconnection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected.

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Tenant(s)' initial: 

Landlord's initial: 

Use of the Property

- **Not to assign, or sublet**, part with possession of the Property, or to let any other person live at the Property.
- To use the Property as a **single private dwelling** and not to use it or any part of it for any other purpose nor to allow anyone else to do so.
- **Not to receive paying guests** or carry on or permit to be carried on any business, trade or possession on or from the Property.
- Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to the Landlord or to the occupiers of the neighbouring premises, or which may void any insurance of the Property or cause the premiums to increase.
- Not to keep any **animals or birds** or other living creature on the Property without the Landlord's written consent such consent if granted to be revocable at will by the Landlord.
- Not to use the Property for any **illegal or immoral purpose**.
- Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will **observe the restrictions** in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached
- That all **rubbish** is stored in appropriate rubbish bins in a suitable place and made available for collection
- That **no dangerous items**, including explosive or flammable materials be left lying around the immediate neighbourhood by you and/or any member of your household.
- To **park cars** in the pre-designated parking spaces (where appropriate)
- **Not to possess drugs**, or other illegal items on the premises other than over the counter drugs and drugs prescribed by a qualified medical practitioner.

Repairs

- **Not to damage or injure** the Property and Contents or make any alteration or addition to it. Any redecoration is to be made only with the prior written consent of the Landlord or his Agent.
- To keep the interior of the Property and Contents in **good clean condition** and complete repair (damage by accidental fire and reasonable wear and tear excepted) and to keep the Property at all times well and sufficiently aired and warmed during the tenancy. This clause does not oblige the Tenant to put the Property into better repair than it was in the beginning of the tenancy.
- To immediately pay the Landlord or his Agent the value of **replacement of any furniture or effects lost or damaged** or destroyed or at the option of the Landlord, replace immediately any furniture or effects lost, damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property.

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Tenant(s)' initial:

DS
F G M B F M

Landlord's initial:

DS
E S

- That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times on giving 24 hours' notice (unless in the case of an emergency) **enter the property** for the purpose of viewing, inspecting its condition and state of repair or for the purpose of repair, maintenance or repainting.
- Should the Tenant(s) **fail to acknowledge** a Landlord notice (requesting to carry out repairs), the Landlord may return after a period of 10 days, and carry out the repairs himself, with the Tenant being liable for any costs.
- To keep the gardens (if any) including all driveways, pathways, lawns, hedges and rockeries, **neat tidy and properly tended** at all times and not remove any trees or plants and to keep any garage in good order.
- To **replace all broken glass** in doors and windows damaged during the tenancy.
- Not to **alter or 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.
- To **notify the Landlord**, or the Landlord's Agent, promptly in writing of any disrepair, damage or defect in the Property or of any event which causes damage to the Property or which may give rise to a claim under the insurance of the Property.
- Not to **glue stick or otherwise fix** anything whatsoever to the exterior or interior of the Property without the Landlord's written consent.
- To take all reasonable precautions to **prevent damage by frost**.
- In order to comply with the **Gas and Safety Regulations**, it is necessary
 1. that the ventilation provided for this purpose in the Property should not be blocked
 2. that brown or sooty build up on any gas appliance should be reported immediately to the Landlord or the Landlord's agent
- To keep the **drains, waste pipes and gutters** free from obstruction (no wet wipes or sanitary products to be disposed of down the WC) and to keep the chimney (if appropriate) swept as often as necessary.

Other Tenant Responsibilities

- Not to leave the Property **vacant** for more than 30 consecutive days and to properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended.

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Tenant(s)' initial: FG MB FM

Landlord's initial: DS ES

- To **inform the Landlord** in writing of any periods over 14 days, when the premises will be left empty. In winter, the Tenant is responsible for turning off the main water and draining the heating and water storage.
- To fully pay and **compensate** the Landlord for any costs expense loss or damage incurred or suffered by the Landlord as a consequence of any breach of the Agreement on the part of the Tenant in this Agreement.
- Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's agent at reasonable hours in daytime to enter and **view the Property** with prospective Tenants or purchasers.
- Not to introduce into the Property any **portable heaters** fired by liquid or bottled gas fuels without the Landlord's prior written consent.
- That the Tenant shall be responsible for testing all **smoke detectors** (if any) fitted in the Property on a regular basis and replace the batteries as necessary.
- To **clean the windows** inside and out at least once every two months.
- To give the Landlord a copy of any **relevant postal notices** or documents received concerning the premises within 7 days of receiving them - In particular, any notice received under the Party Wall Act 1996. The Tenant agrees not to do anything as a result of the notice unless required to do so by the Landlord.

End of Tenancy

- To allow the Landlord to **affix a re-letting sign** to the premises, eight weeks prior to the termination of the tenancy, and allow the Landlord or other persons with the landlords permission to view the premises at reasonable hours.
- To leave the Property and the Contents at the end of the tenancy in the **same places** in which they were originally positioned at the commencement of the tenancy.
- To arrange for the Property to be **professionally cleaned** on the termination on the Tenancy. To pay for any cleaning services that may be required to reinstate the Property to the same order that it was provided at the commencement of the tenancy including the washing and ironing or cleaning of all linen, carpets and curtains which shall have been soiled during the tenancy.
- To provide the Landlord with a **forwarding address** when the tenancy comes to an end
- If the Tenant(s) **abandon the property** without telling the landlord, the landlord will enter the property, repair and clean if necessary and charge the Tenant accordingly. The tenant agrees

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Tenant(s)' initial:



Landlord's initial:



- to pay all costs connected with the Landlord(s) attempt to find their geographical whereabouts, including any court fees.
- To **leave the property** at the end of the tenancy in good repair and condition, upon the date so appointed and hand back all keys to doors, windows and any other items, for which the Landlord will provide the Tenant with a receipt.
- **Notice**, the Tenant(s) must give at least one month's notice to the landlord, (after any fixed term of the tenancy agreement has ended), either by recorded post to the Landlords address, or in person.
- If at any time:-
 1. any part of the **Rent is outstanding** for 14 days after becoming due (whether formally demanded or not) and/or
 2. there is any breach, **non-observance or non-performance** by the Tenant of any covenant or other term of this Agreement which has been notified in writing to the Tenant and the Tenant has failed within a reasonable period of time to remedy the breach and/or pay reasonable compensation to the Landlord for the breach and/or
 3. **any of the grounds** set out as Grounds 2, 8 or Grounds 10-15 (inclusive) (which relate to breach of any obligation by a Tenant) contained in the Housing Act 1988 Schedule 2 apply, the Landlord may recover possession of the Property and this Agreement shall come to an end. The Landlord retains all his other rights in respect of the Tenant's obligations under this Agreement. Note that if anyone is living at the Property or if the tenancy is an assured or assured shorthold tenancy then the Landlord must obtain a court order for possession before re-entering the Property under the Housing Act 1988. This clause does not affect the Tenant's rights under the Protection from Eviction Act 1977.

4. (Landlord Obligations) The Landlord agrees with the Tenant that:-

- Provided the Tenant shall pay the Rent and perform the agreements on his part already referred to, the Landlord shall permit the Tenant to have **quiet enjoyment** of the Property without unreasonable interruption by the Landlord or his Agent.
- The Landlord will **keep in repair**:-
 1. the structure and exterior of the Property (including drains, gutters and external pipes);
 2. the installations at the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences);
 3. the installation at the Property for space heating and heating water

Tenant(s)' initial: F G M B F M

Landlord's initial: DS

- But the Landlord will **not be required** to:-
 1. carry out works for which the Tenant is responsible by virtue of his duty to use the Property in a Tenant like manner;
 2. reinstate the Property in the case of damage or destruction if the insurers refuse to pay out the insurance money due to anything the Tenant has done or failed to do;
 3. rebuild or reinstate the Property in the case of destruction or damage of the Property by a risk not covered by the policy of insurance effected by the Landlord.
 - All necessary **consents** have been obtained to let the Property.
 - The Landlord will **pay for** all assessments and outgoing in respect of the Property (except for council tax and charges for the supply of gas, electricity, light, power, the use of any telephone or additional utilities added by the tenant).
 - To **insure the Property** (building) and arrange for any damage caused by an insured risk to be remedied and to provide a copy of the insurance policy to the Tenant.
 - The Landlord will **return to the Tenant** any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk which the Landlord has insured.
5. Upon successful granting of a Court Order, the Landlord may **re-enter** the Property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord, if the Tenant has not complied with any obligation in this Agreement or should the Rent be in arrears by more than fourteen days whether formally demanded or not.
6. The Landlord agrees to carry out any **repairing obligations** as required by section 11 of the Landlord and Tenant Act 1985.
7. In this Agreement, unless the context otherwise requires, the following **expressions** shall have the following meanings:
- "The Landlord" includes the persons for the time being entitled to the reversion expectant on determination of the tenancy
- "The Tenant" includes the successors in title. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants and against each individually.

8. The parties agree:-

- The tenancy may be brought to an end if the **mortgagee** requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Act 1988.

Tenant(s)' initial:



Landlord's initial:



- Notice is hereby given that **possession** might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home, or intends to occupy the Property as his or her only or main home.
- Before the Landlord can end this tenancy, he shall **serve any notice(s)** on the Tenant in accordance with the provisions of the Housing Acts.
- Any notice served by the Landlord on the Tenant shall be sufficiently served if sent **by hand or first class post or recorded delivery** (now replaced by Signed for First Class and Special Delivery) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
- The Landlord hereby notifies the Tenant under Section 48 of the Landlord & Tenant Act 1987 that any notices (including notices in proceedings) should be served upon the Landlord at the **address stated** with the name of the Landlord (shown in the Notices section of this Agreement – the address must be in England or Wales).
- For stamp duty purposes, the Landlord and the Tenant confirm that there is **no previous agreement** to which this Agreement gives effect
- The Landlord shall be entitled to have and **retain keys** for all the doors to the Property but shall not be entitled to use these to enter the property without the consent of the Tenant (save in an emergency)
- Any notices or other documents shall be deemed served on the Tenant by either being left at the Premises or by being sent to the Tenant at the Premises by first-class post. If notices or other documents are served on the Tenant by post they shall be deemed **served on the day** after posting
- The landlord can keep deposit at the end of tenancy should the tenant fail to pay rent

Notices

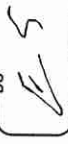
- The Landlord notifies the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord is Flat 2, 50 Peartree Street, London, EC1V 3SB
- The provisions as to the service of notices in Section 196 of the Law of Property Act 1925 apply and any notices, or documents relating to the deposit protection scheme used in this Agreement, or any other documents related to this Agreement served on the Tenant shall be sufficiently served if sent by ordinary first class post to the Tenant at the Premises or the last known address of the Tenant or left addressed to the Tenant at the Premises. This clause shall apply to any notices or documents authorised or required to be served under this Agreement or under any Act of Parliament relating to the tenancy.
 - Service shall be deemed valid if sent by email to the following email address provided by the Tenant at the start of the tenancy and which the Tenant has confirmed as being their own: mrbonillap@gmail.com, f.montijanogarcia@gmail.com
 - The Tenant may also serve notice by email to the following email address which the Landlord has confirmed as being their own: eshaffu@hotmail.com
 - Both the Tenant and the Agent/Landlord confirm that there are no limitations to the recipient's agreement to accept service by such means as set out in Clause 4.2 of Practice Direction 6A of the Civil Procedure Rules. If the email is sent on a business day before 16:30 then it shall be deemed served that day; or in any other case, the next business day after the day it was sent.

Distinct Estate Agents is trading name of Distinct EA Ltd – Registered in England under Company No: 8940586 VAT: 190 3670 08 11

Registered Office: 51 Castle Street, High Wycombe, HP13 6RN.

T: +44(0)1295 724 243, +44(0)1295 234 750, +44(0)1926 356 143 | E: hello@distinctestateagents.co.uk | W: www.distinctestateagents.co.uk

Tenant(s)' initial: 

Landlord's initial: 

- At the end of the initial fixed term as specified, the Term shall continue (if agreed by the Landlord and Tenant) on a month by month basis as contractual periodic tenancy until either party shall serve on the other a written notice to bring the same to an end. Such notice shall, when served by the Landlord, expire not less than two months after the same shall have been served on the Tenant. In the case of a notice served by the Tenant, such notice shall expire no less than one month after service of the same on the Landlord.

9. The Property is let together with the **special conditions** listed below

10. This is a non-smoking / no-pets property and the tenant will be liable to pay any costs connected with removing any traces of odour caused should they breach the agreement.

11. The property including all carpets and oven have to be professionally cleaned at the end of the tenancy to a high domestic standard. If they are not cleaned in line with this requirement, the Landlord deserves right to have the property cleaned and recharge the cost to the tenant.

12. The Tenant Confirms they received prior to the tenancy copies of the following documents:

- How To Rent Guide
- EPC

SIGNED BY THE LANDLORD(S)

DocuSigned by:
271707CB659444B...

SIGNED BY THE TENANT(S)

DocuSigned by:
10202879E8E2403...
DocuSigned by:
9D6E3A00DB264FB...

12

Distinct Estate Agents is trading name of Distinct EA Ltd – Registered in England under Company No: 8940586 VAT: 190 3670 08

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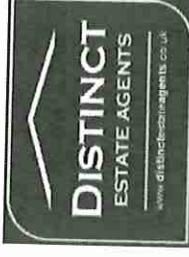
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Tenant(s)' initial:

DS
FG MB FM

Landlord's initial:

DS
ES



Salary	
2nd applicant's name including title:	Miss Maria del Rosario Bonilla Perez
E-mail:	mrbonillap@gmail.com
Telephone number:	07745084019
Current Address:	39, Erconwald Street, W12 0BP, London
Employment status (employed, self-employed, retired, etc)	Employed
Current employer (full address, contact number, contact person, email)	Eurofins Food Testing UK Limited, Eurofins Acton, 28 - 32 Brunel Road, Westway Estate, London, W3 7XR Cheryl Evans Head of HR +44 (0)1902 627200 http://www.eurofins.co.uk/ hr@eurofins.co.uk
Date employment started	31st October 2018
Salary	£15,800 per annum, currently uploaded to £16150

Names and date of birth of any children	
Booking Fee: Payable now to reserve property subject to satisfactory referencing, ID and proof of address, contract & payment	£ 300 (reduced fee) to be paid to Distinct EA Ltd on the application for a couple or two people. This is total fee payable at the beginning of the process and there are no other hidden fees and included VAT Booking fee is non-refundable should tenancy not proceed due to applicant failing references or should the applicant withdraw the application. However it is fully refundable should the landlord decide not to proceed.
Booking Fee Electronic Payment Details:	UK Payments The Cooperative Bank Account name: Distinct EA Ltd Sort Code: 08-92-50

Distinct Estate Agents is trading name of Distinct EA Ltd
 Bloxham Mill, Barford Road, Bloxham, Banbury, OX15 4FF
 Telephone: 01295 724243, 01295 234 750
 Email: hello@distinctestateagents.co.uk
 Website: www.distinctestateagents.co.uk
 VAT reg. n. 190 3670 08



Tenant Booking Form – Distinct Estate Agents

subject to the landlord(s) consent, references and contract

(if more than 1 applicant, the details have to be provided for all applicants)

Rental Property Address:	18 Poulton Court, Victoria road, London, W3 6EJ
Furnished/Unfurnished	Furnished
Minimum Rental Term:	12 months, 2 months break clause after initial 6 months
Rent:	£1100
Deposit:	£1400
Payable:	Monthly
Rent Payment Method:	Standing Order
Tenancy Type:	Assured Shorthold
Move In Date:	23/12/2018
1st applicant's name including title:	Mr. Florentino Montijano Garcia
E-mail:	f.montijanogarcia@gmail.com
Telephone number:	07365 440881
Current Address:	39, Erconwald Street, W12 0BP, London
Employment status (employed, self-employed, retired, etc)	Employed
Current employer (full address, contact number, contact person, email)	Carlos Ghawi, manager. Brompton Road, 44-48, Knighbridge, London SW3 1BW 02075816035
Date employment started	4 th August 2018

Distinct Estate Agents is trading name of Distinct EA Ltd

Bloxham Mill, Barford Road, Bloxham, Banbury, OX15 4FF

Telephone: 01295 724243, 01295 234 750

Email: hello@distinctestateagents.co.uk

Website: www.distinctestateagents.co.uk

VAT reg. n. 190 3670 08



Account: 68579418 Reference: (state your name) International Payments IBAN: GB31CPBK08925068579418 BIC: CPBKGB22	
Terms:	To secure the tenancy, a holding deposit of £500 is payable on successful completion of references directly to our bank account. The deposit of £1400 is payable on signing of the tenancy agreement and remainder of the first month rent of £600 to be cleared in our bank account a minimum of 2 days before tenancy start date. If the tenancy starts in less than 7 days of referencing payment of all the above monies will fall immediately due. Applicant(s) understand this is non-smoking property and no pets are allowed and the tenancy agreement includes anti-smoking clause. Whilst tenants should also insure their own contents, tenants are required to take out £2500 tenant's liability insurance insuring the landlord's contents against accidental damage and are required to give a photocopy of their policy to the agent on signing of the tenancy agreement. GDPR - Applicant(s) understand that by signing this booking form, they consent Distinct Estate Agents to sharing their data with such persons who may be involved in the setting up the tenancy, letting and property management process. Do you want us to introduce you to an insurance company who will arrange for you competitive insurance – YES / NO Utilities – tenants are responsible for their own utilities and council tax. Do you want help with utilities switch YES / NO Any tenancy renewal is charged at £60 per person.
Signature (s): Print your name if you are e-mailing booking form back (email received with the booking form is considered as a signature)	Florentino Montijano Garcia Maria del Rosario Bonilla Perez

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ASSURED SHORTHOLD TENANCY

AGREEMENT

For letting a dwelling on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Please note this tenancy agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau.

This agreement is made the 02nd day of August 2018

1 Particulars

1.1 Parties

1.1.1 The Landlord

Name: Rooms 4You Limited
Contact Address: c/o Vision House, 31 Kenton Park Avenue Harrow HA3 8DS
Contact Telephone: 0203 844 5664
Contact Email: wlpi@outlook.com

The "Landlord" shall include the Landlord's successors in title and assigns. This is the person who would be entitled to possession of the Property if the Tenant was not in possession and could be the current Landlord or someone purchasing or inheriting the Property.

1.1.2 The Tenant

Name: Florentino Montijano Garcia
Current
Contact Address: 39 Erconwald Street, London W12 0BP
Contact Telephone: 07732271995
Contact Email: f.montijanogarcia@gmail.com
Post Tenancy Address:

Name: Maria Del Rosario Bonilla Perez
Current
Contact Address: 39 Erconwald Street, London W12 0BP
Contact Telephone: 07732271995
Contact Email: mrbonillap@gmail.com
Post Tenancy Address:

1.1.3 This contract will not be deemed valid for claiming housing benefits.

1.1.4 Relevant Person

Under the Housing Act 2004 any person or body that provides the tenancy deposit for an assured shorthold tenancy is called a Relevant Person. For this tenancy there is no Relevant Person as the Deposit is provided by the Tenant.

Where the party consists of more than one entity or person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any one of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfil their obligations.

The parties listed above agree that the Landlord's Agent may provide their name, address and other contact details to third parties including, but not limited to, the Landlord, contractors, referencing companies, utility providers, the local authority and the appropriate tenancy deposit protection scheme provider.

1.2 The Landlord's Agent

The "Landlord's Agent" shall mean Rooms4You Ltd or such other agents as the Landlord may from time to time appoint.

1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the terms and conditions of this agreement.

1.4 This agreement is intended to create an Assured Shorthold Tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the fixed term.

1.5 Property

1.5.1 The Property situated at and being Room 3 39 Erconwald Street, Acton, London, W12 0BP, together with the fixtures, fittings, furniture and effects therein. It shall include the right to use after the consent from landlord, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

1.5.2 The landlord or authorised contractors/cleaners will not require to give any formal notice to tenant attending the communal areas.

1.6 Term

1.6.1 The Term shall be from and including 04 August 2018 to and including 03 November 2018 and then the tenancy continues as a Monthly monthly periodic until ended following either party giving Notice. Please see clause 2.5 as it contains important information about what you must do to end the tenancy.

1.6.2 The "Term" is to include any periodic continuation of the tenancy beyond the fixed term.

1.7 Rent

1.7.1 The Rent shall be £750.00 per calendar month, payable in advance.

1.7.1a Late payments of rent will be chargeable as follows:

Daily penalty rate of £10.00 per day

Phone call charged at £10 per call after first day of late rent

Letter/email sent will be charged at £25 per letter/email

Visit to property will be charged at £50 per visit

The costs will be added to the following month's rent or deducted from the deposit.

1.71b Where your rent due date falls on a Sunday during the month you should pay your rent on the day before i.e Saturday. The late daily penalty will start from close of business i.e 7pm on the Monday.

1.7.1c If you are transferring your money from an international bank please ensure that the transfer is made three working days in advance of your rent due date

1.7.2 The Rent shall be paid clear of unreasonable or unlawful deductions or set off to the Landlord's Agent by banker's standing order or such other method as the Landlord's Agent shall require.

1.7.3 The first payment of £750.00 being due on 4th August 2018 or prior to the date of taking possession.



- 1.7.4 From 04 August 2018 the "Rent Due Date" will be the 4th of each calendar month during the Term of this agreement.
- 1.7.5 If part of the rent is paid the remainder payment also been seen as a late payment.
- 1.7.6 The landlord will be able to increase the rent providing one month notice in advance.
- 1.7.7 The Rent will increase by the amount stated for the annual increase in the CPI (Consumer Prices Index as quoted by the Office of National Statistics) as quoted for the month two months prior to the month of the increase. Regardless of CPI, the amount of the rent increase will be subject to a minimum of 2% to a maximum of 5%.

1.8 Deposit

- 1.8.1 The Deposit of £375.00 will be paid by the Tenant.
- 1.8.2 The Deposit will be paid to the Agent for Landlord
- 1.8.3 The Agent for Landlord will not pay interest on the Deposit.
- 1.8.4 The Deposit is held as security for the performance of the Tenant's obligations under this agreement and to compensate the Landlord for any breach of those obligations.
- 1.8.5 Subject to The Deposit Protection Service (The DPS) Custodial Terms and Conditions, the Deposit will be refunded within 10 days, less any deductions, once the following have been completed:
- 1.8.5.1 the tenancy has ended and possession of the Property has been returned to the Landlord and
- 1.8.5.2 all keys have been returned to the Landlord and
- 1.8.5.3 both parties have confirmed their acceptance of any Deposit deductions and
- 1.8.6 The Deposit is not transferable by the Tenant in any way.
- 1.8.7 The Deposit will be protected by The DPS in accordance with the Custodial Terms and Conditions of The DPS. The Custodial Terms and Conditions and alternative dispute resolution rules governing the protection of the Deposit, including the repayment process are attached and can be found at www.depositprotection.com.
- 1.8.8 In the event that the total amount lawfully due at the end of the tenancy exceeds the amount of the Deposit the Tenant shall reimburse the Landlord's Agent the further amount, within 14 days of the request being made.
- 1.8.9 The Landlord's Agent will keep the interest for any amount of the Deposit not refunded to the Tenant.
- 1.8.10 The Deposit will be refunded, less any deductions, to any one of the parties forming the Tenant and this will be considered a full refund. It will then be up to the parties forming the Tenant to decide how it will be divided amongst themselves.

1.9 Rights of Third Parties

The parties intend that no clause of this agreement may be enforced by any third party, other than the Landlord's Agent, pursuant to the Contracts (Rights of Third Parties) Act 1999.

2 Legal Notices

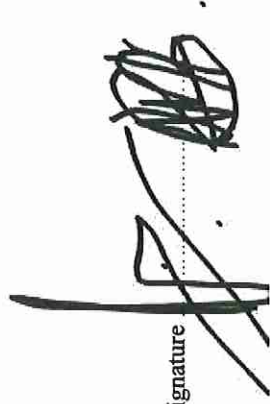
2.1 Section 47

Under section 47 of the Landlord and Tenant Act 1987 the address of the Landlord is stated to be as in clause 1.1.1 of this agreement. An address within England and Wales for service of notices is as in clause 2.2.

2.2 Section 48

Until you are informed in writing to the contrary notice is given pursuant to section 48(1) of the Landlord and Tenant Act 1987 that your Landlord's address for the service of notices (including notices in proceedings) is as follows:

c/o Vision House
31 Kenton Park Avenue
Harrow
HA3 8DS



If the Tenant wishes to serve notice to end the tenancy, this is the address to which it must be sent or via email.

2.3 Notice service

- 2.3.1 Any notice given by or on behalf of the Landlord or any other document to be served on the Tenant shall be deemed to have been served on the Tenant if it is:
 - 2.3.1.1 left at the Property during the Term or the last known address of the Tenant at any time or
 - 2.3.1.2 sent by ordinary post in a pre-paid letter, properly addressed to the Tenant by name at the Property during the Term or the last known address of the Tenant at any time or
 - 2.3.1.3 sent by Recorded Delivery in a pre-paid letter, properly addressed to the Tenant by name at the Property during the Term or the last known address of the Tenant at any time.
- 2.3.2 Any notice given by the Tenant or any other document to be served on the Landlord shall be deemed to have been served on the Landlord if it is:
 - 2.3.2.1 left at the office of the Landlord's Agent during the Term only or the last known address of the Landlord's Agent at any time or
 - 2.3.2.2 sent by ordinary post in a pre-paid letter, properly addressed to the Landlord at the address in clause 2.2 or
 - 2.3.2.3 sent by Recorded Delivery in a pre-paid letter, properly addressed to the Landlord at the address in clause 2.2.
- 2.3.3 If any notice or other document is left at the Property or Landlord's Agent's office, service shall be deemed to have been on the day it was left.
- 2.3.4 If any notice or other document is sent by post it shall be deemed to have been served 48 hours after it was posted.

2.4 Post and Notices Received

- 2.4.1 The Tenant agrees to forward any correspondence addressed to the Landlord and other notices, orders and directions affecting the Landlord to the Landlord's Agent without delay. If a relevant Local Authority gives notice or makes an order in respect of the Property which the Tenant receives at the Property, the Tenant shall provide full particulars to the Landlord's Agent promptly and as soon as reasonably practicable. Where appropriate, the Tenant should take all reasonable steps to comply with it, having first consulted with the Landlord (or Landlord's Agent) as is appropriate to the situation.

2.5 Ending the tenancy

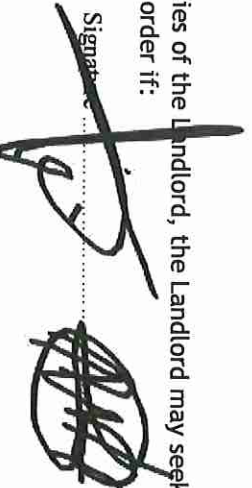
- 2.5.1 If the Tenant intends to vacate at the end of the fixed term, or at any later date, he agrees to give the Landlord at least one month's prior Notice in writing or via email.
- 2.5.2 While the tenancy is periodic the one month's written Notice must expire the day before a Rent Due Date
- 2.5.3 The notice of termination must be given prior to your next rent due date or on your rent due date therefore allowing one month notice to the landlord unless agreed in advance by the landlord.
- 2.5.4 If the tenant wishes to terminate the contract before the fixed term the deposit will be forfeited unless the tenant introduces a new tenant to the property followed by our approval and reference check.
- 2.5.5 Once the tenant has given 1 month's notice to vacate the room, the tenant agrees to keep the room tidy for any viewings during the last month and also authorises the landlord to gain access into tenant's room for viewing/inspection as long as landlord has provided advance notice.

2.6 Unspent Convictions

- 2.6.1 The Tenant agrees to notify the Landlord's Agent of any convictions during the Term of this tenancy.

3 Possession

- 3.1 Without limiting the other rights and remedies of the Landlord, the Landlord may seek to lawfully terminate the tenancy by obtaining a court order if:

Signature: 

- 3.1.1 the Rent or any part of it is in arrears, whether formally demanded or not, or
- 3.1.2 the Tenant is in breach of any of the obligations under this agreement, or
- 3.1.3 any of the grounds of Schedule 2 of the Housing Act 1988 apply (these grounds allow the Landlord to seek possession of the Property in specified circumstances, including rent arrears, damage to the Property, nuisance and breach of a condition of the tenancy agreement), or
- 3.1.4 a notice is served under section 21 of the Housing Act 1988 (section 21 gives the Landlord a right to end an assured shorthold tenancy without any specific reason, though only after any fixed term has ended, or in operation of a break clause).

Tenants who are unsure of their rights should seek advice.

4 Tenant's Obligations

The Tenant agrees to:

- 4.1 ALL BILLS ARE INCLUDED APART FROM THE TELEVISION LICENCE. Internet and cleaning services (where applicable) are provided complimentary.
- 4.1a Rooms4You work on a fair use policy and if the tenants are overusing the utilities, any abuse or over use will either be added to your rent or deducted from your deposit. We will warn you about the excessive usage and after that if there is still no change/control on utilities then we will charge you the extra cost.
- 4.1.1 Pay the Rent on the day and in the manner specified.
- 4.1.2 Pay a £50.00 fee being the reasonable costs of the Landlord or Agent for each letter the Landlord's Agent/solicitor, acting reasonably, has to send to the Tenant concerning breaches of the tenancy agreement.
- 4.1.3 Pay for the entire invoices and costs of any contractors that the Tenant arranges without having previously obtained the Landlord's authority, unless acting reasonably to effect emergency repairs for which the Landlord is liable.
- 4.1.4 Pay the Landlord for the reasonable cost of replacing the locks and cutting new keys if any keys are not returned to the Landlord or the Landlord's Agent when the Tenant moves out.
- 4.1.5 Pay any excess on the Landlord's insurance if the claim results from the negligence, misuse or failure to act reasonably by the Tenant or any of his visitors or friends.
- 4.1.6 Pay and arrange for the removal of all vermin, pests and insects, if infestation begins during the Term, woodworm and woodboring insects excepted, unless such infestation occurs as a failure of the Landlord to fulfil his repairing obligations. First 3 month's will be covered by Landlord, any infestation reported after 3 month's will be liable to be paid by the tenant.
- 4.1.7 Pay the cost of £25 per night per guest if staying longer than one night. Charge will be double if you do not declare us of the overnight guest and we find out from other housemates or inspection.
- 4.1.8 Pay the costs of any court action taken for possession of the property or breach of tenancy, as provided for in the court's judgement.
- 4.1.9 Where the Tenant requests a repair and on inspection the problem has been caused by a failure on the part of the Tenant (for example drains blocked by the Tenant's waste or boiler repair claims caused by not having any credit on a utility meter, or inappropriate or unauthorised use of any appliances), the Tenant agrees to be responsible for the reasonable costs of the contractor's visit.
- 4.1.10 Not to hinder the landlord from entering their room providing 24 hours notice has been given.
- 4.1.11 The tenant agrees to pay £35 per tenant check out fee at the end of tenancy.
- 4.1.12 The tenant agrees that upon receiving the landlord's consent to renew this tenancy agreement, there will be a fee of £35.00 per tenant applicable to cover the drawing of the new tenancy agreement/referencing/deposit protection/admin charges.
- 4.1.13 The tenant understand and agree the process of repairing washing machine, boiler, internet or any third party fault can take upto 20 working days from the day it is first reported. As much as we will endeavour to resolve the issue at it's earliest specified time, we will not accept liability toward's third party failure.
- 4.1.14 Where the Tenant requests a repair and on inspection the problem has been caused by a failure on the part of the Tenant (for example drains blocked by the Tenant's waste or boiler repair claims caused by not having any credit on a utility meter, or inappropriate or unauthorised use of any appliances), the Tenant agrees to be responsible for the reasonable costs of the contractor's visit.

4.1.15 Where the Tenant agrees an appointment for a contractor to visit, the Tenant agrees to pay any costs incurred if they fail to keep that contractor appointment.

4.2 Repairs

4.2.1 Keep the Property including all of the Landlord's machinery and equipment clean and tidy and in good and tenable condition, repair and decorative order, (reasonable wear and tear, items which the Landlord is responsible to maintain, and damage for which the Landlord has agreed to insure, excepted).

4.2.2 Not permit any waste, injury or damage to the Property, or make any alteration or addition to the Property or the style or colour of the decorations.

4.2.3 Notify the Landlord promptly of any wet rot, dry rot or infestation by wood boring insects.

4.2.4 Promptly replace any broken glass where the Tenant, his friends or visitors are responsible for the damage.

4.2.5 Undertake promptly any repairs for which the Tenant is liable following any notice being served by the Landlord or the Landlord's Agent and if the Tenant does not carry out the repairs the Landlord may, after correct written notice, enter the Property, with or without others, to effect those repairs and the Tenant will pay on demand the reasonable costs involved.

4.2.6 Where the Property has a chimney that is used by a solid fuel appliance and the Tenant uses the solid fuel appliance, the Tenant agrees to get the chimney swept as often as needed.

4.2.7 The Tenant agrees to test all smoke and carbon monoxide alarms on a weekly basis, to clean the alarms on a three month basis using the soft brush of a vacuum cleaner and to replace replaceable batteries as and when necessary.

4.3 The Property

4.3.1 Promptly notify the Landlord's Agent in writing by letter to the address in para 2.2, or by email to the address in para 1.2, when the Tenant becomes aware of:

4.3.1.1 any defect, damage or want of repair in the Property including any shared rights of access, stairways, communal parts, paths and drives., other than such as the Tenant is liable to repair in 4.2.1 above,

4.3.1.2 any loss, damage or occurrence which may give rise to a claim under the Landlord's insurance.

4.3.2 Where reasonable to do so, co-operate in the making of any claim under the Landlord's insurance.

4.3.3 Use the Property in the manner a responsible and conscientious tenant would.

4.3.4 Clean the windows of the Property as often as necessary and in the last two weeks of the tenancy.

4.3.5 Not remove any of the Landlord's possessions from the Property or store them in the cellar or outside the main dwelling.

4.3.6 Not exhibit any promotional poster or notice so as to be visible from outside the Property.

4.3.7 Not affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause any damage.

4.3.8 Not cause or unreasonably permit any blockage to the drains and pipes, gutters and channels in or about the Property. Common causes of blockages for which the Tenant would be responsible would include, but not limited to, putting fat down the sink, failure to remove hair from plugholes and flushing inappropriate things (such as nappies or sanitary towels) down the toilet.

4.3.9 Not assign, underlet or part with or share possession of the whole or any part of the Property without the permission of the Landlord, such permission not to be unreasonably withheld.

4.3.10 Not permit any visitor to stay in the Property for a period of more than three weeks within any three month period.

4.3.11 Permit the Landlord and or the Landlord's Agent or others, after giving 24 hours written notice and at reasonable hours of the daytime, to enter the Property:

4.3.11.1 to view the state and condition and to execute repairs and other works upon the Property or other properties, or

4.3.11.2 to show prospective purchasers the Property at all times during the Term and to erect a board to indicate that the Property is for sale, or

4.3.11.3 to show prospective tenants the Property, during the last month of the Term and to erect a board to indicate that the Property is to let.

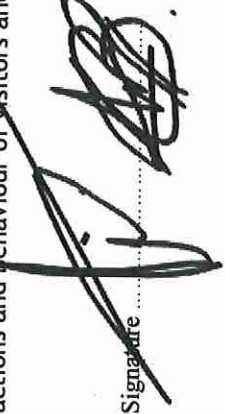
4.3.12 Where the Landlord or the Landlord's Agent have served a valid written notice of the need to enter to view the state and condition or to effect repairs (except in case of emergency when access shall be

immediate), the Tenant agrees to them using their keys to gain access if the Tenant is unable to grant access to the Landlord or the Landlord's Agent.

- 4.3.13 Not add any aerial, antenna or satellite dish to the building without the Landlord's consent, which will not be unreasonably withheld.
- 4.3.14 Not change the locks (or install additional locks) to any doors in the Property, nor make additional keys for the locks without the Landlord's consent, which will not be unreasonably withheld. All keys are to be returned to the Landlord or the Landlord's Agent when possession is returned to the Landlord.
- 4.3.15 Ensure that the Property is kept secure at all times, locking doors and windows and activating burglar alarms as appropriate.
- 4.3.16 Keep the Property, at all times, sufficiently well aired and warmed to avoid build-up of condensation and prevent mildew growth and to protect it from frost.
- 4.3.17 Not block ventilators provided in the Property.
- 4.3.18 Report to the Landlord's Agent any brown or sooty build up around gas appliances or any suspected faults with the appliances.
- 4.3.19 Not use any gas appliance that has been declared unsafe by a statutorily approved contractor, or disconnected from the supply.
- 4.3.20 Not keep, use or permit to be used any oil stove, paraffin heater or other portable fuel burning appliance, or other appliance against the terms of the insurance of the Property, except as provided by the Landlord.
- 4.3.21 Be responsible for ensuring that any television used is correctly and continually licensed.
- 4.3.22 Not keep motorcycles, cycles or other similar machinery inside the Property except in any defined outside area or garage.
- 4.3.23 Perform and observe all valid obligations, a copy of which has been provided to the Tenant, of any headlease or covenant on the Property save for those relating to the payment of rent or service charges and to refund to the Landlord all reasonable costs resulting from all claims, damages, costs, charges and expenses whatsoever in relation to any breach of these obligations.
- 4.3.24 Not keep any vehicle that is not validly licensed for use on the highway, any commercial vehicle, boat, caravan, trailer, hut or shed on the Property.
- 4.3.25 Not prop open any fire doors in the Property except by any built in system that closes them in the event of a fire and not disable or interfere with any self-closing mechanism.
- 4.3.26 The Tenant agrees that all improvements, alterations, fixtures and internal finishes and additional services made or installed by the Tenant remain with the Property to the benefit of the Landlord. This does not prevent the Landlord charging for restoring the Property back to the condition it was at the commencement of the tenancy, fair wear and tear accepted.
- 4.3.27 Comply with the control measures contained within the Legionella Risk Assessment given at the commencement of the tenancy and notify the Landlord's Agent promptly if such control measures cannot be adhered to.
- 4.3.28 Not keep any cats or dogs on the Property. Not keep any other pet, animal, bird, reptile, fish, insects or the like on the Property, without the Landlord's consent, which will not be unreasonably withheld.
- 4.3.29 Not allow children to live in the Property, without the Landlord's consent, which will not be unreasonably withheld.
- 4.3.30 Keep the garden and grounds properly cultivated according to the season and free from weeds, in a neat and tidy condition with the lawns regularly mown and edged, and shrubs and trees pruned but not alter the character or layout of the garden or grounds.
- 4.3.31 Not cause obstruction in any common areas of any building of which the Property forms a part. The Landlord reserves the right to remove or have removed any such obstruction and at his discretion to charge the reasonable costs, payable on demand, to the Tenant for so doing.

4.4 General

- 4.4.1 Not permit or suffer to be done on the Property anything which may be, or may be likely to cause, a nuisance or annoyance to a person residing, visiting or otherwise engaged in a lawful activity in the locality. This responsibility includes the actions and behaviour of visitors and friends of the Tenant.



- 4.4.2 Not make or permit any noise or play any radio, television or other equipment in or about the Property between the hours of 10pm and 7am so as to be an audible nuisance outside the Property subject only to the design and construction limitations of the building.
- 4.4.3 The Tenant shall not carry on any profession, trade or business at the premises including a "home business" as defined by section 43ZA Landlord and Tenant Act 1954 (or as defined by regulations made under that section), nor allow anyone else to do so, without the prior written consent of the Landlord
- 4.4.4 Not permit or suffer to be done on the Property anything which may render the Landlord's insurance of the Property void or voidable (i.e. no longer providing cover) or increase the rate of premium for such insurance.
- 4.4.5 Not use or suffer the Property to be used for any illegal or immoral purpose (note, unauthorised taking or possession of controlled drugs is considered to be illegal for the purpose of this clause).
- 4.4.6 Promptly notify the Landlord or Landlord's Agent if the Property becomes the subject of proceedings under the Matrimonial Causes Act 1973 or the Family Law Act 1996 and supply particulars of such proceedings to the Landlord on demand.
- 4.4.7 Have the use of all appliances provided in the Property, as listed in the inventory save those which are noted as not working. However, should any items require repair, or be beyond repair, the Landlord does not undertake to pay for any costs of repair or to replace the appliance, except those which the Landlord is required by law to maintain.
- 4.4.8 Reside in the Property as his only or principal residence. Any change in residence status must be notified to the Landlord's Agent and a new tenancy agreement drawn up if necessary.
- 4.4.9 Not leave the Property vacant for more than 28 days without providing the Landlord or the Landlord's Agent with reasonable notice.
- 4.4.10 Check the inventory and report any errors/deficiencies to the Landlord's Agent, returning a copy with any annotations/corrections as necessary within 7 days.
- 4.4.11 Not change the supplier of utility services without approval from the Landlord or Landlord's Agent. The Landlord will not unreasonably withhold giving approval. If approval is given, the Tenant will provide the Landlord's Agent with the new supplier's details including the Property reference number.
- 4.4.12 Not change the telephone number of the Property without the written permission of the Landlord. The Landlord will not unreasonably withhold permission.
- 4.4.13 Ensure that all adult occupiers of the Property maintain a "Right to Rent" as defined by the Immigration Act 2014 at all times during the Term.
- 4.4.14 Not alter the operation of, or disable, the smoke alarms.
- 4.4.15 Not disable or alter the operation -or code of the burglar alarm.
- 4.4.16 Be responsible for maintenance of the burglar alarm.
- 4.4.17 Not to smoke within any buildings on the Property and not to permit their friends, permitted occupiers or visitors to smoke within any buildings on the Property. **Tenants found/reported smoking in the property will be fined £200.**

4.5 Insurance

- 4.5.1 Be responsible for effecting any insurance the Tenant requires for their own possessions.
- 4.5.2 The Landlord is not providing any insurance cover for the Tenant's possessions.

4.6 End of tenancy

- 4.6.1 Return possession of the Property in the same good clean state and condition as it was originally provided to the Tenant, even if this was under a different tenancy agreement, and make good, pay for the repair of, or replace all such items of the fixtures, fittings, furniture and effects as shall be broken, lost, damaged or destroyed during that time (reasonable wear and tear and damage for which the Landlord has agreed to insure excepted).
- 4.6.2 Return all keys to the Property to the Landlord's Agent on the last day of possession (or sooner by mutual arrangement).
- 4.6.3 Pay for the washing (including ironing or pressing) of all the linen and the cleaning (including ironing and pressing where appropriate) of all blankets, bedding, carpets and curtains which have been soiled during the tenancy (reasonable use thereof nevertheless excepted) or arrange the washing and cleaning themselves all at their own expense.

- 4.6.4 Leave the oven in the same state of cleanliness as it is listed in the inventory.
- 4.6.5 Leave the fixtures fittings, furniture and effects at the end of the tenancy in the rooms and places in which they were at the beginning of the tenancy.
- 4.6.6 Remove all rubbish from the Property.
- 4.6.7 The Landlord is not liable to compensate the Tenant for any works the Tenant has carried out to the Property, whether carried out with or without the Landlord's consent, unless the consent to do the works specifically included an agreement to compensate the Tenant.

5 Landlord's obligations

The Landlord agrees with the Tenant as follows:

- 5.1 To pay all assessments and outgoings in respect of the Property (except those for which responsibility is assumed by the Tenant under this agreement)..
- 5.2 To maintain a comprehensive insurance policy with a reputable company to cover the Property, and the Landlord's fixtures, fittings, furniture and effects (including carpets and curtains), but not including the Tenant's belongings or liabilities for damage. This obligation will not override the responsibility of the Tenant to pay for damage they cause to the Property as claiming on insurance will increase the Landlord's premiums.
- 5.3 That the Landlord will not be responsible for any loss or inconvenience suffered as a result of a failure of supply or service 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.
- 5.4 The Landlord agrees to fulfil his repairing obligations contained within Section 11 of the Landlord and Tenant Act 1985. These are quoted below;
 - 11 (a) to keep in repair the structure and exterior of the dwelling-house (including drains, gutters and external pipes);
 - (b) to keep in repair and proper working order the installations in the dwelling-house for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and
 - (c) to keep in repair and proper working order the installations in the dwelling-house for space heating and heating water.

6 Tenancy Deposit Protection Prescribed Information

- 6.1 The contact details for this scheme are as follows:

Name: The Deposit Protection Service
Address: The Pavilions
Bridgwater Road
BRISTOL
BS99 6AA

Telephone number: 0330 303 0030

Email Address: Enquiry Forms are available through the Virtual Customer Service Agent or the Frequently Asked Questions at www.depositprotection.com

Fax Number: None available

- 6.2 Please see the attached Custodial Terms and Conditions from The DPS for further information. The information can also be found at www.depositprotection.com.

- 6.3 The Deposit will only be repaid at the end of the tenancy when the conditions in clause 1.8.5 have been completed and the Landlord and Tenant have agreed, or a dispute has been adjudicated by the alternative dispute resolution service, or on the order of a court.

- 6.4 If either party is not contactable at the end of the tenancy then the other may use the "Statutory Declaration" procedure listed for single claims (i.e. claims by only one party) in Schedule 10 of the Housing Act 2004 as amended. See the attached Custodial Terms and Conditions for further information.

- 6.5 If the Landlord and Tenant do not agree with each other about the amount of the Deposit refund at the end of the tenancy they may either apply to the scheme for the free alternative dispute resolution

service or seek a county court order for a judgement on their claim. See the attached Custodial Terms and Conditions for further information.

- 6.6 The scheme offer free dispute resolution for deposits held by them. The service is provided by the Chartered Institute of Arbitrators (though applications should be made to The DPS).
- 6.7 The Deposit value is as per clause 1.8.1.
- 6.8 The address of the Property is as per clause 1.5.
- 6.9 The contact details of the Landlord are as per clause 1.1.1.
- 6.10 The contact details of the Tenant are as per clause 1.1.2.
- 6.11 Information about any Relevant Person is in clause 1.1.4.
- 6.12 The reasons for possible deductions from the Deposit are listed in clause 1.8.4.
- 6.13 The Lead Tenant for this tenancy will be Florentino Montijano Garcia. The parties forming the Tenant declare that the Lead Tenant should represent all of them in any decisions regarding the Deposit and that the decision of the Lead Tenant will be binding on all the parties forming the Tenant in this tenancy agreement, subject to the Custodial Terms and Conditions of The DPS.

7 Housing Benefit

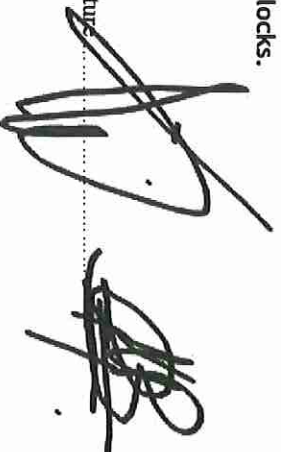
This contract will be deemed invalid to claim any housing benefit.

8. Additional clauses

- 8.1 No smoking is allowed in the property, tenants found smoking in the property will be fined £200.
- 8.2 Portable heaters are not allowed in the property unless you have received permission from the landlord.
- 8.3 Tenants are responsible for their own belongings and are advised to take out their own contents insurance.
- 8.4 Avoid using the kitchen and appliances between 11pm to 6am.
- 8.5 No holes are to be created in walls unless you obtain permission from the landlord.
- 8.6 No loud music or noise after the hours of 10pm weekdays and 11pm weekends.
- 8.7 No pets are allowed.
- 8.8 Lost keys are charged at £40 per set. The cost increases to £50 if you have an electronic fob.
- 8.9 Pay the cost of £25 per night per guest if staying longer than one night. Charge will be double if you do not declare us of the overnight guest and we find out from other housemates or inspection.
- 8.10 Please report to this office if one of the tenants has guest/s staying for longer than one night.
- 8.11 Excessive use of the utilities will result in the extra cost being either added to you rent or deducted from your deposit. You will be warned about this beforehand.
- 8.12 A charge of £100 will be billed to you if the room is not left clean and hoovered.
- 8.13 The kitchen and bathroom must be kept clean. Tenants must clean after themselves. We will employ a cleaner to clean these areas if they are left untidy, the cost of the cleaner will be added to your rent or deducted from your deposit.
- 8.14 Not to discuss your issues with other tenants. You are contracted to Rooms4You seperately not jointly. Any loss incurred by Rooms4You due to this will claimed back from you.
- 8.15 Anybody caught stealing or using another tenant's belongings will be have their contract terminated.
- 8.16 Where your rent due date falls on a Sunday during the month you should pay your rent on the day before i.e Saturday. The late daily penalty will start from close of business i.e 7pm on the Monday.
- 8.17 Two weeks of outstanding rent terminates the contract and tenants will be asked to vacate the property.
- 8.18 If you are locked out or lost the key, we will attend the property within reasonable time to give you access and there will be a charge of £30 to be paid for this service. There will be additional charges for cutting the new keys or installing the new locks.

9. Late rent charges

Daily penalty rate of £10 per day



Phone call charged at £10 per call
Letter/email sent will be charged at £25 per letter/email
Visit to property will be charged at £50 per visit
The cost will be added to the following month's rent or deducted from the deposit.

The Landlord or the Landlord's Agent sign this agreement to confirm acceptance of the terms within it and in accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii), the Landlord certifies that the information provided about the Tenancy Deposit Protection prescribed information is accurate to the best of his knowledge and belief; and that the Tenant has had the opportunity to sign this document containing the information provided by the Landlord, by way of confirmation that the information is accurate to the best of the Tenant's knowledge and belief.

SIGNATURE(S) OF LANDLORD(S)

Rooms4You

The Tenant is advised to ensure they have read and understood this agreement before signing it.

The Tenant signs this agreement to confirm acceptance of the terms within it and in accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii)(bb), the Tenant confirms that the information provided for the Tenancy Deposit Protection prescribed information is accurate to the best of his knowledge and belief.

SIGNATURE(S) OF TENANT(S)

SIGNATURE OF WITNESS

OCCUPATION

NAME OF WITNESS

ADDRESS OF WITNESS

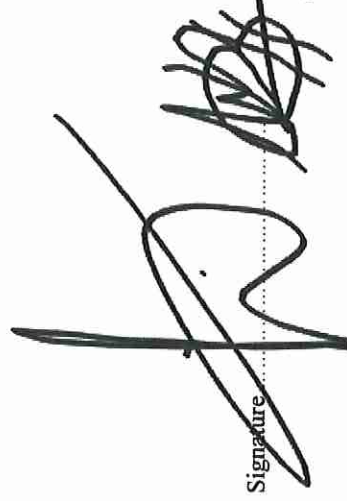
SIGNATURE OF GUARANTOR

SIGNATURE OF WITNESS

OCCUPATION

NAME OF WITNESS

ADDRESS OF WITNESS

A large, stylized handwritten signature in black ink, consisting of a long horizontal stroke followed by a large loop and a final flourish.



E-SIGN RECORD

REGISTERED. SIGNED. TIME-STAMPED.



Signed By:

Florentino Montijano & Maria Bonilla

Date:

03/08/2018

Time:

07:27:09 PM (UTC)

Original Recipient:

f.montijanogarcia@gmail.com

IP:

80.4.249.22

Message Id

D92D99F3F0595150EB00A235213C3B0FDA35EEC1

Client Code

Signoff Date:

11/12/2018 08:17:48 PM (UTC)

Signoff Date:

11/12/2018 08:17:48 PM (UTC)

Signed By:

Karan on behalf of Rooms4You

Date:

11/12/2018

Time:

08:17:48 PM (UTC)

Original Recipient:

wipi@outlook.com

IP:

92.236.21.153

Message Id

D2FCCCG762B2BA46301C479DC4076A0A6C503A8E2

Client Code

Karan on behalf of Rooms4You

Sarka Sara Wilde

From: tanya@thetmhub.uk
Sent: 12 December 2018 11:17
To: Sarka Sara Wilde
Subject: RE: 7 Lord Grandison Way, Banbury OX16 1EQ

Hi Sarka,
Hope you're well.

Can you please advise if there is an update on the missing £49 rent for the above property?
Thank you in advance.

Kind regards,
Tanya Cartwright MARLA
Customer Service Manager

01902 399997

SUBJECT TO CONTRACT

From: Sarka Sara Wilde <sarka@distinctstateagents.co.uk>
Sent: 06 December 2018 14:22
To: tanya@thetmhub.uk
Subject: RE: 7 Lord Grandison Way, Banbury OX16 1EQ

OK I will look into this as need to sort out some incorrect recs that occurred in my absence. Will come back to you ASAP.

From: tanya@thetmhub.uk <tanya@thetmhub.uk>
Sent: 06 December 2018 14:19
To: Sarka Sara Wilde <sarka@distinctstateagents.co.uk>
Subject: RE: 7 Lord Grandison Way, Banbury OX16 1EQ

Hi Sarka,

Unfortunately not. The tenants are still showing £49 arrears on our account as only £901 was transferred, but the tenants paid the full £950.

Kind regards,
Tanya Cartwright MARLA
Customer Service Manager

01902 399997

SUBJECT TO CONTRACT

From: Sarka Sara Wilde <sarka@distinctstateagents.co.uk>
Sent: 06 December 2018 13:53
To: tanya@thetmhub.uk
Subject: RE: 7 Lord Grandison Way, Banbury OX16 1EQ

Has this been sorted Tanya?

S

From: tanya@thetmhup.uk <tanya@thetmhup.uk>

Sent: 05 December 2018 09:19

To: Anne Thompson <office@distinctestateagents.co.uk>

Cc: Sarka Sara Wilde <sarka@distinctestateagents.co.uk>

Subject: 7 Lord Grandison Way, Banbury OX16 1EQ

Hi Anne,

Hope you're well.

Can you please advise if the issue with the missing £49 from last months rent has now been sorted for the above property?

Thank you in advance.

Kind regards,
Tanya Cartwright MARLA
Customer Service Manager

01902 399997

SUBJECT TO CONTRACT

Sarka Sara Wilde

From: Dawn Bennett <dawn@concentricproperty.co.uk>
Sent: 13 December 2018 18:16
To: Sarka Sara Wilde
Cc: 'Tanya Cartwright'
Subject: RE: Your PM Christmas opening hours

Hi Sarka

Hours are

24th, 25th and 26th Dec closed – out of hours emergency on hand
27th, 28th and 31st Dec open.

1st Jan close – out of hours emergency on hand.

Kind regards

Dawn

From: Sarka Sara Wilde [mailto:sarka@distinctestateagents.co.uk]
Sent: 13 December 2018 18:08
To: Dawn Bennett <dawn@concentricproperty.co.uk>
Cc: Tanya Cartwright (tanya@thetmhub.uk) <tanya@thetmhub.uk>
Subject: Your PM Christmas opening hours
Importance: High

Hello,

What are your PM team Christmas opening hours so we can set up our answering to that effect.

Kind regards

Sarka Sara Wilde, ANAEA MARLA
Managing Director

Business Person of The Year 2018 Winner



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E: sarka@distinctestateagents.co.uk

W: www.distinctestateagents.co.uk



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NOMBRE Y APELLIDOS DEL TITULAR:
FLORENTINO MONTIJANO GARCIA

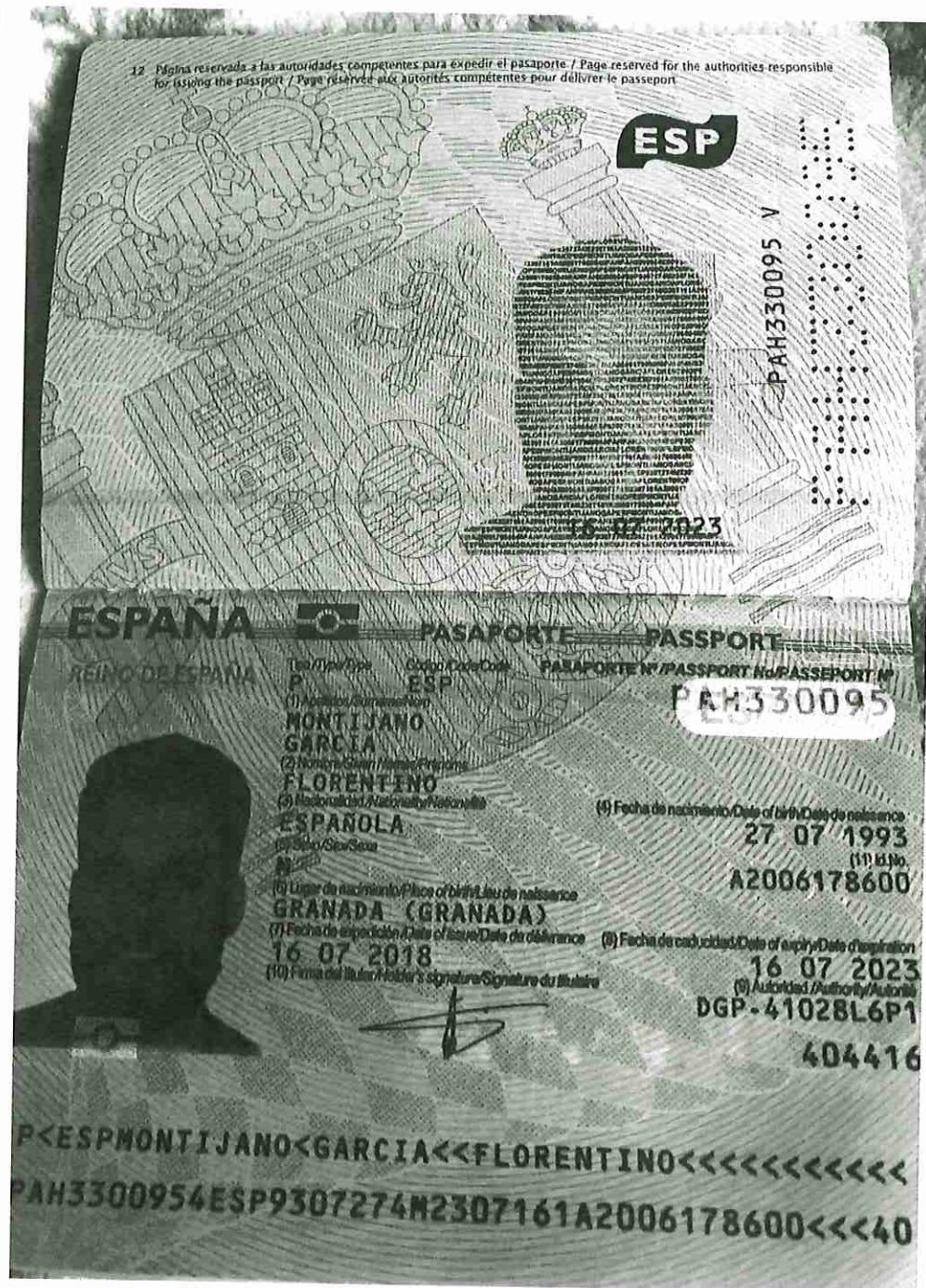
DE

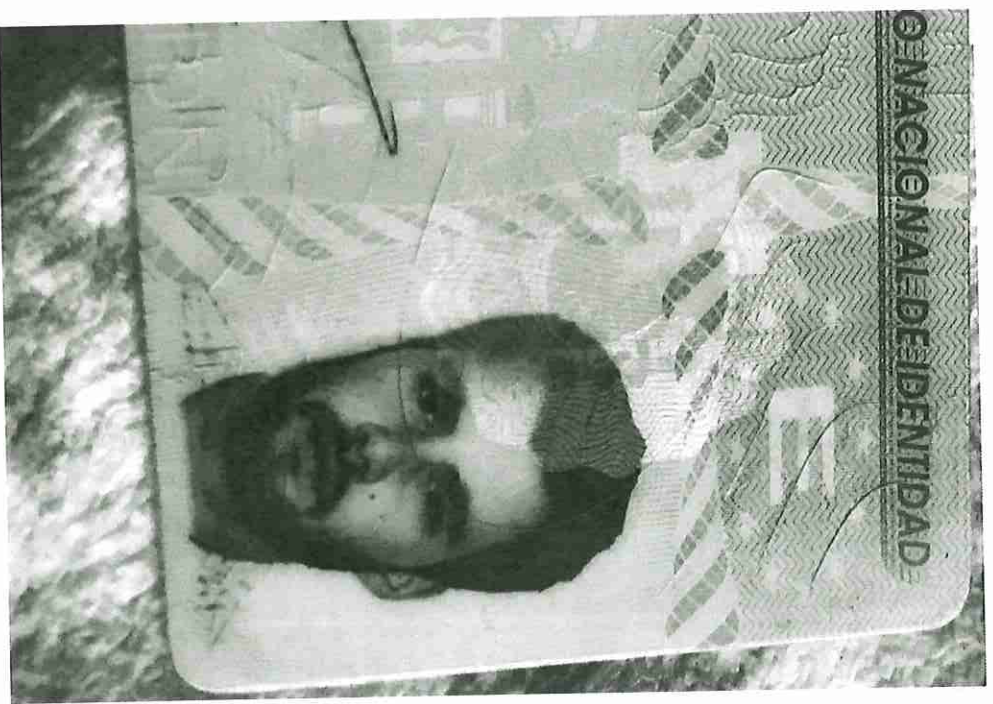


TIPO DE PRESTACIÓN	RÉGIMEN	FECHA DE EFECTOS DE LA MODIFICACIÓN
INCAPACIDAD P. TOTAL	AUTÓNOMOS	01/09/2018

IMPORTE MENSUAL (euros)	ANTERIOR	ACTUAL
Base Reguladora	880,89	880,89
Porcentaje Base Reguladora	55,00000%	55,00000%
Pensión	484,49	484,49
Revalorizaciones	7,77	7,77
Complemento a mínimos	0,00	0,00
Otros Complementos	0,00	0,00
SUMA DE ABONOS	492,26	492,26
Tipo y Retención IRPF	0,00%	8,00%
Deducciones	0,00	39,38
	0,00	0,00
IMPORTE LÍQUIDO	492,26	452,88

- Art. 31 del Texto Refundido de la Ley del Impuesto sobre la Renta de no Residentes, aprobado por el Real Decreto Legislativo 5/2004, de 5 de marzo (BOE del día 12).
- Artículo 9 y siguientes del Real Decreto 1776/2004, de 30 de julio, por el que se aprueba el Rto. del Impuesto sobre la Renta de no Residentes (BOE del 5 de agosto).







The home of deposit protection

PRESCRIBED INFORMATION RELATING TO TENANCY DEPOSITS*

The Deposit Protection Service – Custodial scheme

NOTE: The landlord must supply the tenant with the Prescribed Information regarding any tenancy deposit required to be dealt with under the custodial tenancy deposit scheme.

To: (insert names of all tenants and any other (third party) paying a tenancy deposit on behalf of a tenant)

FLORENTINO MONTIJANO GARCIA
MARIA DEL ROSARIO BONILLA PEREZ

1. The name, address and contact details of the Scheme Administrator of the Tenancy Deposit Scheme that is safeguarding your tenancy deposit is:

The Deposit Protection Service (The DPS)

The Pavilions
Bridgwater Road
Bristol
BS99 6AA

Telephone No. 0330 303 0030

Online: Enquiry Forms are available through the Virtual Customer Service Agent or the Frequently Asked Questions at www.depositprotection.com

2. Information contained in a leaflet supplied by the Scheme Administrator to the Landlord explaining the operation of the provisions contained in the statutory scheme.

See attached Terms and Conditions

3. Information on the procedures applying for the release of the deposit at the end of the tenancy.

See attached Terms and Conditions

4. Procedures that apply under the Scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy.

See attached Terms and Conditions

5. Procedures that apply under the Scheme where the Landlord and the Tenant dispute the amount to be repaid to you in respect of the deposit.

See attached Terms and Conditions

6. The facilities available under the Scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.

There is an alternative Dispute Resolution Scheme available enabling an independent adjudicator to decide on any dispute.

See attached Terms and Conditions for further information

* In accordance with The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

7. Tenancy specific information

(a) Amount of deposit paid. (Insert amount of deposit paid; in the case of a joint tenancy it should be the total amount paid)

£ 1400

(b) Address of property to which the tenancy relates. (Insert address of property including post code)

18 PAULTON COURT
VICTORIA ROAD
LONDON
W3 6ET

(c) Name, address and details of landlord(s)

Name: Emile Snaffu

Address (including postcode): FLAT 2 50 Peartree Road,
LONDON
EC1V 3SS

Telephone number(s): 07946 029725

Email address(es): esnaffu@hotmail.com

Fax Number(s):

(d) Name, address and contact details of the Tenant(s) (in the case of joint tenants insert this information for all tenants).

(1) Name: FLORENTINO MONTIJANO GARCIA

Address (including postcode): 39 ERCONVALE STREET
LONDON
W12 0RP

Telephone number(s): 07365 440881

Email address(es): f.montijanogarcia@gmail.com

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(2) Name: MARIA DEL ROSARIO BONILLA PEREZ
Address (including postcode): 37 ERCONWOLD STREET,
LONDON
W12 0BP

Telephone number(s): 07745 084019

Email address(es): mabonillap@gmail.com

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(3) Name:
Address (including postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(4) Name:
Address (including postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

(5) Name:
Address (including postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy:

~~Note: please see Note 2 below regarding the tenant's or lead tenant's responsibility to register their contact address with The DPS and to ensure that their address is updated at the end of the tenancy.~~

(e) Name of Third Party making the payment:

Name:

Address (including
postcode):

Telephone number(s):

Email address(es):

Fax Number(s):

~~Note: If there are additional third parties, please attach a continuation sheet with the same information for the further third parties.~~

(f) Circumstances when all or any part of the deposit may be retained by the Landlord:
Refer to the following Clause(s) [please insert relevant clause reference below] of the
Tenancy Agreement:

2 + 3 .

I/We (being the Landlord) certify that -

(i) The information provided is accurate to the best of my/our knowledge and belief

(ii) I/We have given the Tenant(s) the opportunity to sign this document by way of
confirmation that the information is accurate to the best of the Tenant(s) knowledge and
belief *Emmie Sniffu, Flat 2, 50 Partridge Rd, London, E11V 3S8*

Landlord(s): Signature(s):

Dated:

Tenant(s): Signature(s):

.....
Dated:,

NOTES

- (1) The tenant(s) and relevant persons (if any) agree that the lead tenant has been nominated by all the joint tenants and any relevant persons and that the responsibilities of the lead tenant are fully understood by all tenants. The responsibilities are detailed in Section 8 of the attached Terms and Conditions.
- (2) It is the tenant's or lead tenant's (where relevant) responsibility to register their contact address with The DPS and to ensure that address is updated at the end of the tenancy.
- (3) The document is provided by The DPS by way of information only. The DPS accepts no liability for its contents. It is the Landlord(s) responsibility to ensure it is completed accurately, served on the Tenant(s) within 30 days of receipt of the deposit and to give the Tenant(s) an opportunity to check and sign this document.

Certificate of tenancy deposit protection

Your deposit is protected with us!



The Deposit Protection Service
The Pavilions
Bridgwater Road
Bristol
BS99 6AA

This is your certificate of tenancy deposit protection
This certifies that the deposit for this tenancy has been
protected with us by the landlord or letting agent below.
To view your deposit, go to our website,
www.depositprotection.com and log into your account.

You'll also find loads of useful information about
the deposit protection process, your obligations as
a landlord or letting agent, and top tips to help you
manage your tenancy.

Tenancy

Deposit ID: 26822304

Property address:

Flat 18,
Poulton Court,
Victoria Road,
LONDON,
W3 6EJ

Date deposit protected: 31/12/2018

Tenancy start date: 21/12/2018

Deposit amount: £1400.00

Tenants:

Maria Del Rosario Bonilla Perez
Florentino Montijano Garcia

Landlord or letting agent

Landlord or letting agent's name:
DISTINCT EA LTD T/A DISTINCT ESTATE
AGENTS

Landlord or letting agent's address:
DISTINCT ESTATE AGENTS,
BLOXHAM MILL,
BARFORD ROAD,
BANBURY,
OXFORDSHIRE,
OX15 4FF

