

SHORTHOLD TENANCY AGREEMENT.

This agreement is made on the 31st January 2013

Between: **Redwood Estates Ltd of 78 Banks Road West Kirby Wirral CH48 0RE.**
Tel: - 0151 648 6437

Of the one part (hereinafter referred to as the Landlord).

And MRS LYNNE CHESHIRE

Of No 60 LINWOOD ROAD TRANMERE CH42 5PZ

Of the other part (hereinafter referred to as the Tenant).

WHEREBY the Landlord agrees to let to the tenant premises known as:-

No 129 DOWNHAM ROAD, TRANMERE CH42 6PA.

For the term of 6 months from 31st January 2013

Tenant's Obligations.

1. *The Tenant agrees with the landlord as follows:-*
 - a. To pay the rent of ~~£495.00~~ £495.00 per calendar month in advance in the manner and at the time agreed and to pay all charges for gas, electricity and all other outgoings appropriate to the tenancy of the property. Overdue rental payments will be subject to interest at the rate of 6% per annum calculated from the date the payment was due up to the date payment is received.
 - b. To pay a deposit of ~~£495.00~~ £495.00 at the commencement of the tenancy, such deposit is to be protected by Tenancy Deposit Solutions Ltd.
 - c. To keep the interior of the premises and all fixtures and fittings therein in good repair and to make good all damage and breakages or otherwise to be responsible for the cost of all repairs and / or replacements, fair wear and tear only excepted.
 - d. To use the premises only for the purpose of a dwelling house and to refrain from causing annoyance or inconvenience (whether by noise or otherwise) to any neighbour.
 - e. To permit the Landlord his servants or agents to enter the premises at all reasonable times for the purpose of inspecting the premises and carry out any necessary maintenance or repairs.
 - f. To give the Landlord notice as soon as is reasonably practicable of any necessary repairs or damage to any of the fittings within the premises.
 - g. To deliver up the premises and all fixtures and fittings therein to the Landlord at the termination of this tenancy in good condition and complete repair. To redecorate the interior of the premises so as to leave it in the same condition and colour scheme as at the commencement of the Tenancy. To leave all carpets and floor coverings in the same condition as at the commencement of the tenancy.
 - h. Not to carry out or put into effect any structural alterations or addition to the premises without the prior consent in writing of the Landlord.
 - i. Not to alter or change or install any locks on any doors without Landlords prior consent.
 - j. Not to assign, sublet or part with possession of the premises, and not to allow any other person to reside in the premises or take in any lodger.
 - k. To be responsible for insuring the tenants contents of the premises
 - l. Not to affix to the exterior or to the windows of the premises any sign advertisement hand-bill or poster.
 - m. To maintain the gardens, lawns, borders and driveway in good and tidy condition.
 - n. To be responsible for clearing all blockages to the drains, sinks, toilets, shower or waste pipe within your property.
 - o. To replace immediately any broken glass to the premises and to make good repair or restore or to pay the cost of replacement if all or any part of the Fixtures and Fittings to the premises are broken, lost or damaged by the tenant or visitors.
 - p. To keep the windows in a clean and tidy condition internally.
 - q. To ensure the property and all windows and doors are locked and secured if & when the tenant leaves the property empty at any time.

Landlord's Obligations.

2. The Landlord agrees with the Tenants as follows:-

- a. To keep the exterior and structure of the premises in good repair and to keep in good repair and working order the installation for water, gas, electricity and sanitation.
- b. To insure and to keep insured during the currency of the tenancy the premises against all risks normally covered in a standard house buildings insurance policy.
- c. To notify the Tenants of the date and times at which the premises will be inspected by the Landlord or by his agents and of the dates and times at which any necessary repairs or maintenance are to be carried out, such inspections repairs or maintenance to be carried out at reasonable times only.

Proviso For re-entry.

3. In the case of non-payment of rent (whether expressly demanded or not) or any other breach of this agreement by the Tenants the Landlord may re-enter and take possession of the premises and this agreement shall cease to have effect without prejudice to the Landlord's right to recover all rent then due and any damage for prior breach of this agreement.

Special Conditions.

4. This agreement is subject also to the following special conditions:
- a. The security deposit is a separate sum to cover breakages, damage, cleaning, outstanding accounts and replacement keys/locks beyond normal wear and tear and it cannot be substituted for rent. It will be returned within 14 days of the end of the tenancy provided all furniture and belongings are removed from the premises and they are left in good condition. The four weeks notice to quit required to terminate the tenancy must commence on the anniversary date of the agreement.
 - b. No pets to be kept at the house without the express consent of the Landlord.

Signed P. Perotti Date: 31.01.13

Signed [Signature] Date: 31.01.13

(By or for the Landlord)