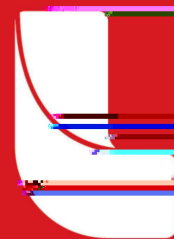


ASST SHORT-TERM TENANT AGREEMENT



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1. DEFINITIONS & INTERPRETATION

1.2

In this tenancy agreement the following words shall have the meanings given to them in this clause

Landlord

Wilson and Sharp Developments Ltd, 4/6 Christchurch Road, Bournemouth, BH1 3LT

Tenant Details

Full Name:

Home Address:

Home Tel No:

Mobile Tel No:

Email Address

Uni/College:

Student ID Number:

Year of Study for the period of the tenancy:

Accommodation

Lulworth Student Company

Union House, 4 Christchurch Road, Bournemouth, BH1 3LT

Hurn House, 6 Christchurch Road, Bournemouth, BH1 3LT

Guarantor

The person standing as guarantor for the performance of the Tenant's obligations in the tenancy agreement

Building

The word "Building" includes the Accommodation as well as areas for shared use.

Cluster Flat

A flat within the Building, or a house, comprising individual bedrooms; and a kitchen, bathroom, living area and access ways for the shared use by the occupiers of the bedrooms. "The Cluster Flat" is the Cluster r the shels the the be



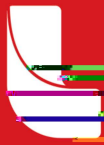
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Contents

Fixtures, fittings, furniture, furnishings, equipment and other items provided by the Landlord for the Tenant's use (whether in the Accommodation or elsewhere in the Building).

Fees

The fees, expenses and any other sums (apart from Rent) which the Landlord is entitled to charge in accordance with this tenancy agreement.



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Bank Details and Payments

Union House Management:

LLOYDS BANK NEW PORT

Sort Code: 30-95-99

Account: 43441768

IBAN: GB50LOYD30959943441768

BIC: LOYDGB21641

The rent Instalments should be paid by direct debit, standing order, bank transfer or debit card.
Non UK debit cards will have a 2% charge.

MyDeposit

1st Floor Premier House,
Elstree Way, Borehamwood,
Hertfordshire, WD6 1JH



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3. AGREEMENT TO GRANT AND TO TAKE A TENANCY

3.1

The Landlord agrees to grant and the Tenant agrees to take a tenancy of the Accommodation. This tenancy agreement incorporates all additional terms and conditions applicable to the Accommodation and/or the Building as set out on the Landlord's website.

3.2

Where a person has been provided with a copy of this tenancy agreement but does not sign it and



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4.8

To pay to the supplier all charges for telephone, telecommunications and satellite or cable television services, to the Accommodation, including calls, line rental, connection and disconnection. Where the Accommodation is in a Cluster Flat, to pay the supplier, jointly with other occupiers of the Cluster Flat who use them, all charges for such services to the Common Parts in the Cluster Flat. If a television licence is required for the Accommodation, to obtain and pay for the licence.

4.9

To keep the Accommodation and Contents in a clean and tidy condition. Where the Accommodation is in a Cluster Flat, to keep (jointly with other occupiers) the Common Parts in the Cluster Flat and their Contents in a clean and tidy condition. Not to do anything which makes the Common Parts dirty or untidy or which damages them. The Landlord may carry out inspections to ensure compliance with this clause, but will usually give 24 hours notice before entering the Accommodation. If there is evidence of serious non compliance, the Landlord may serve a notice on the Tenant (and any other occupiers) requiring corrective action and if that corrective action is not taken (within any reasonably specified timescale), the Landlord may have the work carried out and re-charge the cost (or a fair proportion of the cost where the work concerned is the responsibility of several occupiers) to the Tenant. In addition to the cost of the work, the Landlord may charge an administration fee equivalent to 10% of the cost of the work, to cover the cost of the Landlord having to arrange the work and carry out the re-inspection. The Tenant shall pay these charges within 14 days of the Landlord's invoice for them and shall be liable to pay interest on any late payments.

4.10

1RW WR DIIL[DQ\WKLQJ WR DQ\ VXUIDFHV RI WKH 5RRP RU WKH 6KDUH
GLVKHV SRVWHUV QRWLF HWHDQ USRFWQHSDWR WIKWKH %XLOGLQJ R
WKH SLQ ERDUGV SURYLGHG IRU WKDW SXUSRVH

4.11

To check the Inventory and report any discrepancy to the Landlord within 3 working days of the Tenant starting to occupy the Accommodation.

4.12

1RW WR UHPRYH DQ\WKLQJ ZKLFK LV DWDFKHOVMR WQIUSDRJ WKRH YKDHV
6KDUHG \$UHDV LQ ZKLFK WKH\ ZHUH ORFDWHG DW WKH VWDUW RI WKH

4.13

Not in any way to change, damage, re-decorate or attempt to repair any part of the Building or the Contents;

4.14

1RW WR GR DQ\WKLQJ ZKLFK PD\ FDXVH GDPDJH RU LQWHUIHUH ZLWK D
JDV SOXPELQJ RU WHOHFRPPXQLFDWLRQV LQVWDOODWLRQ LQ WKH %X

4.15

1RW WR SXW DQ\WKLQJ KDUPIXO LQ RU GR DQ\WKLQJ OLNHO\ WR EORF
WDNH UHVRQDEOH SUHFDXWLRQV WR SUHYHQW SLSHV IURP IUHH]LQJ
\$FFRPPRGDWLRQXLWHQ DODW WKLV LV D MRLQW REOXVDMURQD MWK RV

4.16

Promptly to report to the Landlord any failure of the Services and any damage to the Contents, or the Building, or any part of it.

4.17

1RW WR EULQJ DQ\ ODUJH HOHFWULFDO DSSOLDQFH LQWR WKH %XLOG
NLWFKHQ DSSOLDQFH FDSWMLQH %XLOGDQWH NLWFKHQ DUHDV DQG QRW
FRRNLQJ DSSOLDQFHV LQWR WKH %XLOGLQJ XQGHU DQ\ FLUFXPVWDQF

4.18

Not to obstruct corridors or fire escapes or do anything which may be a fire risk or in any other way put the health and safety or security of others or the Landlord's or other people's property at risk.



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\$JHQW¶V VWDII DQG WKH HPHUJHQF\ VHUYLEFHV RQ PDWWHUV UHODWLQJ

7KH 7HQDQW DJUHHV WR DWWHQG DQ\ VDIHW\ PHHWLQJ DUUDQJHG E\ W

7KH 7HQDQW DJUHHV QRW WR GR DQ\WKLQJ RU QHJOJDFWV WLRQ SXEOLQW
QRW OLPLWHG WR

7DPSHULQJ ZLWK ILUH GRRUV RU DQ\ ILUH GHWHFWLRQ SUHYHQWLR
FULPLQDO RIIHQFH WKDW FRXOG UHVXOW LQ D ILQH DQG RU SULVRQ VH

6PRNLQJ WREDFFR RU RWKHU VXEVDQFHV LQ DQ\ SDUW RI WKH %X
WKH %XLOGLQJ VPRNLQJ LQ WKH LQWHUQDO 6KDUHG \$UHDV LV DQ RIIH
FRQYLFWHG

8VLQJ FDQGOHV RLO EXUQHUV LQFHQUPÀ p°0 DO WR GRRUR RU R



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. OTHER CONDITIONS

.1

Subject to the rules of the authorised tenancy deposit protection scheme, the Landlord shall be entitled to use the Deposit (or a proper proportion of it) or invoice the Tenant for:

D Any damage, or compensation for damage, to the Accommodation and a share of any damage or compensation for damage to the Common Parts and their respective Contents for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each and any such item at the start of the Tenancy Period, damage by insured risks and repairs that are the responsibility of the Landlord.

E The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying, any major breach by the Tenant of the



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If the Tenant wishes to cancel this tenancy agreement once the tenancy has started, the Tenant will be liable for the Rent and instalment charge (if applicable) for the full Tenancy Period or, if shorter, for the period until a replacement tenant takes over responsibility for payment. If a replacement tenant is found, the Tenant will be liable for the Landlord's Fee of £.00 for dealing with the changeover. This fee is payable at the time of the changeover or by



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