

## AGREEMENT

For letting unfurnished dwelling house

On an assured short hold tenancy

Under Part 1 of the Housing Act 1988

Document and is not

Produced or drafted PARTIES 1, Peter Ferguson

For use, without

This is a form of legal

DATE.

8th February 2021

Technical assistance

By persons unfamiliar

With the law of

2.

THE Tenant: Lewis Gargan

Landlord and tenant

This form should not

Be used for granting a

Tenancy to a person

Who is already a

PROPERTY

The dwelling-house situated at and being  
196b Wallasey Road  
Wallasey, Wirral.  
CH44 2AG

Protected or statutory

Tenant or a protected

Occupier: see

Housing Act 1988

Together with the fixtures Furniture and Effects therein and more  
Particularly specified in the inventory thereof signed by the parties

\*The number of months

must not be less than

six: Housing Act 1988

s.20(1)(a)

\*The period mentioned

TERM

A term certain of 1 Year  
from the 8th February 2021  
to the 7th February 2022

here will form the basis

of any subsequent

periodic tenancy.

RENT:

£ 500.00 per calendar m month

PAYABLE: In advance by equal monthly payments

First payment to be made by the 8th February 2021 We will allow a further 14 days for D H S S  
tenants.

1. THE Landlords lets and the Tenant takes the property for the Term at  
At the Rent payable as above

2. THIS Agreement is intended to create an assured Short hold tenancy  
As defined in section 20 of the Housing Act 1988 and the provisions

For the recovery of possession by the Landlord in section 21 thereof

Apply accordingly

3. I acknowledge that all rents go direct to the landlord and do here by give permission to the landlord/agent to enquire about my case

3 WHERE the context admits

- (a) "the Landlord" includes the persons for the time being entitled in reversion

expectant on tenancy

- (B) "THE TENANT" INCLUDES THE PERSONS DERIVING TITLE UNDER

the tenant

- (c) © References to the Property include references to any part of the Property and to the Fixtures Furniture and Effects or any of them

4 The Tenant will

- (a) Pay the rent at the times and in the manner specified (direct to landlord).

- (b) Pay for all gas and electric light and power which shall be consumed

Or supplied on or to the property during the Tenancy and the amount

Of the Water Rate charged in respect of the property during the

Tenancy and the amount of all charges made for the use of the

Telephone(if any) on the property during the Tenancy or a proper

Proportion of the amount of the rental or other recurring charges to

Be assessed according to the duration of the Tenancy, and the

Amount of the Council Tax charged in respect of the property during

The Tenancy or any other rating assessment as maybe applicable

- (c) Not damage or injure the property or make any alteration in or addition

To it.

- (d) Preserve the Fixtures Furniture and effects from being destroyed or Damaged and not remove any of them from the property.

- (e) Yield up the property at the end of the Tenancy in the same clean

State and condition as it was in the beginning of the Tenancy and

Make good pay for the repair of or replace all such items of the

Fixtures Furniture and Effects as shall be broken lost damaged or

Destroyed during the Tenancy (reasonable wear and tear and damage

By fire accepted).

- (f) Leave the Furniture and Effects at the end of the Tenancy in the rooms or places In which they were at the beginning of the Tenancy.

- (g) Permit the Landlord's agents at reasonable hours in the daytime to

Enter the Property to view the state and condition of thereof

- (h) Not sublet or part with possession of the property without the previous

Consent in writing of the Landlord.

- (i) Not carry on the property any profession trade or business or let

Apartments or receive paying guests on the property or place or

Exhibit any notice board or notice on the property or use the property  
For any purpose other than that of a strictly private residence.

- (j) Not do or suffer to be done on the property anything which may be or  
Become a nuisance or annoyance to the Landlord or the tenants  
Occupiers of any adjoining premises or which may vitiate any  
Insurance of the property against fire or otherwise or increase the  
Ordinary premium for such insurance.
- (k) Permit the Landlord or the Landlord's agent at reasonable hours in the  
Daytime within the last twenty eight days of the Tenancy to enter and  
View the property with or without prospective Tenants and to exhibit a  
For Sale or To Let sign board in the ground and similarly posters in  
The windows of the property during the period of any notice given  
Under the Clause 8 hereof.
- (m) Perform and observe any obligation on the part of the Tenant arising under the local  
Government Finance Act 1992 or regulations made thereunder to pay council tax  
And indemnify the Landlord against any such obligation which the Landlord may  
Incur during the tenancy by reason of the Tenant's ceasing to be resident in the  
Property.
- (n) Keep the garden in a neat and tidy condition.
- (o) Not keep any pets or animals on or about the property without prior agreement
- (p) There shall be no verbal alterations to the terms and conditions of this  
Agreement. Any such variations must be agreed in writing and signed by both the Landlord  
and the Tenant.
- (q) Allow the Landlord to request such local or government body or agency from whom the  
Tenant receives benefits or financial assistance with housing costs from time to time to pay  
the rent or appropriate benefits or financial assistance direct to the Landlord.
- (r) Not use the security deposit to pay the last months rental under any circumstances.
- (s) Replace any carpets removed with floor covering of an equal standard.
- (t) Agree that the notice to quit can be served at the property even if the tenant is no longer in  
residence.
- (u) At any time after 5 months has been served, the tenant may give one months notice in  
writing to vacate the property.
- (v) Not carry out repairs without the landlord or the landlord's agents prior agreement.

PROVIDED that if the Rent or any installment or part thereof shall be in arrears for at least  
fourteen days after the same shall have become due (whether leg ally demanded or not) or  
if there shall be a breach of any of the agreements by the Tenant the Landlord may  
re-enter on the property(subject always to any statutory restrictions on his power so to do)  
and immediately thereupon the tenancy shall absolutely determine without prejudice to the  
other rights and remedies of the Landlord.

THE Landlord agrees with the Tenant as follows-

- (1) To pay and indemnify the Tenant against all assessments and outgoings in respect of the Property (except the water rate and any council tax payable by the Tenant under clause 4 above and except charges for the supply of gas or electric light and power or the use of the telephone)
- (2) That the Tenant paying the Rent and performing the agreements on the part of the Tenant May quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
- (3) To return to the Tenant any rent payable for any period while the Property is rendered Uninhabitable by fire the amount in case of dispute to be settled by arbitration

THIS Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy.

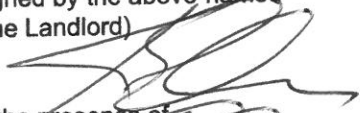
Notice under section 48 of the Landlord and Tenant Act 1987

The Tenant is hereby notified that notices (including notices in proceedings) may be served on the Landlord by the Tenant at the following address:


The Tenant hereby confirms that they are joint Tenants and that their liability is joint and several.

AS WITNESS the hands of the parties hereto the day and year first above written

Signed by the above-named  
( the Landlord)




in the presence of



Signed by the above name  
(the Tenant)



in the presence of



Date of signing

8/02/21