

# Tenancy Guide For the letting of

Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3  
4ES

## Tenancy

You have been provided with a copy of the proposed Tenancy Agreement. You should read this carefully to ensure that you agree with the content before signing it. If you are unsure about the meaning of any clause, you should take independent legal advice.

## Reference

Prior to the tenancy being offered, credit, employer, previous landlord and bank references may be obtained in respect of all tenants by professional referencing agencies acting on our behalf. Any offer of a Tenancy is strictly subject to satisfactory references being passed.

## Proof of Identity

You MUST supply us with One form of Photo Identification (Passport or Driving Licence Only). If you are a foreign national, we require proof of residency, e.g. a residence permit or visa. As well as photo ID, we also require a proof of address, i.e. a utility bill or council tax bill in your name at the given address. A UK driving licence does provide both photo ID and proof of address, provided the address shown and that given by you are the same. From Companies, we require a Proof of Identity of the Director or Authorised Signatory, as well as proof of directorship or proof of authority to sign.

## Initial Payment

If you are interested in renting one of our properties, you will be expected to pay a holding deposit of £545. Once this amount has been paid, we will stop advertising the Property.

In the event of the parties proceeding with the tenancy, we will refund the holding deposit to you. This will usually be by way of making an equivalent deduction from the move in monies required from you before check in.

If the Landlord decides not to rent the Property or an agreement is not reached before the Deadline for Agreement (provided you are not at fault), we will refund the holding deposit to you in full. Unless agreed in writing below, the Deadline for Agreement will be 15 days after the holding deposit has been received by us.

If you provide false or misleading information which reasonably affects the Landlord's decision to let the Property to you, or if you fail a right to rent check, or if you withdraw from the proposed agreement, or if you fail to take all reasonable steps to enter an agreement when the Landlord has done so, we will retain your holding deposit. In the event that we intend to retain your holding deposit, we will set out in writing the reason for this within 7 days of either deciding not to enter the tenancy agreement or the Deadline for Agreement.

# Tenancy Agreement Information

You have been provided with a copy of the Tenancy Agreement. It is our policy to execute the Tenancy Agreement by dating the document as soon as it is signed by all parties. This may be prior to the actual tenancy start date. Once executed by us, both parties are legally bound to the Tenancy. When you sign this Tenancy Guide you are confirming your authority for us to execute and bind the Tenancy Agreement and any Renewal Agreement in this manner without further reference to you.

**Holding Deposit:** £545

**Property address:** Room 2, Jack Straws Castle, 12 North End Way, Hampstead, LONDON, NW3 4ES

**Tenants Names:** Frank, Theresa Davis, Stella Lange, R MLarsen and Bob Lange

**Admin Fees:** £100.00

**Rent offered:** £1885.00

**Security Deposit:** £2000.00

**Proposed start date:** 30<sup>th</sup> of November 2014

**Term:** 6 Months

**Break Clause:**

Should either party wish to terminate the Tenancy, it is agreed that a minimum of 6 month's advance written notice must be served on the other party and must not expire within the first 6 months of the Tenancy commencement date.

**Other Material Agreed Terms**

- **Pets:** Not to keep any animals or birds (whether domestic or otherwise) in the Property.

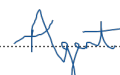
## Subject to Contract

Payment and acceptance of the Holding Deposit does not legally bind either the Landlord or the Tenant to the Tenancy prior to the signing of the Tenancy Agreement by all parties.

I CONFIRM THAT I HAVE READ AND AGREE TO THE TERMS HEREIN

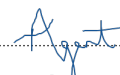
**Signed by the Tenant(s):**

**Walt Disney**



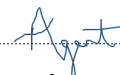
20<sup>th</sup> of May 2015

**Walt Disney**



20<sup>th</sup> of May 2015

**Walt Disney**



20<sup>th</sup> of May 2015



Walt Disney

*Agent*

20<sup>th</sup> of May 2015

Walt Disney

*Agent*

20<sup>th</sup> of May 2015

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