

Assured Shorthold Tenancy Agreement

This agreement is dated 7th June 2022

PARTIES

(1) Landlord

c/o Urpap Property Management Ltd 154, Henleaze Road, Bristol, BS9 4NB

(2) Tenant

AGREED TERMS

Property:

Term: a fixed term of months from and including

Rent: £ Monthly

Payable: in advance by standing order on the due date during the term of the tenancy

1. INTERPRETATION

The following definitions and rules of interpretation apply in this agreement.

1.1 Definitions:

Agent: Urpap Property Management Ltd who are the company appointed by the Landlord as agents in respect of letting or managing the property.

Contents: the furniture, furnishings and any other items set out in the Inventory and Schedule of Condition.

Deposit:

First Rent Payment Date:

HA 1988: Housing Act 1988.

HA 2004: Housing Act 2004.

Insured Risks: means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord decides to insure from time to time and Insured Risk means any one of the Insured Risks.

Interested Persons: means process servers, enforcement officers, bailiffs, local authorities, utility providers, debt collectors and judgment creditors and their legal advisors or agents.

Inventory and Schedule of Condition: the list of Contents and description of the condition of the Property attached to this agreement and signed by the parties.

Lawful Occupiers: those persons listed in the Schedule 1.

LTA 1985: Landlord and Tenant Act 1985.

TDS: tenancy deposit scheme, as defined in section 212(2) of the HA 2004.

Tenancy: the tenancy created under this agreement and any statutory periodic tenancy arising under section 5(2) of the Housing Act 1988 or any contractual periodic tenancy that arises after the Term has expired.

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in [England **OR** Wales].

1.2 Clause headings shall not affect the interpretation of this agreement.

1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) [and that person's legal and personal representatives, successors and permitted assigns].

- 1.4** Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.5** Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6** A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.7** A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.8** A reference to an agreement is a reference to this agreement.
- 1.9** A reference to **writing** or **written** includes fax and email.
- 1.10** Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord.
- 1.11** Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.12** References to clauses are to the clauses of this agreement.
- 1.13** A reference to the Landlord includes a reference to the person entitled to the immediate reversion to this Tenancy. A reference to the Tenant includes a reference to its successors in title and assigns.
- 1.14** Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several. This means that where, for example, the Tenant is more than one person, they shall be liable for all sums due under the agreement, not just liable for a proportionate part.
- 1.15** The obligations of the Tenant [and the Guarantor] arising by virtue of this agreement are owed to the Landlord. The obligations of the Landlord are owed to the Tenant.

2. GRANT OF THE TENANCY

- 2.1** Landlord lets the Property to the Tenant for the Term.
- 2.2** This agreement creates an assured shorthold tenancy under Part I of Chapter II of the HA 1988 as amended by the Housing Act 1996 / HA 2004. This Agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the HA 1988 (as amended) and shall take effect subject to the provisions for the recovery of possession set out in Section 21 of that Act, and Section 8 / Schedule 2 of that Act.

3. CONTENTS AND KEYS

- 3.1** The Tenant shall keep the Contents in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear) as detailed on the Inventory and Schedule of Condition and cleaned to a professional standard.

3.2 The Tenant shall not remove any of the Contents listed in the Inventory from the Property

3.3 [The Landlord and Tenant consent to the use of the Inventory and Schedule of Condition as evidence in any dispute arising in connection with the Deposit if the dispute is referred to an adjudicator according to the TDS in which the Deposit is held.

3.4 The Tenant is responsible for looking after the keys and any security device for the Property during the Tenancy. If the Tenant fails to do so, the Tenant is responsible for the reasonable costs properly incurred as a result.

4. RENT

4.1 The Tenant shall pay the Rent in advance on or before the Rent Payment Dates.

4.2 The Tenant shall pay the first instalment of the Rent on or before the First Rent Payment Date.

4.3 The Tenant shall pay interest at the rate of 3% per annum above the Bank of England's base rate on any rent lawfully due that is paid more than 14 days after the date on which it became due. The interest shall be payable from the date the rent should have been paid until the date the rent is actually paid.

4.4 The Tenant shall be in breach of this agreement if the Tenant fails to pay the Rent in accordance with this clause and the Landlord shall be entitled to use the statutory provisions contained in the HA 1988 or any other statutory remedies available to recover possession of the Property.

4.5 If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, payment of the Rent shall be suspended until the Property is fit for occupation and use.

5. DEPOSIT

5.1 The Landlord acknowledges receipt of the Deposit from the Tenant.

5.2 At the end of the Tenancy, the Landlord shall be entitled to withhold from the Deposit such proportion of the Deposit as may be reasonably necessary to:

(a) make good any damage or lack of cleanliness to the Property or the Contents (except for fair wear and tear) caused by the Tenant's breach of its obligations under Clause 3.1 or Clause 9.1;

(b) pay any unpaid utility bills (electricity, gas, water) or communication services (phone, broadband, television packages), Council Tax or TV licensing which the Tenant is responsible for under Clause 10; and

(c) pay any Rent which remains unpaid.

5.3 The Tenant is not entitled to use the Deposit to offset against the Rent referred to herein.]

6. TDS ARRANGEMENTS

6.1

The Deposit is protected by My Deposits of 1st Floor, Premiere House, Elstree Way, Borehamwood, WD6 1JH, Tel: 0333 321 940, Email: customerservices@mydeposits.co.uk. The Deposit is held by the Agent.

6.2 The Landlord shall provide within 30 days of the Deposit being received the information required under section 213(5) of the HA 2004 as set out in the Housing (Tenancy Deposits) (Prescribed Information) Order 2007 (SI 2007/797).

6.3 The Landlord agrees that the Deposit shall be held in accordance with the rules of the TDS.

6.4 The Landlord and Tenant agree that any interest accrued from the Deposit shall be paid to the Landlord as defined in section 213(10) of the HA 2004

6.5 The Deposit is not repayable to the Tenant until delivery up of possession of the Property to the Landlord and until the Landlord has had a reasonable opportunity to inspect the Premises and quantify any deductions (if any).

6.6 The Landlord shall inform the Tenant within ten Working Days of the Tenancy ending if the Landlord intends to withhold all or part of the Deposit as detailed in Clause 5.

7. USE OF PROPERTY

7.1 The Tenant shall:

- (a)** only use the Property as a private dwelling house for the use of the Lawful Occupiers;
- (b)** immediately notify the Landlord if the immigration status of any of the Lawful Occupiers changes from that recorded in the Schedule 1; and
- (c)** not permit anyone other than the Lawful Occupiers to occupy the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

7.2 The Tenant must not use, or allow the Property to be used, for any trade or business that impacts upon the Property or its day to day use as a residence, which constitutes a nuisance, or which would see this Residential Tenancy revert to a Business Tenancy.

7.3 The Tenant shall not keep any pets or any other animals on or in the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

7.4 The Tenant shall not do anything to or on the Property that:

- (a)** causes a nuisance, annoyance or damage to occupiers of neighbouring, adjoining or adjacent property, or the owners or occupiers of them;
- (b)** involves using the Property for immoral or illegal purposes;

7.5 The Tenant shall not make or have made any duplicate keys to the Property nor replace or add any new locks to the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

7.6 The Tenant must not place leave or cause anything to be left in any entrance, landing, passageway, stairway, lift or common part of the building (if any).

7.7 The Tenant must not cause or permit any offensive or inflammable material to collect in or on the Property and must not to use or permit to be used any heater fuel which is of a dangerous nature.

7.8 The Tenant must not smoke or permit any other person to smoke within the Property.

7.9 The Tenant must properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days to notify the Landlord or his Agent.

7.10 The Tenant shall send the Landlord a copy of any notice or other communication affecting the Property within seven days of receipt and shall not take any action regarding such notices or communications without the prior consent of the Landlord.

8. ASSIGNMENT OR SUBLETTING

8.1 The Tenant shall not assign, sublet, part with or share possession of the whole or any part of the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

8.2 Where the Tenant requests a change of tenant on the Tenancy Agreement, the Tenant shall pay a reasonable charge in consideration of the work to be undertaken which will not normally exceed £50.00 including VAT.

9. REPAIRS AND ALTERATIONS

9.1 The Tenant shall keep the interior of the Property clean, tidy and in the same condition as at the start of the Tenancy (except for fair wear and tear) and shall return the Property to the Landlord at the end of the Tenancy cleaned to a professional standard.

9.2 If the Property has a garden, the Tenant shall keep it clean and tidy, free from rubbish and shall not make any alteration to the layout of the garden or to the composition of trees, shrubs, plants or turf.

9.3 The Tenant shall keep the inside and outside of all windows that the Tenant can reasonably reach clean.

9.4 The Tenant shall promptly replace all broken glass at the Property where the Tenant, a Lawful Occupier or the Tenant's visitors cause the breakage.

9.5 The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. This obligation does not require the Tenant to carry out any works or repairs for which the Landlord is liable under Clause 11.5.

9.6 The Tenant shall keep the Property reasonably ventilated and heated with the use of the windows, central heating, and extractor fans in the kitchen, utility room and bathrooms, in order to avoid excessive condensation.

9.7 The Tenant must take reasonable steps to prevent frost damage occurring to any pipes or other installations in the Property.

9.8

The Tenant shall ensure that all electrical, gas and other appliances are kept in good working order and shall pay for the replacement of any parts which has become defective through negligence or ill treatment of the Tenant, a Lawful Occupier, or any of the Tenant's visitors.

9.9 The Tenant shall be responsible for testing all carbon monoxide and smoke detectors fitted in the Property on a regular basis and replace the batteries as necessary. Smoke detectors must not be covered by any means and any faults must be reported to the Landlord immediately.

9.10 The Tenant must place all refuse in a proper receptacle and dispose of all rubbish in an appropriate manner and at the appropriate time.

9.11 The Tenant shall not make any alteration, addition, or redecorate the Property [without the prior consent of the Landlord (such consent not to be unreasonably withheld)].

9.12 The Tenant shall not interfere with the construction or arrangement of the Property or the Contents therein belonging to the Landlord and for which the Landlord is responsible for.

9.13 The Tenant shall not affix any notice, sign, poster or any other item to the internal or external surfaces of the Property in such a way as to cause damage (including internal and external doors).

9.14 The Tenant shall not erect or permit to be erected outside the Property any wireless satellite dish or television aerial without the prior consent in writing of the Landlord.

9.15 The Tenant must clean all the windows on the inside of the Property at least once every three months and in any event within 14 days of the end of the Tenancy.

9.16 The Tenant agrees not to keep bicycles in the Property or in any entrance, landing or communal passageway of the Building.

9.17 The Tenant will be liable for the reasonable cost of repairs where the need for them is attributable to the Tenant's failure to comply with the obligations in Clause 9 or where the need for repair is attributable to the fault or negligence of the Tenant, a Lawful Occupier or any of the tenant's visitors.

10. UTILITIES AND OUTGOINGS

10.1 The Tenant shall pay all charges for gas, electricity, water and sewerage services, telephone and/or internet or "WiFi", cable or satellite television (if the Property has these) used by the Tenant at the Property unless otherwise stated in Clause 19. Special Conditions.

10.2 The Tenant shall not change any metering equipment without the prior written consent of the Landlord.

10.3 The Tenant shall comply with all laws and recommendations of the relevant suppliers relating to the use of those services and utilities.

10.4 Where the Tenant allows, either by default of payment or specific instruction, the utility or other services to be cut off, the Tenant shall pay the costs associated with reconnecting or resuming those services.

10.5

The Tenant shall pay for a television licence for the Property if a licence is required.

10.6 The Tenant shall pay to the relevant local authority the Council tax for the Property

10.7 If any of the costs in this clause are payable in relation to the Property together with other property, the Tenant shall pay a fair proportion of all those costs.

10.8 Energy Supplier

Disclosure of Tenant Details to Utility Providers

At the start of the lease gas (if applicable) and electricity will be provided by the outgoing tenants choice of provider but may be in the process of being provided by another Utility company. However, this will not prevent the Tenant from changing to a different energy provider if desired.

The Tenant agrees that the letting agent may pass the Tenant's name and contact details to any Utility provider for the purposes of:

- (a) registering the gas and electricity meters at the property in the Tenant's name with the provider, providing gas and electricity to the Tenant and administering the Tenant's account with them;
- (b) registering the Tenant with the relevant local authority for the payment of council tax; and
- (c) registering the Tenant with the incumbent water supplier to the property. The water supplier may contact the Tenant in order to provide further information about its services and products and conclude an agreement with the Tenant for those services and products.

Any Utility supplier will use the Tenant's name and contact details to fulfil the Tenant's contract with them and only for the purposes set out above. Any supplier will comply with its obligations as a data controller in the Data Protection Act 1998, the General Data Protection Regulation ((EU) 2016/679) and any other data protection legislation which is enacted in the UK and will handle Tenant's data in the manner set out in the providers standard terms and conditions and/or privacy policy. The provider will not share the Tenant's details with any third party other than the relevant local authority and incumbent water supplier, and will hold the Tenant's details for the duration of the contract. From 25 May 2018, the Tenant is reminded of their rights under the General Data Protection Regulation to access, rectification, erasure, restriction of processing, and portability of their data. If the Tenant is dissatisfied with the manner in which the provider handles their details they may lodge a complaint with the Information Commissioner's Office. If the Tenant has any questions regarding the details or use of the Tenant's data held by the supplier, the Tenant may contact them directly for clarity.

11. LANDLORD'S COVENANTS

11.1 The Landlord shall provide the Tenant with suitable means of access to and egress from the Property.

11.2 The Landlord shall insure the Property to its full value against loss or damage by the Insured Risks and shall provide a copy of the insurance cover to the Tenant if requested. The Landlord's insurance does not cover the Contents in the Property or the Tenant's possessions. The Tenant shall insure the Contents and the Tenant's own possessions with a reputable insurer.

11.3 The Landlord shall make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence or default of the Tenant.

11.4 The Landlord shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord.

11.5 In accordance with section 11 of the LTA 1985, the Landlord shall:

- (a)** keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
- (b)** keep in repair and proper working order the installations in the Property 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)** keep in repair and proper working order the installations in the Property for space heating and heating water.

11.6 The Landlord shall not be required to:

- (a)** carry out any works or repairs for which the Tenant is liable by virtue of this agreement; or
- (b)** keep in repair or maintain anything which the Tenant is entitled to remove from the Property.

11.7 The Landlord shall keep in repair the cooker, washing machine, tumble dryer, fridge, freezer and dishwasher (if these appliances are at the Property and provided by the Landlord).

12. DEFAULT BY THE TENANT

12.1 The Landlord reserves the right to re-enter the Property if:

- (a)** the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
- (b)** the Tenant is declared bankrupt under the Insolvency Act 1986;
- (c)** the Tenant has breached the agreement; or
- (d)** any of the Grounds 2, 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply.

This Clause 12.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

12.2 If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant shall remain in force.

12.3 If the Tenant breaches this agreement or fails to fulfil any of its obligations under this agreement, the Tenant shall pay any reasonable costs properly incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.

13. GUARANTEE AND INDEMNITY

13.1 The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the tenant covenants of this agreement and that if the Tenant fails to pay the Rent or to observe or perform any of the tenant covenants, the Guarantor shall pay or observe and perform them.

13.2 The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under Clause 13.1 to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay the Rent or any failure to observe or perform any of the tenant covenants of this agreement.

13.3 The liability of the Guarantor under Clause 13.1 and Clause 13.2 shall continue until the Tenancy comes to an end and the Tenant is released from the tenant covenants of this agreement.

13.4 The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:

- (a) any time or indulgence granted by the Landlord to the Tenant;
- (b) any delay or forbearance by the Landlord in enforcing the payment of the Rent or the observance or performance of any of the tenant covenants of this agreement or in making any demand in respect of them;
- (c) the Landlord exercising any right or remedy against the Tenant for any failure to pay the Rent or to observe or perform the tenant covenants of this agreement;
- (d) the Landlord taking any action or refraining from taking any action in connection with the Deposit;
- (e) the Tenant dying or becoming incapable of managing its affairs.

14. LANDLORD'S RIGHT TO ENTER THE PROPERTY AND TO DISPLAY SIGNS

14.1 The Landlord reserves the right for the Landlord, or any person acting on behalf of the Landlord, to enter the Property on giving at least 24 hours' prior notice in writing to the Tenant (except in the case of an emergency):

- (a) to inspect the condition and state of repair of the Property;
- (b) to carry out the Landlord's obligations under this agreement;
- (c) to carry out repairs or alterations to the next door premises;
- (d) to take gas, electricity or water meter readings;
- (e) for any purpose mentioned in this Tenancy or connected with the Landlord's interest in the Property or any other property; and
- (f) to show prospective tenants or purchasers around the Property.

14.2 The Landlord has the right to retain a set of keys to the Property which shall only be used with the prior consent of the Tenant (except in an emergency).

14.3 The Landlord reserves the right to display a "for sale" or "to let" sign on the Property in the last two months of the Tenancy.

15. EXPIRY OF THE TENANCY

15.1 At the end of this Tenancy (howsoever determined), the Tenant shall return the Property and the Contents to the Landlord in the condition required by this agreement.

15.2 The Tenant shall leave the Contents at the end of the Tenancy in approximately the same places in which they were positioned at the commencement of the Tenancy.

15.3 If the Landlord allows the Tenant to remain in the Property after the Term has expired then a statutory periodic tenancy shall arise under section 5(2) of the Housing Act 1988.

15.4 The Landlord has the right to recover possession of the Property if:

- (a)** the Term has expired;
- (b)** the Landlord has given two months' notice to the Tenant of the Landlord's intention to recover possession of the Property; and
- (c)** at least six months have passed since the date of this agreement.

15.5 The Tenant shall provide the Landlord (or its legal advisers or agents) with a forwarding address once the Tenancy has come to an end [which the Landlord or its legal advisers or agents can provide to the Interested Persons PROVIDED ALWAYS THAT the Landlord (and its legal advisers and agents) agree not to provide details of the Tenant's forwarding address unless they are satisfied, acting reasonably and properly, that the person requiring the address is a duly authorised official or employee of the organisation in question and has supplied written evidence of their authority].

15.6 The Tenant shall remove all personal possessions from the Property once the Tenancy has ended. If any of the Tenant's personal possessions are left at the Property after the Tenancy has ended, the Landlord shall remove and store the possessions for a maximum of one month. The Landlord shall take reasonable steps to notify the Tenant at the last known address. If the items are not collected within one month, the Landlord may dispose of the items.

15.7 The Tenant shall attend the check-out meeting at the end of the Tenancy.

15.8 The Tenant must arrange to return any television or other equipment or appliance hired or rented to the hirer at the end of the Tenancy.

15.9 The Tenant must return all keys to the Landlord or Agent at the expiration or sooner determination the Tenancy. The Tenant also agrees to pay for any reasonable charges incurred by the Landlord in securing the Property against re-entry where keys are not returned such as new locks and cutting new keys.

16. NOTICES

16.1 Any notice to the Landlord sent under or in connection with this agreement shall be deemed to have been properly served if:

- (a)** sent by first class post to the Landlord's address given in Clause 16.5;
- (b)** left at the Landlord's address given in Clause 16.5; or
- (c)** sent to the Landlord's fax number or email address stated in the Parties clause.

16.2 Any notice sent to the Tenant under or in connection with this agreement shall be deemed to have been properly served if:

- (a)**

sent by first class post to the Property;

(b) left at the Property; or

(c) sent to the Tenant's fax number or email address stated in the Parties clause.

16.3 Any notice sent to the Guarantor under or in connection with this agreement shall be deemed to have been properly served if:

(a) sent by first class post to the Guarantor's address stated in the Parties clause;

(b) left at the Guarantor's address stated in the Parties clause; or

(c) sent to the Guarantor's fax number or email address stated in the Parties clause.

16.4 If a notice is given in accordance with Clause 16.1 or Clause 16.2 or Clause 16.3 it shall be deemed to have been received:

(a) if delivered by hand, at the time the notice is left at the proper address;

(b) if sent by first-class post, on the second Working Day after posting;

(c) if sent by fax, at 9.00 am on the next Working Day after transmission; or

(d) if sent by email, at 9.00 am on the next Working Day after sending.

16.5 The Landlord's address for service is 154 Henleaze Road, Bristol, BS9 4NB.

17. HOUSING ACT 1988

17.1 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 and intends to occupy the Property as his or her only or main home.

17.2 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.

18. PROVISION OF PRESCRIBED INFORMATION

The Tenant confirms by signing this Agreement that they have been provided with the following prior to taking possession of the Property, and that those documents have been provided free of charge:

(a) an email copy of an Energy Performance Certificate which satisfies the requirements of the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Order 2007, as required by regulation (2)(1)(a) of the Assured Shorthold Tenancy Notices and Prescribed Requirements (England) Regulations 2015;

(b) an email copy of a Gas Safety Certificate dated within the last 12 months demonstrating that the Property, any

relevant supply and appliances etc are gas safe, as required by regulation 2(1)(b) of the Assured Shorthold Tenancy Notices and Prescribed Requirements (England) Regulations 2015 and regulation 36 of the Gas Safety (Installation and Use) Regulations 1998;

(c) an email copy of the latest available Booklet titled: "How to Rent : The checklist for renting in England" produced by Ministry of Housing, Communities and Local Government, as required by regulation (3)(2) of the Assured Shorthold Tenancy Notices and Prescribed Requirements (England) Regulations 2015; **or for properties in Wales only** an email copy of the latest available Booklet titled: "A Home In The Private Rented Sector: A Guide For Tenants" produced by the Welsh Government as advised as best practice in the Code of Practice for Landlords and Agents under Part 1 of the Housing (Wales) Act 2014;

(d) the Prescribed Information produced by My Deposits and the additional leaflet produced by My Deposits referred to in the prescribed information, which provides key information relating to where the Tenancy Deposit is to be held, and when deductions may be made against the Tenancy Deposit.

19. SPECIAL CONDITIONS

20. GOVERNING LAW

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

This agreement has been entered into on the date stated at the beginning of it.

Signed on behalf of

Landlord

Signed by

Tenant