

AGREEMENT for an Assured Short hold Tenancy under the Housing Act 1988 as amended by the Housing Act 1966

DATE – 17/10/2023

BETWEEN – Zafried Properties Uxbridge Ltd
Fortair House, Monksway, London NW11 0AF - 07783949846

(Hereinafter called "The Landlord" which expression shall include the person for the time being entitled to the reversion immediately expectant on the determination of the tenancy here by created)

AND: Seyed Reza Jazayeri Noukabadi

DOB: 24/06/1988 **EMAIL: rezajazayeri24061988@gmail.com**

N.I.N.O: TJ426455D **TELEPHONE: 07904506261**

OF – Flat 2, 30A High Street, Harefield, Uxbridge, UB9 6BU

(Hereinafter called "The Tenant" which expression shall include successors in his title) of the second part.

Whereby it is agreed as follows:

1. The Landlord lets the Tenants take the property known as **Flat 2, 30A High Street, Harefield, Uxbridge, UB9 6BU** (Hereinafter called "The Premises") together with the fixtures and effects therein upon an Assured Short Hold Tenancy within the meaning of Section 20 of the housing Act 1988 as amended by the Housing Act 1966 for the Period of **12 Months: 17/10/2023 – 16/10/2024** at the Rent of **£997.27** per calendar month, exclusive of council tax and utility rates, payable in advance each month.

2. The Tenant agrees:

(1) To pay the said rent on the days and in the manner afore said clear of all deductions whatsoever.

(2) To pay for all charges for the gas and electric current supplied to the premises during the tenancy together with all charges (including rental or other necessary charges) for the use of the telephone at the premises during the tenancy and the costs of reconnecting such services if they are withheld owing to any act or omission of the Tenant;

- (3) To keep all parts of the Premises including the Landlords fixtures in good and tenantable repair and in good decorative state, fair wear and tear, damage by accidental fire and repairs agreed to be done by the Landlord excepted;
- (4) Not to assign underlet charge or part with the occupation of the Premises or any part thereof and not to grant any licenses to occupy the Premises or any part thereof;
- (5) Not to share possession or take in any other occupier without the written consent of the landlord or the landlord's agent;
- (6) Not to use The Premises or any thereof for any purpose other than that of a private residence;
- (7) Not to carry on upon the Premises any profession trade or business or let apartments or rooms or receive paying guests or lodgers or place or exhibit any notice board or notice on the Premises;
- (8) Not to use the Premises for any illegal or immoral purposes;
- (9) Not to do or permit or suffer anything in the premises (or any building of which the premises form's part) which may be or grow to be a nuisance or annoyance to the Landlord (or any superior to the Landlord) or to any occupier or tenants of any adjoining or neighboring premises or to any occupier or tenants of any part of the building of which the Premises forms part or which may render void or avoidable any insurance policy on the said Premises or which may cause the premium of any said policy to be increased;
- (10) Not to damage injure or make any alteration to the Premises or any part thereof;
- (11) Within seven days of receipt thereof to send to the Landlord all correspondence addressed to the Landlord or the owner of the Premises and any notice order or proposal relating to the Premises (or building of which the Premises forms part) given made or issued under by virtue of any statute regulation order direction or by law by any competent authority;
- (12) To permit the Landlord or the Landlords agents upon giving 24 hours prior written notice (except in the case of emergency when no notice shall be required) to enter upon the Premises with or without workmen and equipment and to view the state and condition thereof and if necessary to carry out any repair's alterations or other works;
- (13) Any notice sent to the tenant under or in connection with this agreement should 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 phone number by text/email address stated in the Parties clause;
- (14) To pay all fees expenses and costs (including solicitors counsels and surveyors' fees) incurred by the Landlord in preparing and serving a notice on the tenant of any breach of any of the covenants on the part of the tenant herein contained notwithstanding forfeiture is avoided otherwise than by relief granted by the court;
- (15) To notify the landlord promptly after any event which causes damage to the Premises or which may give rise to a claim under the insurance of the premises;
- (16) Not to leave the premises vacant for more than 30 consecutive days and to keep the premises locked and secured when they are vacant;

- (17) Not to change or add locks to the outer doors of the Premises nor to make any duplicate keys thereto but to return all such keys to the Landlord at the end of the tenancy;
- (18) Not to apply to change the telephone number of the premises
- (19) The tenant must return to the property and any items listed in the inventory to the Landlord in the same condition state of cleanliness as they were at the start of the tenancy;
- (20) Within the last month of the tenancy agreement to permit the landlord or the Landlords agents at reasonable hours in the daytime to enter and view the Premises with the prospective tenants or purchasers thereof and to erect for sale or to let sings;
- (21) At the determination of the tenancy to yield up to the Landlord the premises (fixtures and effects) properly repaired decorated and kept in accordance with the obligations herein before contained and to remove from the premises all the tenants' effects;
- (22) Not to remove any of the said fixtures and effects from the premises;
- (23) To keep the said fixtures and effects in their present state of repair and condition (reasonable wear and tear and damage by accidental fire only excepted) and to replace with similar articles of at least equal value or if the Landlord so requires to pay to the Landlord the value of any part of the said fixtures and effects which may be destroyed or damaged (except as aforesaid) as they are incapable of being returned to their former condition;
- (24) Not to do or allow to be done anything which is liable to block a waste pipe or drain;
- (25) If the Premises shall be rendered uninhabitable as a result of accidental fire, flood or subsidence the rent or a proportionate part thereof shall from that cease to be payable until the Premises is reinstated and rendered habitable and in case any dispute arises under the provision it shall be submitted to arbitration pursuant to the Arbitration Act 1950;
- (26) Not to keep pets in the Premises without the written consent of the Landlord or the Landlord's agents;
- (27) Not to allow any satellite dishes to be affixed to the exterior of the Property;
- (28) To be responsible for all financial liabilities in respect of Council Tax and Utility Rates;
- (29) To be responsible for the maintenance of smoke alarms, including replacement of batteries;
- (30) Not to leave the cooker, washing machine or tumble dryer on in the communal kitchen when going out;
- (31) There is an absolute prohibition on any form of cooking in the room contained in this tenancy. Any cooking may only take place in the communal kitchen.
- (32) To give at least one month's clear notice in writing to terminate the tenancy at the expiry of the contractual term or at any time thereafter should the tenancy be allowed to continue.
- (33) The landlord has the right to recover possession of the property after **12 Months** have passed since the date of this agreement, by giving the tenant two months' notice.

3. The Landlord agrees:

- (1) That the Tenant paying the rent hereby reserved and performing and observing the various agreements on their part contained herein shall peaceably hold and enjoy the Premises during the tenancy without interruption by the Landlord or any person claiming under or in the trust for the Landlord;
- (2) carry out those repairs liability for which is cast upon the Landlord by sections 11-16 inclusive of the Landlord and Tenants 1985 as amended by section 116 of the Housing Act 1988.

4. Provided that:

- (1) If the rent hereby reserved or any part thereof shall be unpaid for twenty one days after becoming payable (whether formally demanded or not) or if any covenant or agreement on the Tenant's part herein contained shall not be performed or observed then in any of the said cases it shall be lawful for the Landlord at any time thereafter to re-enter upon the Premises or any part thereof in the name of the whole and thereupon the tenancy shall absolutely determine but without prejudice to the rights of the Landlord in respect of any breach of the Tenant's covenants or agreements herein;
- (2) Ownership of all property left at the Premises at the end of the tenancy shall immediately pass to the Landlord who shall be entitled, though not bound, to sell the same for the Landlord's own benefit;
- (3) Where the Landlord or the Tenant consists of more than one person the covenants on their part in this agreement shall be joint and several;
- (4) Any notice served by the Landlord on the Tenant shall be sufficiently served if sent by first class post to the tenant at the Premises, or the last known address of the Tenant, or left by hand addressed to the Tenant at the Premises;
- (5) If any payment of rent or other payment due under this agreement is outstanding for more than fourteen days, interest shall be payable thereon at the rate of 3% above the base rate of Barclays Bank Plc from when originally due, both prior and after judgement, until full settlement is received;
- (6) To pay £25.50 plus VAT for costs incurred by the agent in sending any letter regarding non-payment of rent to the tenant or any guarantor if applicable;
- (7) It is hereby mutually agreed and declared that this agreement is an Assured Short hold Tenancy within the meaning of Section 20 of the Housing Act 1988 as amended by the Housing Act 1996;
- (8) The tenant warrants that he has read and understood all the terms of this agreement, comprising four pages, and taken any advice required.

AS WITNESS the hands of the parties hereto the day, month and year above written.

SIGNED by the above-named Tenant: 

SIGNED for and on behalf of the above-named Landlord: 

Tenant Signoff

Date: 17/10/2023

Address: Flat 2, 30A High Street, Harefield, Uxbridge, UB9 6BU

Landlord: Zafried Properties Uxbridge Ltd

Tenant: Seyed Reza Jazayeri Noukabadi

This is to confirm that I/we have received the documents below:

- Signed AST
- Valid EPC & NIC certificates
- In England Government guide "How to rent: the check list for renting in England"
- All present fire alarms have been checked and are in working order

This is to confirm that I agree to the below:

- That there is no Mould/Damp or any other issues in the property.
- That the tenant will keep to all rules and regulations in the property.
- That smoking is prohibited at all times in all areas within the property.

I/we the tenant[s] Confirm I/we have received the above

Signed: 

Date: 17/10/23