DATED 19th September 2009

BETWEEN

[redacted] Ribble Valley Luxury Homes Ltd

- and -

[redacted]

---

52 Greenbank Park, Higher Road, Longridge, PR3 2XY

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY
Under the provisions of The Housing Act 1988

[redacted]

TERM: Three Months

COMMENCEMENT
DATE: 19th September 2009

END DATE: 18th December 2009

[redacted]

RENTAL PAYMENT
PERIOD: Monthly

DEPOSIT: £825.00

TERMS:

1. This Agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act 1988.
2. The Landlord lets and the Tenant takes the Premises for the Terms and at the Rent specified above.
3. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out overleaf with the amendments and additions to them (if any) set out under the heading "Special Tenancy Conditions" also overleaf.
4. The Tenant shall pay to the Landlord upon the signing of this Agreement the amount of the Deposit (if any specified) and the first payment of Rent.
5. This tenancy includes the use of the Landlord's Fixtures and Fittings ("the Fixtures and Fittings") in the Premises including amongst other things all matters specified in the attached Inventory and Schedule of Condition ("the Check-in Inventory and Schedule of Condition").

DATE[redacted]

SIGN
(by o[redacted]

SIGNE[redacted]**...(Tenant)**

SIGNED.....(Tenant)

Dewhurst Homes

[redacted]

[redacted]
C/o Easthams Farmhouse
Great Mitton
Clitheroe
Lancashire
BB7 9PH

Landlord:	L1168
Statement No:	11
Ref/Chq No:	01374
Date:	23/09/2009

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 23/09/2009

	Net £	VAT £	Gross £
Re: 52 Green Bank Park			
INCOME			
[redacted]			
Rent-19/09/2009 to 18/10/2009	[redacted]		
Deposit to Landlord			
TOTAL INCOME			
EXPENDITURE			
Inventory Fee			
Letting Only Fee			
TOTAL EXPENDITURE			
NET AMOUNT DUE			

Please find cheque enclosed.

Dewhurst Homes is the trading name of Dewhurst Construction Limited Registered in England No: 4273880
Director : Chris Dewhurst, Secretary : Mark Dewhurst
VAT registration No 782 0332 45

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 15%	Total
23/09/2009	3137	782 0332 45	[redacted]		

DATED: 9th October 2021

BETWEEN

Ribble Valley Luxury Homes Ltd

And

[redacted]

---

52 Greenbank Park, Longridge, Preston, PR3 2XY

AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY
Under the provisions of The Housing Act 1988

LANDLORD: Ribble Valley Luxury Homes Ltd, c/o Eastham House Farm, Great Mitton, Clitheroe, BB7 9PH

[redacted]

TERM: 3 months

COMMENCEMENT DATE: 9th October 2021

END DATE: 8th January 2022

[redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:

[redacted]

TERMS:

1. This Agreement is intended to create an Assured Short hold Tenancy as defined by Section 19A of the Housing Act 1988.
2. The Landlord lets and the Tenant takes the Premises for the Terms and at the Rent specified above.
3. This tenancy is subject to and the Tenant agrees to be bound by the General Tenancy Conditions set out overleaf with the amendments and additions to them (if any) set out under the heading "Special Tenancy Conditions" also overleaf.
4. The Tenant shall pay to the Landlord upon the signing of this Agreement the amount of the Deposit (if any specified) and the first payment of Rent.
5. This tenancy includes the use of the Landlord's Fixtures and Fittings ("the Fixtures and Fittings") in the Premises including amongst other things all matters specified in the attached Inventory and Schedule of Condition ("the Check-in Inventory and Schedule of Condition").
6. In the instance of any correspondence being sent to the tenant regarding rent arrears, an administration fee of £25.00 will be incurred for each correspondence.

DATE: 27/09/2021

SIGNE[redacted]

(by or on behalf of the Landlord

PRINTE[redacted] **(Landlord)**

SIGNED[redacted] **enant)**

PRINTE[redacted] **enant)**

SIGNED[redacted] **enant)**

PRINTE[redacted] **Tenant)**

Dewhurst Homes Limited

10 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.

[redacted]

[redacted] RVLH Ltd
C/o Eastham House Farm
Great Mitton
Clitheroe
Lancashire
BB7 9PH

Landlord: L1168
Statement No: 259
Ref/Chq No: Internet
Date: 11/10/2021

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 11/10/2021

	Net £	VAT £	Gross £
Re: 52 Greenbank Park			
INCOME			
[redacted]			
Rent - 09/10/2021 to 08/01/2022	[redacted]		
Deposit to Landlord			
TOTAL INCOME			
EXPENDITURE			
Inventory Fee			
Let Only Fee SHOULD BE [redacted]			
Move Out Fee			
TOTAL EXPENDITURE			
NET AMOUNT DUE			

The money has been sent to your bank.

Dewhurst Homes Limited. Registered in England No: 05415814
Directors : Chris Dewhurst and Mark Dewhurst VAT registration No 981044130

Our Invoice

Date	Invoice No.	VAT Registration No.	Fees	VAT @ 20%	Total
11/10/2021	141718	981 044 130	[redacted]		