8 Towneley Parade
Longridge, Preston
PR3 3HU
TEL: 01772 783993
FAX: 01772 786982

Dewhurst Homes
Local Estate Agent

Tenancy

Agreement

DATED 5th December 2009

BETWEEN

[redacted] Ribble Valley Luxury Homes Ltd

- and -

[redacted]

---

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

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

LANDLORD: [redacted] Ribble Valley Luxury Homes, Eastham Farm House, Great Mitton, Clitheroe, BB7 9PH.

TENANT: [redacted]

TERM: Three Months

COMMENCEMENT DATE: 5th December 2009

END DATE: 4th March 2010

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly

DEPOSIT: [redacted]

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: 6/12/09

SIGNED [redacted]
(by or on behalf of the Landlord)

SIGNED [redacted] **(Tenant)**

SIGNED.....(Tenant)

GENERAL TENANCY CONDITIONS

The Tenant agrees with the Landlord as follows:-

1. To pay the rent (without any deductions) to the Landlord according to the terms of this Agreement whether formally demanded or not and in the event of any instalment of rent or any other money payable under this Agreement remaining unpaid after the same becomes payable then the Tenant shall in addition pay to the Landlord interest at the rate of 4% per annum above Natwest Bank plc base rate from time to time on all outstanding monies from the date upon which the same becomes payable until payment.

2. Not to tamper or interfere with or alter or add to the gas, water or electrical installations or meters in or serving the Premises and to pay all charges in respect of gas, water and electricity consumed on or supplied to the Premises, all charges in respect of any telephone installed on the Premises and the television licence fee.

3. To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the Term (excepting only those installations which the Landlord is liable to repair under Section 11 of the Landlord and Tenant Act 1985) and also to keep the interior of the Premises in good decorative order and condition throughout the Term (damage by fire excepted unless the same shall result from any act or omission on the part of the Tenant or any person residing or sleeping in or visiting the Premises) and to deliver all keys to the Premises to the Landlord.

4. Not to damage or injure the Premises or make any alteration or addition to the Premises including redecoration.

5. To permit any superior landlord, the Landlord or the Landlord's Agent and all other persons authorised by the Landlord with or without workmen and others and with all necessary equipment at all reasonable times upon not less than two days' notice (except in the case of emergency) to enter upon the Premises and to examine the condition of the same or to inspect, maintain, alter, improve or rebuild any adjoining or neighbouring property or to maintain repair or replace the Fixtures and Fittings or for the purpose of complying with any obligations imposed on the Landlord by law.

6. Under the Party Walls Act 1995 to send without delay any Structure Notice or other Notice served under this Act to the Landlord's Agents, and to permit access without hindrance to any adjoining landowner, his workmen or any professional person appointed on his behalf.

7. Not to overload, block up or damage any of the drains, pipes, wires, cables or any apparatus or installation relating to the services serving the Premises and during the winter months to take adequate precautions to avoid damage by frost and freezing.

8. To keep the chimney (if any) swept, the garden (if any) neat and free from weeds and to keep the windows clean and immediately replace all broken glass in the Premises with the same quality glass.

9. Not to assign, sublet or part with or share possession of the whole or part of the Premises.

10. To use the Premises for the purpose of a private residence only in the occupation of the Tenant and not for business purposes and not to do or suffer to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance, or inconvenience to the Landlord or the tenants or occupiers of any neighbouring premises or which may vitiate any nuisance to the Premises or increase the premium for such insurance.

11. Not to take in any lodger or paying guest without the prior written consent of the Landlord.

12. Not to keep any domestic animals or birds in the Premises without the prior written consent of the Landlord which may be subsequently withdrawn upon giving reasonable written notice. If the Landlord gives his written consent to the keeping of any animal or bird on the Premises then the Tenant hereby agrees to pay an additional deposit to be determined by the Landlord. The Tenant also agrees to have the Premises professionally cleaned at the termination of the tenancy and to provide a receipted invoice to the Agent as written proof that he has complied with this clause.

13. To deliver up the Premises to the Landlord at the end of the tenancy in the same good and clean state of repair, condition and decoration as they were at the commencement of the Term (fair wear and tear and damage by fire excepted).

14. Clean or pay for the professional cleaning of all carpets, furniture, linen, blankets and curtains (if any) included in the letting which shall have been soiled during the tenancy.

15. To pay the Landlord or his Agent all reasonable costs and expenses incurred by the Landlord or his Agent (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of any breach by the Tenant of this tenancy and to include the cost of any bank or other charges incurred by the Landlord or his Agent if any cheque written by the Tenant is dishonoured or if any Standing Order payment is withdrawn by the Tenant's bankers.

16. FIXTURES AND FITTINGS:

16.1. Not to remove any of the Fixtures and Fittings from the Premises to store the same in the loft basement or garage (if any) without obtaining the Landlord's prior written consent and thereafter ensuring that the said items are stored safely and upon vacating the Premises to leave the same in the places in which they were on the Commencement Date.

16.2. Not to remove the Fixtures and Fittings as specified in the Inventory and Schedule of Condition or any part thereof or any substitute Fixtures and Fittings from the Premises and not to bring onto the Premises the Tenant's own equipment or effects without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

16.3. Make good all damage and breakages to the Fixtures and Fittings which may occur during the Term, replacing any items rendered unusable with others of similar value and appearance.

FORFEITURE:-

If at any time the rent or any part of the rent shall remain unpaid for 14 days after becoming payable (whether formally or legally demanded or not); or if any agreement or obligation on the Tenant's part shall not be performed or observed; or if the Tenant shall become bankrupt or enter into a voluntary agreement with his creditors; or if the Premises shall without the consent of the Landlord be left vacant or unoccupied for more than 14 days; or if any of the grounds listed in Schedule 2 of the Housing Act 1998 as amended by the Housing Act 1995 apply being ground 2, 8, 10, 11, 12, 13, 14, 15 or 17; then the Landlord may re-enter upon the Premises provided he has complied with his statutory obligations and has obtained a possession order from the County Court and thereupon the tenancy shall be determined but without prejudice to the right of action of the Landlord in respect of the breach of the Tenant's agreements and obligations contained herein.

LANDLORD'S OBLIGATIONS:-

The Landlord agrees with the Tenant as follows:-

That the Tenant paying the Rent and performing and observing the obligations on the Tenant's part contained in this Agreement shall peaceably hold and enjoy the Premises during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under through or in trust for the Landlord.

To insure the Premises and the Fixtures and Fittings specified in the Check-in Inventory and Schedule of Condition to their full value with some insurance company of repute normally covered by a householder's comprehensive policy.

That he is the sole/joint owner of the leasehold or freehold interest in the Premises an that all consents necessary to enable him to enter into this Agreement (whether from superior landlord's, mortgagees insurers or others) have been obtained.

MISCELLANEOUS:-

If the Premises comprise part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building. "Premises" includes the Landlord's Fixtures and Fittings.

If a Deposit has been paid it shall be retained by the Landlord's Agent as stakeholder as security for performance of the Tenant's obligations and protected under the Tenancy Deposit Scheme. This deposit shall be repayable to the Tenant only after the end of the tenancy and within 14 days of the expiration, or, determination of the tenancy and then without interest and after deduction from it any agreed (between tenant and Agent) sums required to compensate the Landlord, whether wholly or in part, for any breach of obligation on the Tenant's part.

Any dispute between the Agent and the tenant regarding any amount to be withheld from the deposit will result in the matter being referred to the Tenancy Deposit Scheme for arbitration

If two or more persons are together the Tenant their obligations to the Landlord shall be joint and several meaning that if either one should breach any obligation under the Agreement either or both can be pursued.

Reference to the masculine gender include the feminine; to the singular include the plural; and to 'month' mean calendar month.

SPECIAL TENANCY CONDITIONS

There shall be incorporated into this Agreement all of the provisions set out below.

17. No illegal drugs to be used or kept on the Premises at any time.

18. The Tenant is to keep all electric lights in good working order and in particular to replace all fuses, bulbs and fluorescent tubes as and when necessary.

19. The Tenant is to keep all smoke alarms in good working order and in particular to replace all batteries as and when necessary.

20. The Tenant is to permit the Premises to be viewed during the last two months of the tenancy at all reasonable times upon previous appointment during normal working hours made by any person who is or is acting on behalf of a prospective purchaser or tenant of the Premises who is authorised by the Landlord or the Landlord's Agent to view the Premises and to erect for sale or to let boards at their discretion.

21. The Tenant must not do anything whereby the policy of insurance on the Premises or on the Fixtures and Fittings may become void or voidable or whereby the rate of premium on any such policy may be increased and to repay to the Landlord all sums from time to time paid by way of increased premium and all expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision. The Tenant's belongings within the premises are his and not covered by any insurance policy maintained by the Landlord.

22. In the event of loss or damage by fire, theft or impact or other causes the Tenant will immediately inform the Landlord or his Agent and then give the full written details thereof within 3 days in order to enable the Landlord to make a claim to the Landlord's insurance company.

23. The Tenant will not keep or use any paraffin heater liquefied petroleum gas heater or portable gas heater in the premises or store or bring upon the Premises any articles specially combustible inflammable or dangerous in nature.

24. **The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key, nor shall the Tenant change the supplier of the utilities to the Premises.** If in breach of this clause the Tenant changes the supplier of the utilities, then he must provide the name and address of the new supplier to the Landlord or his Agent immediately or at the termination of the tenancy and will be responsible and liable for all transfer and re-connection costs at the option of the Landlord on an indemnity basis.

25. The Tenant will not install or change any of the locks in the Premises without the Landlord's prior written consent or make any additional sets of keys to the Premises.

26. Before leaving the Premises vacant for any continuous period of two weeks or more during the Term to notify the Landlord in writing and drain down all water supplies in or serving the same and also to ensure that the stopcock is turned off.

27. Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the written consent of the Landlord, such consent not to be unreasonably withheld, and where such consent is granted, to meet all costs of installation, removal and thereafter to make good any resultant damage as required by the Landlord.

28. Not to affix any items to the walls of the Premises either internally or externally using glue nails picture hooks or sticky tape without the Landlord's prior written consent, such consent not to be unreasonably withheld.

29. To remove all rubbish from the Premises and to place the same within the dustbin or receptacles provided and in the case of any dustbins to ensure that all rubbish is placed and kept inside a plastic bin liner before placing in such dustbin.

30. Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises.

31. The Tenant shall pay the Council Tax in respect of the Premises provided always that in the event of the Landlord paying such tax whether under a legal obligation or otherwise the Tenant shall repay the same to the Landlord upon demand or such proportion thereof as may be determined by the Landlord as fair and reasonable.

32. The Landlord notifies the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord is _____

33. The provisions as to the service of Notices in Section 196 of the Law of Property Act 1925 apply and any notices served on the Tenant(s) shall be sufficiently served if sent by ordinary first class post to the Tenant(s) at the tenanted property or the last known address of the Tenant(s) or left addressed to the Tenant(s) at the tenanted property. This clause shall apply to any Notices authorised or required to be served under this Agreement or under any Act or Parliament relating to the tenancy.

34. To notify the Landlord or the Landlords agent within 7 days of any change to contact details held by the landlord.

NOTICE OF VACATION

The Tenant agrees with the Landlord as follows:-

35. **To give the Landlord or his Agent a minimum of one month's Notice, in writing, of the intention to vacate the Premises at the end of the Term of this Agreement.**

36. Should the need arise to vacate the Premises early, the Tenant shall be liable to pay the monies for the rent and utilities up to the end of the Tenancy unless another tenant can be found, or indeed, the Landlord agrees to release the Tenant from the tenancy without payment for the remaining months. To break the Tenancy Agreement the following clauses apply:

I. The Tenant will remain responsible for the rental and for performing the covenants of this agreement, whether or not the Tenant resides at the Premises, until such time as a new tenant, acceptable to our client, enters into a new Tenancy Agreement with our client, or until the termination date of your tenancy, whichever occurs sooner.

II. That on the date when the new tenant takes over, the Tenant will forthwith surrender this tenancy with vacant possession and subject to paragraph III below, will have no further liability in respect of the Premises.

III. Following the surrender of this tenancy, the Tenant will be responsible for the dilapidation costs or any other losses sustained by the Landlord and his letting or Managing Agent as a result of any breach by the Tenant of the terms of this Tenancy Agreement or as recorded in the outgoing inventory check.

IV. To accept responsibility for the costs of the Letting/Management Agent incurred in re-letting the property which will be calculated at the rate of one month's rent plus VAT.

Dewhurst Homes

8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord: [redacted]
Statement No: 7
Ref/Chq No: 1591
Date: 10/12/2009

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 10/12/2009

	Net	VAT	Gross
	£	£	£

Re: 8 Greenbank Park

[redacted]

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
10/12/2009	[redacted]				

8 Towneley Parade
Longridge, Preston
PR3 3HU
TEL: 01772 783993
FAX: 01772 786982

Dewhurst Homes
Local Estate Agent

Tenancy

Agreement

DATED 18th February 2010

BETWEEN

[redacted] Ribble Valley Luxury Homes Ltd

- and -

[redacted]

---

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

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

LANDLORD: [redacted] Ribble Valley Luxury Homes, Eastham Farm House, Great Mitton, Clitheroe, BB7 9PH.

TENANT: [redacted]

TERM: Three Months

COMMENCEMENT DATE: ~~18th~~ 20th February 2010

END DATE: ~~17th~~ 19th May 2010

RENT: £[redacted]

RENTAL PAYMENT PERIOD: Monthly

DEPOSIT: [redacted]

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: 20/FEB/2010.

SIGNED [redacted]
(by or on behalf of the Landlord)

SIGN [redacted] **Tenant)**

SIGNED.....(Tenant)

GENERAL TENANCY CONDITIONS

The Tenant agrees with the Landlord as follows:-

1. To pay the rent (without any deductions) to the Landlord according to the terms of this Agreement whether formally demanded or not and in the event of any instalment of rent or any other money payable under this Agreement remaining unpaid after the same becomes payable then the Tenant shall in addition pay to the Landlord interest at the rate of 4% per annum above Natwest Bank plc base rate from time to time on all outstanding monies from the date upon which the same becomes payable until payment.

2. Not to tamper or interfere with or alter or add to the gas, water or electrical installations or meters in or serving the Premises and to pay all charges in respect of gas, water and electricity consumed on or supplied to the Premises, all charges in respect of any telephone installed on the Premises and the television licence fee.

3. To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the Term (excepting only those installations which the Landlord is liable to repair under Section 11 of the Landlord and Tenant Act 1985) and also to keep the interior of the Premises in good decorative order and condition throughout the Term (damage by fire excepted unless the same shall result from any act or omission on the part of the Tenant or any person residing or sleeping in or visiting the Premises) and to deliver all keys to the Premises to the Landlord.

4. Not to damage or injure the Premises or make any alteration or addition to the Premises including redecoration.

5. To permit any superior landlord, the Landlord or the Landlord's Agent and all other persons authorised by the Landlord with or without workmen and others and with all necessary equipment at all reasonable times upon not less than two days' notice (except in the case of emergency) to enter upon the Premises and to examine the condition of the same or to inspect, maintain, alter, improve or rebuild any adjoining or neighbouring property or to maintain repair or replace the Fixtures and Fittings or for the purpose of complying with any obligations imposed on the Landlord by law.

6. Under the Party Walls Act 1995 to send without delay any Structure Notice or other Notice served under this Act to the Landlord's Agents, and to permit access without hindrance to any adjoining landowner, his workmen or any professional person appointed on his behalf.

7. Not to overload, block up or damage any of the drains, pipes, wires, cables or any apparatus or installation relating to the services serving the Premises and during the winter months to take adequate precautions to avoid damage by frost and freezing.

8. To keep the chimney (if any) swept, the garden (if any) neat and free from weeds and to keep the windows clean and immediately replace all broken glass in the Premises with the same quality glass.

9. Not to assign, sublet or part with or share possession of the whole or part of the Premises.

10. To use the Premises for the purpose of a private residence only in the occupation of the Tenant and not for business purposes and not to do or suffer to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance, or inconvenience to the Landlord or the tenants or occupiers of any neighbouring premises or which may vitiate any nuisance to the Premises or increase the premium for such insurance.

11. Not to take in any lodger or paying guest without the prior written consent of the Landlord.

12. Not to keep any domestic animals or birds in the Premises without the prior written consent of the Landlord which may be subsequently withdrawn upon giving reasonable written notice. If the Landlord gives his written consent to the keeping of any animal or bird on the Premises then the Tenant hereby agrees to pay an additional deposit to be determined by the Landlord. The Tenant also agrees to have the Premises professionally cleaned at the termination of the tenancy and to provide a receipted invoice to the Agent as written proof that he has complied with this clause.

13. To deliver up the Premises to the Landlord at the end of the tenancy in the same good and clean state of repair, condition and decoration as they were at the commencement of the Term (fair wear and tear and damage by fire excepted).

14. Clean or pay for the professional cleaning of all carpets, furniture, linen, blankets and curtains (if any) included in the letting which shall have been soiled during the tenancy.

15. To pay the Landlord or his Agent all reasonable costs and expenses incurred by the Landlord or his Agent (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of any breach by the Tenant of this tenancy and to include the cost of any bank or other charges incurred by the Landlord or his Agent if any cheque written by the Tenant is dishonoured or if any Standing Order payment is withdrawn by the Tenant's bankers.

16. FIXTURES AND FITTINGS:

16.1. Not to remove any of the Fixtures and Fittings from the Premises to store the same in the loft basement or garage (if any) without obtaining the Landlord's prior written consent and thereafter ensuring that the said items are stored safely and upon vacating the Premises to leave the same in the places in which they were on the Commencement Date.

16.2. Not to remove the Fixtures and Fittings as specified in the Inventory and Schedule of Condition or any part thereof or any substitute Fixtures and Fittings from the Premises and not to bring onto the Premises the Tenant's own equipment or effects without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

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FORFEITURE:-

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LANDLORD'S OBLIGATIONS:-

The Landlord agrees with the Tenant as follows:-

That the Tenant paying the Rent and performing and observing the obligations on the Tenant's part contained in this Agreement shall peaceably hold and enjoy the Premises during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under through or in trust for the Landlord.

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That he is the sole/joint owner of the leasehold or freehold interest in the Premises an that all consents necessary to enable him to enter into this Agreement (whether from superior landlord's, mortgagees insurers or others) have been obtained.

MISCELLANEOUS:-

If the Premises comprise part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building. "Premises" includes the Landlord's Fixtures and Fittings.

If a Deposit has been paid it shall be retained by the Landlord's Agent as stakeholder as security for performance of the Tenant's obligations and protected under the Tenancy Deposit Scheme. This deposit shall be repayable to the Tenant only after the end of the tenancy and within 14 days of the expiration, or, determination of the tenancy and then without interest and after deduction from it any agreed (between tenant and Agent) sums required to compensate the Landlord, whether wholly or in part, for any breach of obligation on the Tenant's part.

Any dispute between the Agent and the tenant regarding any amount to be withheld from the deposit will result in the matter being referred to the Tenancy Deposit Scheme for arbitration

If two or more persons are together the Tenant their obligations to the Landlord shall be joint and several meaning that if either one should breach any obligation under the Agreement either or both can be pursued.

Reference to the masculine gender include the feminine; to the singular include the plural; and to 'month' mean calendar month.

SPECIAL TENANCY CONDITIONS

There shall be incorporated into this Agreement all of the provisions set out below.

17. No illegal drugs to be used or kept on the Premises at any time.

18. The Tenant is to keep all electric lights in good working order and in particular to replace all fuses, bulbs and fluorescent tubes as and when necessary.

19. The Tenant is to keep all smoke alarms in good working order and in particular to replace all batteries as and when necessary.

20. The Tenant is to permit the Premises to be viewed during the last two months of the tenancy at all reasonable times upon previous appointment during normal working hours made by any person who is or is acting on behalf of a prospective purchaser or tenant of the Premises who is authorised by the Landlord or the Landlord's Agent to view the Premises and to erect for sale or to let boards at their discretion.

21. The Tenant must not do anything whereby the policy of insurance on the Premises or on the Fixtures and Fittings may become void or voidable or whereby the rate of premium on any such policy may be increased and to repay to the Landlord all sums from time to time paid by way of increased premium and all expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision. The Tenant's belongings within the premises are his and not covered by any insurance policy maintained by the Landlord.

22. In the event of loss or damage by fire, theft or impact or other causes the Tenant will immediately inform the Landlord or his Agent and then give the full written details thereof within 3 days in order to enable the Landlord to make a claim to the Landlord's insurance company.

23. The Tenant will not keep or use any paraffin heater liquefied petroleum gas heater or portable gas heater in the premises or store or bring upon the Premises any articles specially combustible inflammable or dangerous in nature.

24. **The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key, nor shall the Tenant change the supplier of the utilities to the Premises.** If in breach of this clause the Tenant changes the supplier of the utilities, then he must provide the name and address of the new supplier to the Landlord or his Agent immediately or at the termination of the tenancy and will be responsible and liable for all transfer and re-connection costs at the option of the Landlord on an indemnity basis.

25. The Tenant will not install or change any of the locks in the Premises without the Landlord's prior written consent or make any additional sets of keys to the Premises.

26. Before leaving the Premises vacant for any continuous period of two weeks or more during the Term to notify the Landlord in writing and drain down all water supplies in or serving the same and also to ensure that the stopcock is turned off.

27. Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the written consent of the Landlord, such consent not to be unreasonably withheld, and where such consent is granted, to meet all costs of installation, removal and thereafter to make good any resultant damage as required by the Landlord.

28. Not to affix any items to the walls of the Premises either internally or externally using glue nails picture hooks or sticky tape without the Landlord's prior written consent, such consent not to be unreasonably withheld.

29. To remove all rubbish from the Premises and to place the same within the dustbin or receptacles provided and in the case of any dustbins to ensure that all rubbish is placed and kept inside a plastic bin liner before placing in such dustbin.

30. Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises.

31. The Tenant shall pay the Council Tax in respect of the Premises provided always that in the event of the Landlord paying such tax whether under a legal obligation or otherwise the Tenant shall repay the same to the Landlord upon demand or such proportion thereof as may be determined by the Landlord as fair and reasonable.

32. The Landlord notifies the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord is _____

33. The provisions as to the service of Notices in Section 196 of the Law of Property Act 1925 apply and any notices served on the Tenant(s) shall be sufficiently served if sent by ordinary first class post to the Tenant(s) at the tenanted property or the last known address of the Tenant(s) or left addressed to the Tenant(s) at the tenanted property. This clause shall apply to any Notices authorised or required to be served under this Agreement or under any Act or Parliament relating to the tenancy.

34. To notify the Landlord or the Landlords agent within 7 days of any change to contact details held by the landlord.

NOTICE OF VACATION

The Tenant agrees with the Landlord as follows:-

35. **To give the Landlord or his Agent a minimum of one month's Notice, in writing, of the intention to vacate the Premises at the end of the Term of this Agreement.**

36. Should the need arise to vacate the Premises early, the Tenant shall be liable to pay the monies for the rent and utilities up to the end of the Tenancy unless another tenant can be found, or indeed, the Landlord agrees to release the Tenant from the tenancy without payment for the remaining months. To break the Tenancy Agreement the following clauses apply:

I. The Tenant will remain responsible for the rental and for performing the covenants of this agreement, whether or not the Tenant resides at the Premises, until such time as a new tenant, acceptable to our client, enters into a new Tenancy Agreement with our client, or until the termination date of your tenancy, whichever occurs sooner.

II. That on the date when the new tenant takes over, the Tenant will forthwith surrender this tenancy with vacant possession and subject to paragraph III below, will have no further liability in respect of the Premises.

III. Following the surrender of this tenancy, the Tenant will be responsible for the dilapidation costs or any other losses sustained by the Landlord and his letting or Managing Agent as a result of any breach by the Tenant of the terms of this Tenancy Agreement or as recorded in the outgoing inventory check.

IV. To accept responsibility for the costs of the Letting/Management Agent incurred in re-letting the property which will be calculated at the rate of one month's rent plus VAT.

Dewhurst Homes

8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord:	L1168
Statement No:	14
Ref/Chq No:	1828
Date:	01/03/2010

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 01/03/2010

	Net	VAT	Gross
	£	£	£

Re: 8 Greenbank Park

[redacted]

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 @ 17.5%	Total
01/03/2010	[redacted]				

Dewhurst Homes

Tenancy

Agreement

Dewhurst Homes Limited. Registered in England No: 05415814 Director : Chris Dewhurst, Secretary : Mark Dewhurst
VAT registration No 981 044 130

8 Towneley Parade, Longridge, Preston, Lancashire PR3 3HU
Tel: 01772 783993 Fax: 01772 786982 mail@dewhursthomes.co.uk
www.dewhursthomes.co.uk

DATED 7th March 2011

BETWEEN

Ribble Valley Luxury Homes Ltd

and

[redacted]

---

8 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

TENANT: [redacted]

TERM: Three Months

COMMENCEMENT
DATE: 7th March 2011

END DATE: 6th June 2011

RENT: £[redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to :
Natwest Bank: Ribble Valley Homes:
Account: [redacted]

DEPOSIT: [redacted]

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").

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: [redacted]

SIGNED [redacted]
(by or on behalf of the Landlord)

PRINTED [redacted]
(by or on behalf of the Landlord)

SIGNED [redacted] **(Tenant)**

PRINTED [redacted] **(Tenant)**

SIGNED [redacted] **(Tenant)**

PRINTED [redacted] **(Tenant)**

RECOMMENDATIONS

We strongly recommend that you take out full contents insurance for the property, should you require help or advice please call CCIB, Country & Commercial Insurance Brokers on 01772 780600.

GENERAL TENANCY CONDITIONS

The Tenant agrees with the Landlord as follows:-

1. To pay the rent (without any deductions) to the Landlord according to the terms of this Agreement whether formally demanded or not and in the event of any instalment of rent or any other money payable under this Agreement remaining unpaid after the same becomes payable then the Tenant shall in addition pay to the Landlord interest at the rate of 4% per annum above Natwest Bank plc base rate from time to time on all outstanding monies from the date upon which the same becomes payable until payment.

2. Not to tamper or interfere with or alter or add to the gas, water or electrical installations or meters in or serving the Premises and to pay all charges in respect of gas, water and electricity consumed on or supplied to the Premises, all charges in respect of any telephone installed on the Premises and the television licence fee.

3. To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the Term (excepting only those installations which the Landlord is liable to repair under Section 11 of the Landlord and Tenant Act 1985) and also to keep the interior of the Premises in good decorative order and condition throughout the Term (damage by fire excepted unless the same shall result from any act or omission on the part of the Tenant or any person residing or sleeping in or visiting the Premises) and to deliver all keys to the Premises to the Landlord.

4. Not to damage or injure the Premises or make any alteration or addition to the Premises including redecoration.

5. To permit any superior landlord, the Landlord or the Landlord's Agent and all other persons authorised by the Landlord with or without workmen and others and with all necessary equipment at all reasonable times upon not less than two days' notice (except in the case of emergency) to enter upon the Premises and to examine the condition of the same or to inspect, maintain, alter, improve or rebuild any adjoining or neighbouring property or to maintain repair or replace the Fixtures and Fittings or for the purpose of complying with any obligations imposed on the Landlord by law.

6. Under the Party Walls Act 1995 to send without delay any Structure Notice or other Notice served under this Act to the Landlord's Agents, and to permit access without hindrance to any adjoining landowner, his workmen or any professional person appointed on his behalf.

7. Not to overload, block up or damage any of the drains, pipes, wires, cables or any apparatus or installation relating to the services serving the Premises and during the winter months to take adequate precautions to avoid damage by frost and freezing.

8. To keep the chimney (if any) swept, the garden (if any) neat and free from weeds and to keep the windows clean and immediately replace all broken glass in the Premises with the same quality glass.

9. Not to assign, sublet or part with or share possession of the whole or part of the Premises.

10. To use the Premises for the purpose of a private residence only in the occupation of the Tenant and not for business purposes and not to do or suffer to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance, or inconvenience to the Landlord or

the tenants or occupiers of any neighbouring premises or which may vitiate any nuisance to the Premises or increase the premium for such insurance.

11. Not to take in any lodger or paying guest without the prior written consent of the Landlord.

12. Not to keep any domestic animals or birds in the Premises without the prior written consent of the Landlord which may be subsequently withdrawn upon giving reasonable written notice. If the Landlord gives his written consent to the keeping of any animal or bird on the Premises then the Tenant hereby agrees to pay an additional deposit to be determined by the Landlord. The Tenant also agrees to have the Premises professionally cleaned at the termination of the tenancy and to provide a receipted invoice to the Agent as written proof that he has complied with this clause.

13. To deliver up the Premises to the Landlord at the end of the tenancy in the same good and clean state of repair, condition and decoration as they were at the commencement of the Term (fair wear and tear and damage by fire excepted).

14. Clean or pay for the professional cleaning of all carpets, furniture, linen, blankets and curtains (if any) included in the letting which shall have been soiled during the tenancy.

15. To pay the Landlord or his Agent all reasonable costs and expenses incurred by the Landlord or his Agent (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of any breach by the Tenant of this tenancy and to include the cost of any bank or other charges incurred by the Landlord or his Agent if any cheque written by the Tenant is dishonoured or if any Standing Order payment is withdrawn by the Tenant's bankers.

16. FIXTURES AND FITTINGS:

16.1. Not to remove any of the Fixtures and Fittings from the Premises to store the same in the loft basement or garage (if any) without obtaining the Landlord's prior written consent and thereafter ensuring that the said items are stored safely and upon vacating the Premises to leave the same in the places in which they were on the Commencement Date.

16.2. Not to remove the Fixtures and Fittings as specified in the Inventory and Schedule of Condition or any part thereof or any substitute Fixtures and Fittings from the Premises and not to bring onto the Premises the Tenant's own equipment or effects without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

16.3. Make good all damage and breakages to the Fixtures and Fittings which may occur during the Term, replacing any items rendered unusable with others of similar value and appearance.

FORFEITURE:-

If at any time the rent or any part of the rent shall remain unpaid for 14 days after becoming payable (whether formally or legally demanded or not); or if any agreement or obligation on the Tenant's part shall not be performed or observed; or if the Tenant shall become bankrupt or enter into a voluntary agreement with his creditors; or if the Premises shall without the consent of the Landlord be left vacant or unoccupied for more than 14 days; or if any of the grounds listed in Schedule 2 of the Housing Act 1998 as amended by the Housing Act 1995 apply being ground 2, 8, 10, 11, 12, 13, 14, 15 or 17; then the Landlord may re-enter upon the Premises provided he has complied with his statutory obligations and has obtained a possession order from the County Court and thereupon the tenancy shall be determined but without prejudice to the right of action of the Landlord in respect of the breach of the Tenant's agreements and obligations contained herein.

LANDLORD'S OBLIGATIONS:-

The Landlord agrees with the Tenant as follows:-

That the Tenant paying the Rent and performing and observing the obligations on the Tenant's part contained in this Agreement shall peaceably hold and enjoy the Premises during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under through or in trust for the Landlord.

To insure the Premises and the Fixtures and Fittings specified in the Check-in Inventory and Schedule of Condition to their full value with some insurance company of repute normally covered by a householder's comprehensive policy.

That he is the sole/joint owner of the leasehold or freehold interest in the Premises and that all consents necessary to enable him to enter into this Agreement (whether from superior landlord's, mortgagees insurers or others) have been obtained.

MISCELLANEOUS:-

If the Premises comprise part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building. "Premises" includes the Landlord's Fixtures and Fittings.

If a Deposit has been paid it shall be retained by the Landlord's Agent as stakeholder as security for performance of the Tenant's obligations and protected under the Tenancy Deposit Scheme.

Any dispute between the Agent and the tenant regarding any amount to be withheld from the deposit will result in the matter being referred to the Tenancy Deposit Scheme for arbitration

If two or more persons are together as the Tenant, their obligations to the Landlord shall be joint and several, meaning that if either one should breach any obligation under the Agreement either or both can be pursued.

Reference to the masculine gender include the feminine; to the singular include the plural; and to 'month' mean calendar month.

SPECIAL TENANCY CONDITIONS

There shall be incorporated into this Agreement all of the provisions set out below.

17. No illegal drugs to be used or kept on the Premises at any time.

18. The Tenant is to keep all electric lights in good working order and in particular to replace all fuses, bulbs and fluorescent tubes as and when necessary.

19. The Tenant is to keep all smoke alarms in good working order and in particular to replace all batteries as and when necessary.

20. The Tenant is to permit the Premises to be viewed during the last two months of the tenancy at all reasonable times upon previous appointment during normal working hours made by any person who is or is acting on behalf of a prospective purchaser or tenant of the Premises who is authorised by the Landlord or the Landlord's Agent to view the Premises and to erect for sale or to let boards at their discretion.

21. The Tenant must not do anything whereby the policy of insurance on the Premises or on the Fixtures and Fittings may become void or voidable or whereby the rate of premium on any such policy may be increased and to repay to the Landlord all sums from time to time paid by way of increased premium and all expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision. The Tenant's belongings within the premises are his and not covered by any insurance policy maintained by the Landlord.

22. In the event of loss or damage by fire, theft or impact or other causes the Tenant will immediately inform the Landlord or his Agent and then give the full written details thereof within 3 days in order to enable the Landlord to make a claim to the Landlord's insurance company.

23. The Tenant will not keep or use any paraffin heater liquefied petroleum gas heater or portable gas heater in the premises or store or bring upon the Premises any articles specially combustible inflammable or dangerous in nature.

24. **The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key, nor shall the Tenant change the supplier of the utilities to the Premises unless you have permission off your landlord or letting agent.** If in breach of this clause the Tenant changes the supplier of the utilities, then he must provide the name and address of the new supplier to the Landlord or his Agent immediately or at the termination of the tenancy and will be responsible and liable for all transfer and re-connection costs at the option of the Landlord on an indemnity basis.

25. The Tenant will not install or change any of the locks in the Premises without the Landlord's prior written consent.

26. Before leaving the Premises vacant for any continuous period of two weeks or more during the Term to notify the Landlord in writing and drain down all water supplies in or serving the same and also to ensure that the stopcock is turned off.

27. Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the written consent of the Landlord, such consent not to be unreasonably withheld, and where such consent is granted, to meet all costs of installation, removal and thereafter to make good any resultant damage as required by the Landlord.

28. Not to affix any items to the walls of the Premises either internally or externally using glue nails picture hooks or sticky tape without the Landlord's prior written consent, such consent not to be unreasonably withheld.

29. To remove all rubbish from the Premises and to place the same within the dustbin or receptacles provided and in the case of any dustbins to ensure that all rubbish is placed and kept inside a plastic bin liner before placing in such dustbin.

30. Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises.

31. The Tenant shall pay the Council Tax in respect of the Premises provided always that in the event of the Landlord paying such tax whether under a legal obligation or otherwise the Tenant shall repay the same to the Landlord upon demand or such proportion thereof as may be determined by the Landlord as fair and reasonable.

32. The Landlord notifies the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord is _____

33. The provisions as to the service of Notices in Section 196 of the Law of Property Act 1925 apply and any notices served on the Tenant(s) shall be sufficiently served if sent by ordinary first class post to the Tenant(s) at the tenanted property or the last known address of the Tenant(s) or left addressed to the Tenant(s) at the tenanted property. This clause shall apply to any Notices authorised or required to be served under this Agreement or under any Act or Parliament relating to the tenancy.

34. To notify the Landlord or the Landlords agent within 7 days of any change to contact details held by the landlord.

35. No act or thing shall or may be or become a nuisance damage annoyance or inconvenience to the Landlords or the neighbourhood shall be done or suffered to be done in the Property or any part thereof nor shall the Property be used for any unlawful or immoral purpose nor shall there be brought or suffered to be brought into the Property any dangerous or offensive goods.

36. No music or singing whether by instrument, voices, stereo, television or other means nor any dancing shall be allowed in the Property so as to be audible outside the Property between 11pm and 8am.

37. No items are to be left on the premises on vacation of the property other than listed in the inventory, if any items are left they will be disposed of or sold.

NOTICE OF VACATION

The Tenant agrees with the Landlord as follows:-

38. **Where the Tenant wishes to terminate this Agreement the Tenant shall give to the Landlord or his Agent a minimum of one month's Notice from the payment dates, in writing, of the intention to vacate the Premises, such notice to expire either at the end of the Term of this Agreement (but not before) or thereafter on the day before any day upon which the rent is due pursuant to this Agreement.**

39. Should the need arise to vacate the Premises early, the Tenant shall be liable to pay the monies for the rent and utilities up to the end of the Tenancy unless another tenant can be found, or indeed, the Landlord agrees to release the Tenant from the tenancy without payment for the remaining months. To break the Tenancy Agreement the following clauses apply:

I. The Tenant will remain responsible for the rental and for performing the covenants of this agreement, whether or not the Tenant resides at the Premises, until such time as a new tenant, acceptable to our client, enters into a new Tenancy Agreement with our client, or until the termination date of your tenancy, whichever occurs sooner.

II. That on the date when the new tenant takes over, the Tenant will forthwith surrender this tenancy with vacant possession and subject to paragraph III below, will have no further liability in respect of the Premises.

III. Following the surrender of this tenancy, the Tenant will be responsible for the dilapidation costs or any other losses sustained by the Landlord and his letting or Managing Agent as a result of any breach by the Tenant of the terms of this Tenancy Agreement or as recorded in the outgoing inventory check.

IV. To accept responsibility for the costs of the Letting/Management Agent incurred in re-letting the property which will be calculated at the rate of one month's rent plus VAT.

ADDITIONAL CONDITIONS (if any)

Utilities are payable directly to Ribble Valley Luxury Homes Ltd, please contact them at the beginning of each month with your electricity reading/s to avoid estimated bills.

The water rates are included in the rent.

Dewhurst Homes

8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord: L1168
Statement No: 60
Ref/Chq No: Internet
Date: 09/03/2011

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 09/03/2011

	Net	VAT	Gross
Re: 8 Greenbank Park	**£**	**£**	**£**
[redacted]			

The money has been sent to your bank.

Dewhurst Homes. Registered in England No: 05415814
Director : Chris Dewhurst, Secretary : Mark Dewhurst
VAT registration No 981044130

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
09/03/2011	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

DATED 1st September 2013

BETWEEN

Ribble Valley Luxury Homes Ltd

and

[redacted]

8 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

TENANTS: [redacted]

TERM: 3 Months

COMMENCEMENT
DATE: 1st September 2013

END DATE: 30th November 2013

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:
Natwest Bank: Ribble Valley Homes:
Account:
Sort code: [redacted]

DEPOSIT: [redacted]

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").
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: 25.7.13

SIGNED. [redacted]
(by or on behalf of the Landlord)

PRINTED... [redacted]
(by or on behalf of the Landlord)

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

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

SIGNED... [redacted] **ant)**

PRINTED.. [redacted] **enant)**

Dewhurst Homes
8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

RECEIVED
- 5 SEP

Landlord: L1168
Statement No: 125
Ref/Chq No: Internet
Date: 05/09/2013

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 05/09/2013

[redacted]

	Net	VAT	Gross
	£	£	£
Re: 8 Greenbank Park			
[redacted]			

The money has been sent to your bank.

Dewhurst Homes. Registered in England No: 05415814
Director : Chris Dewhurst, Director and Secretary : Mark Dewhurst
VAT registration No 981044130

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
05/09/2013	[redacted]	[redacted]	£[redacted]	[redacted]	[redacted]

[redacted]

Tenancy Agreement

DATED: 01 October 2014

BETWEEN

Mr Stan Ainsworth, Ribble Valley Luxury Homes Ltd

- and -

[redacted]

8 Greenbank Park, Higher Road, Longridge, Preston, PR3 2XY

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

LANDLORD: [redacted] Ribble Valley Luxury Homes Ltd, Eastham House Farm, Great Mitton, Clitheroe BB7 9PH

TENANT: [redacted]

TERM: 3 months

COMMENCEMENT

DATE: 01 October 2014

END DATE: 31 December 2014

RENT: [redacted]

RENTAL PAYMENT
PERIOD: Monthly by standing order, this must be set up by you to your landlord.
Sort code: [redacted] Ribble Valley Luxury Homes Ltd

DEPOSIT: £[redacted]

PET BOND: £ N/A (includes £100.00 which is non-refundable.)

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").

6. In the instance of any correspondence being sent to the tenant or Guarantor regarding rent arrears, an administration fee of £25.00 will be incurred for each correspondence.

DATE: 01.10.14

SIGNED [redacted]
(by or on behalf of the Landlord)

PRINTED [redacted]
(by or on behalf of the Landlord)

SIGNED 01.10.14 **(Tenant)**

PRINTED [redacted] **(Tenant)**

SIGNED [redacted] **(Tenant)**

PRINTED.....(Tenant)

RECOMMENDATIONS

We strongly recommend that you take out full contents insurance for the property, should you require help or advice please call CCIB, Country & Commercial Insurance Brokers on 01772 780600.

GENERAL TENANCY CONDITIONS

The Tenant agrees with the Landlord as follows:-

1. To pay the rent (without any deductions) to the Landlord according to the terms of this Agreement whether formally demanded or not and in the event of any instalment of rent or any other money payable under this Agreement remaining unpaid after the same becomes payable then the Tenant shall in addition pay to the Landlord interest at the rate of 4% per annum above Natwest Bank plc base rate from time to time on all outstanding monies from the date upon which the same becomes payable until payment.

2. Not to tamper or interfere with or alter or add to the gas, water or electrical installations or meters in or serving the Premises and to pay all charges in respect of gas, water and electricity consumed on or supplied to the Premises, all charges in respect of any telephone installed on the Premises and the television licence fee.

3. To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the Term (excepting only those installations which the Landlord is liable to repair under Section 11 of the Landlord and Tenant Act 1985) and also to keep the interior of the Premises in good decorative order and condition throughout the Term (damage by fire excepted unless the same shall result from any act or omission on the part of the Tenant or any person residing or sleeping in or visiting the Premises) and to deliver all keys to the Premises to the Landlord.

4. Not to damage or injure the Premises or make any alteration or addition to the Premises including redecoration.

5. To permit any superior landlord, the Landlord or the Landlord's Agent and all other persons authorised by the Landlord with or without workmen and others and with all necessary equipment at all reasonable times upon not less than two days' notice (except in the case of emergency) to enter upon the Premises and to examine the condition of the same or to inspect, maintain, alter, improve or rebuild any adjoining or neighbouring property or to maintain repair or replace the Fixtures and Fittings or for the purpose of complying with any obligations imposed on the Landlord by law.

6. Under the Party Walls Act 1995 to send without delay any Structure Notice or other Notice served under this Act to the Landlord's Agents, and to permit access without hindrance to any adjoining landowner, his workmen or any professional person appointed on his behalf.

7. Not to overload, block up or damage any of the drains, pipes, wires, cables or any apparatus or installation relating to the services serving the Premises and during the winter months to take adequate precautions to avoid damage by frost and freezing.

8. To keep the chimney (if any) swept, the garden (if any) neat and free from weeds and to keep the windows clean and immediately replace all broken glass in the Premises with the same quality glass.

9. Not to assign, sublet or part with or share possession of the whole or part of the Premises.

10. To use the Premises for the purpose of a private residence only in the occupation of the Tenant and not for business purposes and not to do or suffer to be done in the Premises or elsewhere anything which may be or become a nuisance, annoyance, or inconvenience to the Landlord or the tenants or occupiers of any neighbouring premises or which may vitiate any nuisance to the Premises or increase the premium for such insurance.

11. Not to take in any lodger or paying guest without the prior written consent of the Landlord.

12. Not to keep any domestic animals or birds in the Premises without the prior written consent of the Landlord which may be subsequently withdrawn upon giving reasonable written notice. If the Landlord gives his written consent to the keeping of any animal or bird on the Premises then the Tenant hereby agrees to pay an additional deposit to be determined by the Landlord. The Tenant also agrees to have the Premises professionally cleaned at the termination of the tenancy and to provide a receipted invoice to the Agent as written proof that he has complied with this clause.

13. To deliver up the Premises to the Landlord at the end of the tenancy in the same good and clean state of repair, condition and decoration as they were at the commencement of the Term (fair wear and tear and damage by fire excepted).

14. Clean or pay for the professional cleaning of all carpets, furniture, linen, blankets and curtains (if any) included in the letting which shall have been soiled during the tenancy.

15. To pay the Landlord or his Agent all reasonable costs and expenses incurred by the Landlord or his Agent (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisors) in respect of any breach by the Tenant of this tenancy and to include the cost of any bank or other charges incurred by the Landlord or his Agent if any cheque written by the Tenant is dishonoured or if any Standing Order payment is withdrawn by the Tenant's bankers.

16. FIXTURES AND FITTINGS:

16.1. Not to remove any of the Fixtures and Fittings from the Premises to store the same in the loft basement or garage (if any) without obtaining the Landlord's prior written consent and thereafter ensuring that the said items are stored safely and upon vacating the Premises to leave the same in the places in which they were on the Commencement Date.

16.2. Not to remove the Fixtures and Fittings as specified in the Inventory and Schedule of Condition or any part thereof or any substitute Fixtures and Fittings from the Premises and not to bring onto the Premises the Tenant's own equipment or effects without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

16.3. Make good all damage and breakages to the Fixtures and Fittings which may occur during the Term, replacing any items rendered unusable with others of similar value and appearance.

FORFEITURE:-

If at any time the rent or any part of the rent shall remain unpaid for 14 days after becoming payable (whether formally or legally demanded or not); or if any agreement or obligation on the Tenant's part shall not be performed or observed; or if the Tenant shall become bankrupt or enter into a voluntary agreement with his creditors; or if the Premises shall without the consent of the Landlord be left vacant or unoccupied for more than 14 days; or if any of the grounds listed in Schedule 2 of the Housing Act 1998 as amended by the Housing Act 1995 apply being ground 2, 8, 10, 11, 12, 13, 14, 15 or 17; then the Landlord may re-enter upon the Premises provided he has complied with his statutory obligations and has obtained a possession order from the County Court and thereupon the tenancy shall be determined but without prejudice to the right of action of the Landlord in respect of the breach of the Tenant's agreements and obligations contained herein.

LANDLORD'S OBLIGATIONS:-

The Landlord agrees with the Tenant as follows:-

That the Tenant paying the Rent and performing and observing the obligations on the Tenant's part contained in this Agreement shall peaceably hold and enjoy the Premises during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under through or in trust for the Landlord.

To insure the Premises and the Fixtures and Fittings specified in the Check-in Inventory and Schedule of Condition to their full value with some insurance company of repute normally covered by a householder's comprehensive policy.

That he is the sole/joint owner of the leasehold or freehold interest in the Premises and that all consents necessary to enable him to enter into this Agreement (whether from superior landlord's, mortgagees insurers or others) have been obtained.

MISCELLANEOUS:-

If the Premises comprise part only of a building the letting shall include the use (in common with others) of access ways to and from the Premises inside the building. "Premises" includes the Landlord's Fixtures and Fittings.

If a Deposit has been paid it shall be retained by the Landlord's Agent as stakeholder as security for performance of the Tenant's obligations and protected under the Tenancy Deposit Scheme.

Any dispute between the Agent and the tenant regarding any amount to be withheld from the deposit will result in the matter being referred to the Tenancy Deposit Scheme for arbitration

If two or more persons are together as the Tenant their obligations to the Landlord shall be joint and several, meaning that if either one should breach any obligation under the Agreement either or both can be pursued.

Reference to the masculine gender include the feminine; to the singular include the plural; and to 'month' mean calendar month.

SPECIAL TENANCY CONDITIONS

There shall be incorporated into this Agreement all of the provisions set out below.

17. No illegal drugs to be used or kept on the Premises at any time.

18. The Tenant is to keep all electric lights in good working order and in particular to replace all fuses, bulbs and fluorescent tubes as and when necessary.

19. The Tenant is to keep all smoke alarms in good working order and in particular to replace all batteries as and when necessary.

20. The Tenant is to permit the Premises to be viewed during the last two months of the tenancy at all reasonable times upon previous appointment during normal working hours made by any person who is or is acting on behalf of a prospective purchaser or tenant of the Premises who is authorised by the Landlord or the Landlord's Agent to view the Premises and to erect for sale or to let boards at their discretion.

21. The Tenant must not do anything whereby the policy of insurance on the Premises or on the Fixtures and Fittings may become void or voidable or whereby the rate of premium on any such policy may be increased and to repay to the Landlord all sums from time to time paid by way of increased premium and all expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision. The Tenant's belongings within the premises are his and not covered by any insurance policy maintained by the Landlord.

22. In the event of loss or damage by fire, theft or impact or other causes the Tenant will immediately inform the Landlord or his Agent and then give the full written details thereof within 3 days in order to enable the Landlord to make a claim to the Landlord's insurance company.

23. The Tenant will not keep or use any paraffin heater liquefied petroleum gas heater or portable gas heater in the premises or store or bring upon the Premises any articles specially combustible inflammable or dangerous in nature.

24. **The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key, nor shall the Tenant change the supplier of the utilities to the Premises.** If in breach of this clause the Tenant changes the supplier of the utilities, then he must provide the name and address of the new supplier to the Landlord or his Agent immediately or at the termination of the tenancy and will be responsible and liable for all transfer and re-connection costs at the option of the Landlord on an indemnity basis.

25. The Tenant will not install or change any of the locks in the Premises without the Landlord's prior written consent or make any additional sets of keys to the Premises.

26. Before leaving the Premises vacant for any continuous period of two weeks or more during the Term to notify the Landlord in writing and drain down all water supplies in or serving the same and also to ensure that the stopcock is turned off.

27. Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the written consent of the Landlord, such consent not to be unreasonably withheld, and where such consent is granted, to meet all costs of installation, removal and thereafter to make good any resultant damage as required by the Landlord.

28. Not to affix any items to the walls of the Premises either internally or externally using glue nails picture hooks or sticky tape without the Landlord's prior written consent, such consent not to be unreasonably withheld.

29. To remove all rubbish from the Premises and to place the same within the dustbin or receptacles provided and in the case of any dustbins to ensure that all rubbish is placed and kept inside a plastic bin liner before placing in such dustbin.

30. Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises.

31. The Tenant shall pay the Council Tax in respect of the Premises provided always that in the event of the Landlord paying such tax whether under a legal obligation or otherwise the Tenant shall repay the same to the Landlord upon demand or such proportion thereof as may be determined by the Landlord as fair and reasonable.

32. The Landlord notifies the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord is Eastham House Farm, Great Mitton, Clitheroe, BB7 9PH

33. The provisions as to the service of Notices in Section 196 of the Law of Property Act 1925 apply and any notices served on the Tenant(s) shall be sufficiently served if sent by ordinary first class post to the Tenant(s) at the tenanted property or the last known address of the Tenant(s) or left addressed to the Tenant(s) at the tenanted property. This clause shall apply to any Notices authorised or required to be served under this Agreement or under any Act or Parliament relating to the tenancy.

34. To notify the Landlord or the Landlords agent within 7 days of any change to contact details held by the landlord.

35. No act or thing shall or may be or become a nuisance damage annoyance or inconvenience to the Landlords or the neighbourhood shall be done or suffered to be done in the Property or any part thereof nor shall the Property be used for any unlawful or immoral purpose nor shall there be brought or suffered to be brought into the Property any dangerous or offensive goods.

36. No music or singing whether by instrument, voices, stereo, television or other means nor any dancing shall be allowed in the Property so as to be audible outside the Property between 11pm and 8am.

37. No items are to be left on the premises on vacation of the property other than listed in the inventory, if any items are left they will be disposed of or sold.

NOTICE OF VACATION

The Tenant agrees with the Landlord as follows:-

38. **Where the Tenant wishes to terminate this Agreement the Tenant shall give to the Landlord or his Agent a minimum of one month's Notice, in writing, of the intention to vacate the Premises, such notice to expire either at the end of the Term of this Agreement (but not before) or thereafter on the day before any day upon which the rent is due pursuant to this Agreement.**

39. Should the need arise to vacate the Premises early, the Tenant shall be liable to pay the monies for the rent and utilities up to the end of the Tenancy unless another tenant can be found, or indeed, the Landlord agrees to release the Tenant from the tenancy without payment for the remaining months. To break the Tenancy Agreement the following clauses apply:

I. The Tenant will remain responsible for the rental and for performing the covenants of this agreement, whether or not the Tenant resides at the Premises, until such time as a new tenant, acceptable to our client, enters into a new Tenancy Agreement with our client, or until the termination date of your tenancy, whichever occurs sooner.

II. That on the date when the new tenant takes over, the Tenant will forthwith surrender this tenancy with vacant possession and subject to paragraph III below, will have no further liability in respect of the Premises.

III. Following the surrender of this tenancy, the Tenant will be responsible for the dilapidation costs or any other losses sustained by the Landlord and his letting or Managing Agent as a result of any breach by the Tenant of the terms of this Tenancy Agreement or as recorded in the outgoing inventory check.

IV. To accept responsibility for the costs of the Letting/Management Agent incurred in re-letting the property which will be calculated at the rate of one month's rent plus VAT.

ADDITIONAL CONDITIONS (if any)

DATED: 23rd July 2016

BETWEEN

Ribble Valley Luxury Homes Ltd

and

[redacted]

---

8 Green Bank 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

TENANT: [redacted]

TERM: 3 Months

COMMENCEMENT DATE: 23rd July 2016

END DATE: 22nd October 2016

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:
Natwest Bank: Ribble Valley Homes:
Account: [redacted]
Sort:

DEPOSIT: [redacted]

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").
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: 23/06/2016

SIGNED..[redacted](Tenant)

SIGNED..... [redacted]
(by or on behalf of the Landlord)

PRINTED..... [redacted](Tenant)

PRINTED..... [redacted]
(by or on behalf of the Landlord)

Dewhurst Homes

8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord:	L1168
Statement No:	189
Ref/Chq No:	Internet
Date:	26/07/2016

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 26/07/2016

	Net	VAT	Gross
	£	£	£
Re: 8 Greenbank Park [redacted]			

[redacted]

The money has been sent to your bank.

Dewhurst Homes. Registered in England No: 05415814
Director : Chris Dewhurst, Director and Secretary : Mark Dewhurst
VAT registration No 981044130

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
26/07/2016	[redacted]	[redacted]			

DATED: 28th January 2017

BETWEEN

Ribble Valley Luxury Homes Ltd

and

[redacted]

---

8 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

TENANT: [redacted]

TERM: 3 months

COMMENCEMENT DATE: 28th January 2017

END DATE: 27th April 2017

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:
Natwest Bank: Ribble Valley Homes:
Account: [redacted]
Sort:

DEPOSIT: [redacted]

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").
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: 22/1/17

SIGNED. [redacted]
(by or on behalf of the Landlord)

PRINTED. [redacted]
(by or on behalf of the Landlord)

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

PRINTED [redacted] **Tenant)**

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

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

Dewhurst Homes

8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord:	L1168
Statement No:	198
Ref/Chq No:	Internet
Date:	31/01/2017

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 31/01/2017

	Net	VAT	Gross
	£	£	£

Re: 8 Greenbank Park

[redacted]

[redacted]

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
31/01/2017	[redacted]				

DATED: 12th May 2017

BETWEEN

Ribble Valley Luxury Homes Ltd

and

[redacted]

---

8 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

TENANT: [redacted]

TERM: 3 months

COMMENCEMENT DATE: 12th May 2017

END DATE: 11th August 2017

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:
Natwest Bank: Ribble Valley Homes:
Account: [redacted]

DEPOSIT: [redacted]

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").
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: 25/4/17

SIGNED: [redacted] (Tenant)

PRINTED: [redacted] (Tenant)

SIGNED: [redacted] (Tenant)

PRINTED: [redacted] (Tenant)

SIGNED: [redacted]
(by or on behalf of the Landlord)

PRINTED: [redacted]
(by or on behalf of the Landlord)

Dewhurst Homes
8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord:	L1168
Statement No:	205
Ref/Chq No:	Internet
Date:	12/05/2017

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 12/05/2017

[redacted]

	VAT	Gross
	£	£
Re: 8 Greenbank Park		
[redacted]		

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
12/05/2017	[redacted]				

DATED: 4th November 2017

BETWEEN

Ribble Valley Luxury Homes Ltd

and

[redacted]

---

8 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

TENANT: [redacted]

TERM: 3 months

COMMENCEMENT DATE: 4th November 2017

END DATE: 3rd February 2018

RENT: [redacted]

RENTAL PAYMENT PERIOD: Monthly by standing order, this must be set up by you to:
Natwest Bank: Ribble Valley Homes:
Account: [redacted]

DEPOSIT: [redacted]

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").
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:.....20/10/17.....

SIGNED.....[redacted]..
(by or on behalf of the Landlord)

PRINTED.....[redacted]
(by or on behalf of the Landlord)

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

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

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

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

Dewhurst Homes Limited

8 Towneley Parade, Longridge, Preston, Lancashire, PR3 3HU.
01772 783993 Fax 01772 786982 email: mail@dewhursthomes.co.uk

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

Landlord:	L1168
Statement No:	213
Ref/Chq No:	Internet
Date:	08/11/2017

STATEMENT OF ACCOUNT AND PAYMENT ADVICE AS AT 08/11/2017

	Net £	VAT £	Gross £

Re: 8 Greenbank Park

[redacted]

[redacted]

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
08/11/2017	[redacted]				

[redacted]

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for Tenants

- **This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.**
- **Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.**
- **If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.**

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.
7. If you accept a tenancy deposit under this tenancy, it must be dealt with in accordance with the statutory rules under sections 212-215 of the Housing Act 2004, as amended by the Localism Act 2011. Take advice if necessary.
8. Where the tenancy becomes a periodic tenancy at the end of the fixed term period the tenant is required to give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The notice must end on the first or last day of a period of the tenancy in accordance with the common law rules. The landlord is required to give at least two months' notice in accordance with the statutory rules prescribed by Section 21 of the Housing Act 1988.

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Acts

Date	**01 December 2018**
Landlord(s)	Ribble Valley Luxury Homes Ltd
Landlord's Address	Eastham House Farm, Clitheroe Road, Mitton, Clitheroe, Lancashire, BB7 9PH

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address.

Tenant(s)	[redacted]
Tenant(s) Email *(see clause 12.4)*	[redacted]
Property	The dwelling known as **8 Greenbank Park, Higher Road, Longridge, Preston, PR3 2XY**
Contents	The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory.
Term	For the term of **three months** commencing on **01 December 2018**
Rent	[redacted] Payable by standing order (other payment methods may be mutually agreed in writing)
Payment	in advance by equal **Monthly** payments on the **1st of each month**.
Deposit	A deposit of [redacted] payable on signing this Agreement. The deposit will be registered with My Deposits.
Pet Bond:	A deposit of [redacted] payable on signing this Agreement. The deposit will be registered with My Deposits.
Pet Payment:	A non-refundable pet payment of [redacted] payable on signing this Agreement.

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

2.1 Deposit. The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this Agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed with the Tenant, or decided by the Court or by the appropriate deposit scheme (details of which are contained in the scheme's deposit information leaflet and website).

2.2 Inventory. The parties will agree an inventory for the Property. The Tenant shall return a signed copy of the Inventory given to the Tenant at the start of the tenancy as soon as possible within the first week of occupation, with any appropriate alterations or notes as required

The Tenant agrees with the Landlord: (clauses 3 to 7)

3. Rent & charges

(3.1) To pay the Rent on the days and in the manner specified to the Landlord. Interest may be payable on any late rental payments

(3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, television licence and telephone charges (if any) relating to the Property, where they are incurred during the period of the Agreement, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of water, gas, electricity and telephone if the same is disconnected. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant's name on commencement of this tenancy and to notify the Landlord prior to changing supplier for any of the utility services stated above

(3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord for his reasonable expenses

4. Use of the Property

(4.1) Not to assign, sublet, part with possession of the Property, or let any other person live at the Property

(4.2) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property

(4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(4.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(4.8) All adults (over 18 years old) living at the Property must be named on this tenancy agreement, and not exceed the number of Permitted Adult Occupiers given above. Because of licensing regulations, a Landlord may be prosecuted and fined for allowing this number to be exceeded. Where the Tenant comprises more than a single family unit, any addition to the number of people living at the Property should be notified to the Landlord at the earliest reasonable opportunity.

(4.9) **This is a non-smoking Property**. The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

5. Repairs

(5.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused. The Tenant agrees to pay for any damage caused by his family or his visitors or any other permitted occupiers

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed

(5.3) To pay the reasonable costs reasonably incurred by the Landlord in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may at reasonable times of the day on giving 24 hours' written notice (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(5.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests

(5.7) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(5.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(5.11) In order to comply with the Gas Safety Regulations, it is necessary:

(a) that the ventilators provided for this purpose in the Property should not be blocked

(b) that brown or sooty build-up on any gas appliance should be reported immediately to the Landlord

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Landlord

(5.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(5.16) To take all reasonable steps to keep the Property free from infestation by vermin and to pay all reasonable costs incurred for the removal of any infestation which is attributable to the Tenant or his family or visitors or any other permitted occupiers

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(6.2) To pay for any reasonable costs or damage suffered by the Landlord as a consequence of any breach of the agreements on the part of the Tenant in this Agreement

(6.3) The Tenant agrees to refund any sum repayable by the Landlord to the Local Authority in respect of errors or overpayments of Housing Benefit, Universal Credit or equivalent housing support

(6.4) That where the Property is left unoccupied, without prior notice in writing to the Landlord, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(6.5) To properly secure the Property including 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 and the Rent is paid, to notify the Landlord, and to allow him access to the Property in order to secure it where necessary

(6.6) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(6.7) To pay any call-out charges incurred as a result of the Tenant's occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or implicitly under the Landlord's repairing obligations

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy and to remove all the Tenant's personal effects and any waste or rubbish from the Property

(7.2) To 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

(7.3) To return the keys of the Property to the Landlord on the agreed termination date, or the end of the tenancy (whichever is sooner). 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

(7.4) To provide a forwarding address to the Landlord either prior to or at the end of the tenancy

(7.5) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(7.6) To allow the Landlord, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(7.7) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord at reasonable hours in daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(7.8) Where the Property has been professionally cleaned at the start of the tenancy, to pay for professional cleaning, where it is required, to bring the Property to that same clean state or condition as it was at the start of the tenancy

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord; however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, his family or his visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

9. Forfeiture Provision. The Landlord may apply to the court to end this tenancy and repossess the Property if:

(a) the Tenant does not pay the Rent (or any part of it) within 14 days of the date on which it is due; or

(b) the Tenant does not comply with the obligations set out in this Agreement; or

(c) the Landlord was induced to grant the tenancy by a false statement; or

(d) any of the Grounds specified in Schedule 2 of the Housing Act 1988 (as amended) apply to this tenancy

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

IMPORTANT. Only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes the persons who during the period of the tenancy have a legal interest in the Property

"The Tenant" includes those who might inherit the tenancy. Whenever there is more than one Tenant all covenants and obligations can be enforced against all of the Tenants jointly and against each individually. This means that any one of the members of a joint tenancy can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfil their obligations

12. The parties agree:

(12.1) 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; or intends to occupy the Property as his or her only or main home

(12.2) 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

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below).

(12.4) That notices and other documents given in connection with this tenancy may be served by email on the Tenant and the Tenant accepts service of such notices and documents at the email address(es) supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent. *[The Tenant may delete the email address listed above if the Tenant does not agree to this clause].*

(12.5) Whilst the Landlord shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord will not divulge personal contact details to any third party organisation for marketing purposes without prior approval

13. Special Conditions. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)

Special conditions: (attach a separate sheet if necessary)

SIGNED by the LANDLORD(S) :-

[redacted]

In the presence of :-

Name: [redacted]
Address: Eastham House Farm, Clitheroe Road, Mitton, BB7 9PH
Occupation: Office Manager

Witness Signature: [redacted]

SIGNED by the TENANT(S) :- [redacted]

Tenant's Signature: .....

Print Name: [redacted]

Tenant's Signature: [redacted] .....

Print Name: [redacted] .....

In the presence of :-

Name: [redacted]
Address: Eastham House Farm, Clitheroe Road, Mitton, BB7 9PH
Occupation: Office Manager

Witness Signature: [redacted]

N.B. Any counterpart tenancy agreement should be signed and dated by all tenants