



Nexa Living

ASSURED TENANCY AGREEMENT

ABOUT THIS AGREEMENT

This Agreement is a legally binding contract between you and us. It is intended to create an Assured Tenancy under the Housing Act 1988 (as amended). It sets out the terms of your Tenancy, including the rights and responsibilities of both parties during your time living at the Property.

You should read this Agreement carefully. If there is anything you don't understand then speak to us before signing as the Agreement becomes legally binding once signed and dated.

If you are unsure about any part of this Agreement, you have the right to seek independent advice before signing. This could be from a solicitor or an advice agency such as Shelter or Citizens Advice.

This Agreement depends on you providing valid documents so that we can verify your identity and complete the Right to Rent checks as required by law.

You may also be asked to sign an Inventory which lists the items and fittings provided by us for your use during the Tenancy. You should check that it accurately reflects the condition of the Property and its Contents before signing.

You will be given copies of important documents relating to your Tenancy, receipt of which is acknowledged on the final page of this Agreement. These include:

- The Energy Performance Certificate (EPC) for the Property
- The Gas Safety Certificate, if the Property has a gas supply
- The Electrical Installation Condition Report (EICR)

If you are to pay a Deposit that will be registered with a Deposit Protection Scheme, you will also receive:

- A Deposit Protection Certificate
- The Terms and Conditions of the Deposit Scheme
- The Prescribed Information, including details about the Deposit, the Tenancy, and the parties involved

These documents must be provided within 30 days of your Deposit being paid. You may be asked to confirm receipt of them separately.

DEFINITIONS

In this Agreement, the following words defined within quotes (""), unless inconsistent with the context, will have the same meaning as defined below:

"Agent"	means the company or person engaged by us to manage the Property on our behalf, and includes any successor to their rights and obligations. Any obligation that falls on us, or right that belongs to us, may be performed by an Agent on our behalf. The Agent for this Tenancy (if any) is: Nexa Living
"Agreement"	means this agreement, including any terms or documents incorporated into it, and any legislation that regulates it from time to time.
"Appropriate"	means reasonable and sensible in the circumstances that an average person, having given due thought and consideration, would consider to be proper. Any obligation under this Agreement must be carried out in an appropriate manner.
"Building"	means the structure in which the Property is situated, which may contain more than one property or unit.
"Consent"	means the permission of the relevant party under this Agreement, which must be sought in advance and will not be unreasonably withheld. Consent should be requested and confirmed in writing to avoid uncertainty.
"Contents"	means the items provided by us as listed in the Inventory (if provided), including all furniture, furnishings, white goods, kitchenware, tools, equipment and the Fixtures and Fittings, together with any replacements of them. When referring to you, it means your personal belongings and possessions brought into the Property which do not form part of our Contents.
"Deposit"	means any amount of money paid by you, or by a third party on your behalf, to us as security for your obligations under this Agreement. References to the Deposit include any part or balance of it. The circumstances in which deductions may be made from the Deposit are set out in this Agreement. Where a Deposit Replacement Scheme or Insurance Product is used instead of a Cash Deposit, references to the Deposit shall be interpreted accordingly.
"Either Party"	means either us or you.
"Emergency"	means a situation where there is a risk to life, or a risk of serious damage to the fabric of the Property, the Building, or the Contents.
"Fair Wear and Tear"	means the natural deterioration of the Property or its Contents that occurs through appropriate use over time. It does not include damage caused by neglect, misuse, or accident.
"Fixtures and Fittings"	means the installations and effects provided by us which are fixed to or form part of the Property, including built-in units, floor, ceiling and wall coverings, service installations, and any replacements of these items.
"Guarantor"	"Guarantor" means the person or persons, or any company or organisation providing a guarantee product or service (including but not limited to Housing Hand and Guarantor+), who agree to be responsible for your obligations under this Agreement, including the payment of Rent and any other sums due, and compliance with the terms of the Tenancy. Where the Guarantor is a company or organisation providing a guarantee product, its obligations to the Landlord are as set out in its own guarantee certificate or policy documentation, which is incorporated into this Agreement by reference. The Guarantor's liability continues until the Tenancy has lawfully ended and all of the Tenant's obligations have been discharged. Where there is more than one Guarantor, their responsibilities apply jointly and severally.
"HMO"	stands for a 'house in multiple occupation' and means a Property that is occupied by three or more people forming more than one household, where at least two of the occupiers are unrelated to each other, as defined in the Housing Act 2004 (as amended).
"Includes" and "Including"	means includes, but is not limited to.
"Insured Risk"	means any risk covered by our insurance policy, and includes fire, flood, storm, explosion, and similar risks. For the avoidance of doubt, we have no legal obligation to insure, and if no insurance is in place any clause referring to an Insured Risk has no effect.
"Inventory"	means the document prepared by us or on our behalf before or at the start of the Tenancy which lists the Contents of the Property (including the Fixtures and Fittings) and records the condition of both the Property and its Contents. It may include written notes, photographs, video or meter readings.
"Jointly and Severally Liable"	means that where there is more than one Tenant, each Tenant is responsible for complying with all of the obligations under this Agreement both together and individually. This means that we may enforce the obligations or recover any amount due against any one Tenant, some of the Tenants, or all of them, at our discretion.
"Landlord"	means the legal owner of the Property, or any person entitled to possession of it under this Agreement, including any successors in title or assignees.
"Parties"	refers to both us and you.
"Permitted Occupier"	means a person who is not a party to this Agreement and is not a Tenant, but who has been granted Consent by us to reside at the Property during the Tenancy. A Permitted Occupier has no Tenancy rights or obligations under this Agreement.
"Property"	means the dwelling let to you under this agreement, together with its Contents, boundaries, gardens, fences, drains, pipes and outbuildings belonging to us, unless specifically excluded from this Agreement.
"Relevant Person"	means any individual or organisation that pays the Deposit, in whole or in part, on your behalf. This may include, for example, a parent, Guarantor, or local authority.
"Rent"	means the amount payable by you for the Property as stated in the main terms of this Agreement, and includes any variation to that amount lawfully made under this Agreement or by law.
"Scheme"	means the Tenancy Deposit Protection Scheme or Deposit Replacement Product (if applicable) used in connection with this Tenancy. The name and contact details of the Scheme will be provided separately in the Prescribed Information or other supporting documents.

"Communal Areas"	means those parts of the Property or Building that are not let to any one occupier for their exclusive use, but are provided for the use of more than one occupier. Communal Areas may include kitchens, bathrooms, hallways, stairways, entrances, gardens, or other Communal spaces.
"Sublet"	means allowing anyone who is not a Tenant or Permitted Occupier under this Agreement to reside at the Property. This includes subletting all or part of the Property to a lodger, transferring possession to another person, replacing a named Tenant or Permitted Occupier with someone else, or advertising or letting the Property through short-term letting platforms such as Airbnb.
"Tenant"	means the person or persons named as Tenant in this Agreement, including anyone who lawfully becomes a Tenant at a later date. Where there is more than one Tenant, all Tenants are jointly and severally liable for complying with every obligation under this Agreement, including the payment of Rent. Any obligations or restrictions imposed on the Tenant also apply to the Tenant's Permitted Occupiers, guests, and visitors.
"Tenancy"	means the contractual right created by this Agreement to occupy the Property under certain conditions.
"Us", "We" and "Our"	means the "Landlord", as defined later in this Agreement.
"Utilities" and "Services"	means the services supplied to or used at the Property, which may include gas, electricity, water, sewerage, heating, telephone, internet, television licence, satellite or cable television, and council tax. Where utilities are included in the Rent, your payment represents a contribution towards their cost.
"You" and "Your"	mean the Tenant(s) named in this Agreement.

References to any legislation includes a reference to amended, replaced and subordinate legislation made by Parliament.

References to the singular include the plural and references to the plural include the singular. Words referring to one gender include all genders.

SUMMARY OF AGREEMENT

Landlord(s)	Nexa Propco Limited
Tenant(s)	[Tenant Name(s)]
Permitted Occupier(s)	[Tenant Name(s)]
Guarantor(s)	[Guarantor Name(s)]
Property	[Property Address]
Total Rent	[Total Rent Amount] per month
Rent Due Date	on the 1st day of each month
Deposit Type	deposit protection scheme (TDS)
Total Deposit	[Total Deposit Amount]
Commencement Date	[Tenancy Start Date]

MAIN TERMS OF THE TENANCY

This Agreement is for a group of Tenants renting a shared furnished Property under a single Agreement. Each Tenant has the right to occupy the Property as a whole, and responsibility is shared for Rent and other terms. While you may each use separate bedrooms, these may or may not be formally allocated.

THIS AGREEMENT is made on _____ between:

Nexa Propco Limited, of Alexander House, Mere Park, Marlow, Buckinghamshire, SL7 1FJ
--

Us, 'The Landlord'; and

Full name	Email	Mobile
[Tenant Name]	[Tenant Email]	[Tenant Mobile]

You, 'The Tenant'.

If more than one person is named as a Tenant, you are each jointly and severally responsible for the Rent and for keeping to the terms of this Agreement.

1. PROPERTY LET

1.1. We agree to let to you the residential Property known as [Property Address].

2. TENANCY

2.1. The Tenancy will begin on [Tenancy Start Date] and will continue as a Contractual Periodic Tenancy. This means the Tenancy will carry on from month to month (or in line with your Rent Payment Frequency) until either side gives notice in accordance with this Agreement.

3. RENT

You must pay to us the sum of [Total Rent Amount] per month, in line with the following split of payments, payable in advance on the

1st day of each month (unless otherwise agreed) until the end of the Tenancy:

Tenant(s)	Room	Rent	Payment reference	First rent
[Tenant Name]	[Room]	[Rent Amount] per month	[Payment Reference]	[Rent Amount]

- 3.1. The first Rent payment must be made on or before [Tenancy Start Date].
- 3.2. Unless otherwise agreed in writing, Rent must be paid using the relevant payment reference in accordance with the following payment instructions:

Please pay via BACS;

[Account Name]

[Bank Name]

[Account Number]

[Sort Code]

Rent must be paid in full, without deductions or set-off, unless allowed by law.

4. UTILITIES AND SERVICES

- 4.1. The Rent includes the cost of gas, electricity, water, sewerage, broadband internet and any other Utilities or Services expressly confirmed by the Landlord. The Tenant's contribution towards such Utilities and Services is included within the Rent and no separate charge shall be payable unless otherwise agreed in writing. The Tenant shall use all Utilities and Services reasonably and responsibly and shall not act in any manner that results in excessive or unreasonable consumption. Where the Landlord reasonably believes that utility consumption is excessive when compared with normal residential use for a property of similar size and occupancy, and such excessive use is attributable to the actions or omissions of the Tenant or occupiers of the Property, the Landlord reserves the right to recover the reasonable additional costs incurred, provided supporting evidence of such excess consumption is supplied to the Tenant.
- 4.2. The Tenant shall not change the supplier of any Utility or Service provided by the Landlord, nor arrange for the installation, removal or alteration of any utility meter, broadband service, telephone line, satellite television service or similar installation without the Landlord's prior written consent.
- 4.3. The Tenant shall not intentionally cause any Utility or Service supplied to the Property to be disconnected, suspended or restricted and shall be responsible for any reasonable costs incurred by the Landlord in restoring services where disconnection results from the Tenant's actions or omissions.

5. OCCUPANCY AND PERMITTED OCCUPIERS

- 5.1. This Tenancy is granted for use by the Tenant(s) named in this Agreement.
- 5.2. No persons other than those named as Permitted Occupiers in this Agreement are permitted to reside at the Property. Where no names are listed, it is confirmed that no additional people are residing at the Property aside from you. You must notify us promptly of any proposed changes to this list.

- 5.3. The Tenant shall immediately notify the Landlord if the immigration status of any Tenant or Permitted Occupier changes during the Tenancy and shall promptly provide copies of any relevant correspondence received from the Home Office or any other government department relating to their right to reside in the United Kingdom.

6. PERMITTED AREAS

- 6.1. As part of this Tenancy, you are entitled to use Communal Areas of the Property. These areas are shared with other authorised Tenants and are provided for your use under licence during the Tenancy. You must keep Communal Areas clean, use them considerately, and avoid causing disruption to others. Whilst this Tenancy creates a joint right between the Tenants over the entire Property, individual Tenants should nevertheless be respectful of each other and their privacy.
- 6.2. You are not permitted to access any part of the Property that is not intended for Tenant use, even if not locked. This may include areas such as the loft/attic, certain cupboards, storage spaces, or outbuildings.

7. INVENTORY

- 7.1. Any items provided for your use at the Property will be listed in the Inventory (if provided). If no comments or amendments are received from you within 7 days of the Tenancy start date, the Inventory will be considered accurate and accepted.

8. GUARANTOR

- 8.1. Where a Guarantor is named in this Agreement, the Guarantor will sign this Agreement alongside the Tenant(s) (as a single signed Agreement, with no separate guarantee deed) unless the Guarantor is a company or organisation providing a guarantee product or service (such as Housing Hand or Guarantor+), in which case its obligations are set out in its own guarantee certificate or policy documentation. The Guarantor's full obligations are set out in the GUARANTOR'S OBLIGATIONS section below.

9. DEPOSIT

- 9.1. If no Deposit is required for this Tenancy then this section shall not apply.
- 9.2. If you have been offered, and have chosen to use, a Deposit Replacement Scheme instead of paying a traditional Deposit, the details of that Scheme will be provided to you separately.
- 9.3. Where a Deposit is required, a total sum of [Total Deposit Amount] is payable as security for your obligations under this Tenancy and shall be paid in accordance with the following payment breakdown:

Tenant(s)	Deposit
[Tenant Name]	[Deposit Amount]

- 9.4. If a Relevant Person will be paying towards the Deposit, their name and address must be provided separately. Otherwise, you confirm that only named tenants will contribute towards the deposit.
- 9.5. The Deposit will be collected by us, and must be paid in full before [Tenancy Start Date]
- 9.6. in accordance with the agreed terms.
- 9.7. The Deposit will be protected with a Government-approved Scheme in accordance with the rules of that Scheme. The name and contact details of the Scheme will be provided separately in the Prescribed Information or other supporting documents.
- 9.8. At the end of the Tenancy, and once you have vacated the Property and returned the keys, the Deposit will be returned to you/the Relevant Person, less any permitted deductions. Any return of the Deposit will be made in accordance with the rules of the Scheme. If any deductions are proposed, we will notify you within 10 working days of the end of the Tenancy. The remaining balance of the Deposit, if any, will be returned following agreement between all parties or resolution through the Scheme's dispute resolution service, if applicable.
- 9.9. We will ensure the Deposit is registered with the relevant Scheme within 30 days of receipt of the Deposit.
- 9.10. We will also provide you, and any Relevant Persons, with the Prescribed Information required by law, along with details of the Scheme, within the same 30-day period.
- 9.11. The Deposit has been taken as security for your performance of the obligations in this Agreement. Subject to the rules of the relevant Scheme, deductions may be made from the Deposit for various reasons including:

- 9.11.1. Any damage or compensation for damage to the Property, Fixtures, Fittings, or Contents for which you are responsible, subject to fair wear and tear, the condition at the start of the Tenancy, and any Insured Risks or our responsibilities;
- 9.11.2. The reasonable cost of cleaning the Property or its Contents to the same standard as at the start of the Tenancy, where cleaning obligations have not been met;
- 9.11.3. Replacing any items listed in the Inventory that are missing or beyond repair;
- 9.11.4. Removal, storage, or disposal of any items left in the Property after the Tenancy ends;
- 9.11.5. Any unpaid utility bills, Council Tax, or other charges for which you are responsible under this Agreement;
- 9.11.6. Any unpaid Rent or other sums due under this Agreement;
- 9.11.7. Any sums owed by you to third parties instructed by us in connection with the Tenancy (e.g. contractors, service providers);
- 9.11.8. Any legal costs you have been ordered to pay to us in connection with the Tenancy;
- 9.12. Within 10 working days of the Tenancy ending, we will notify you, and any Relevant Person (if applicable), if we propose to make any deductions from the Deposit. This notice will include the reasons and amounts proposed.
- 9.13. If there is no dispute then we will notify the Scheme who will arrange for the Deposit to be allocated. Payment of the Deposit will be made in accordance with the Scheme's ability to process such payments. Any delay on the part of the Scheme will not be regarded as a fault of either party.
- 9.14. If you intend to dispute any of the deductions then you should let us know within 10 working days of when we submitted the proposed deductions. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of the Scheme and if the ICE is later asked to resolve any dispute, they may refuse to adjudicate in the matter.
- 9.15. If there are multiple Tenants on the Agreement, each of you agree that any one of you may consent on behalf of all the other Tenants to use alternative dispute resolution through the Scheme to deal with any dispute about the Deposit after the expiration date.
- 9.16. If after 10 working days from when we received your notification of dispute both parties have been unable to resolve the matter, either party can submit the dispute to the ICE for adjudication. Both parties agree to co-operate with the adjudication process. The respective rights of both parties to take legal action through the court are unaffected by this clause.
- 9.17. We may move the Deposit to another approved Scheme or change who manages it, and we'll let you know in writing if this happens. If a new landlord or Agent takes over, you agree that the Deposit can be transferred to them, at which point we will be released from any further claim or liability in respect of the Deposit.
- 9.18. If there are multiple Tenants within this Agreement and one of you is replaced or vacates early, the Deposit will remain protected in accordance with these clauses. We are not required to refund any part of it until the Tenancy ends and all occupiers have vacated.
- 9.19. Where there is more than one Tenant, the Tenants may nominate a Lead Tenant who shall be authorised to communicate with the Landlord regarding the Deposit, proposed deductions and any alternative dispute resolution process. The Landlord may reasonably rely upon communications received from the Lead Tenant unless notified otherwise in writing.
- 9.20. If there are multiple Tenants within this Agreement, we may repay the Deposit to any one of you and in doing so discharge any obligation to the other Tenants for such portion of the Deposit that you may feel you are entitled to.
- 9.21. If the amount of the Deposit is insufficient to cover any costs, charges or expenses properly due under this Agreement, you must pay us the outstanding balance within 14 days of written demand.

TENANT OBLIGATIONS

Any obligation on you under this Agreement to do, or not to do, anything also applies to your household members and anyone else you allow into the Property; you must not permit any member of your household, or guest, to act in a way that would breach the terms of this Agreement if done by you. You are responsible for their actions while they are on the Property and may be held liable for any damage or misconduct they cause.

You hereby agree with us as follows:

10. RENT AND CHARGES

- 10.1. To pay the Rent in full and on time, in the manner and at the intervals set out in this Agreement, whether or not it has been formally demanded. The Rent must be paid without any deductions, set-offs or delays unless allowed by law.

- 10.2. To pay interest on any Rent or other sums lawfully due under this Agreement which remain unpaid for more than 14 days. Interest will be charged at 3% above the Bank of England base rate, calculated from the date the payment was due until the date it is paid in full. Any payments received will be allocated to the earliest outstanding amount to reduce the total interest owed.
- 10.3. Not to withhold any Rent or other payments due under this Agreement on the basis that you believe we owe you money or that you should not pay the full Rent.
- 10.4. To pay any additional charges related to your use and occupation of the Property that are not included in the Rent or Utilities or Services provided. These may include Council Tax (or any similar charge that replaces it), Utilities such as electricity, gas, water and sewerage, TV licence fees, and Services such as telephone, broadband, or television subscriptions.
- 10.5. If a TV is located in your private room, it is your responsibility to obtain a valid licence if required by law. Where a licence is provided by us, it will only cover TVs in Communal Areas unless otherwise agreed.

11. USE OF THE PROPERTY

- 11.1. To occupy the Property as your only or principal home and behave in a tenant-like manner.
- 11.2. To use the Property and any Contents in an appropriate and considerate manner.
- 11.3. Not to damage any part of the Property, including the fixtures, fittings, or Communal Areas, whether intentionally or through negligence, or allow it to become damaged.
- 11.4. If you damage, or allow to become damaged, anything in the Property, you must pay for the cost of replacing or repairing the damaged item. An allowance will be made for fair wear and tear and the reasonable lifespan of the item.
- 11.5. To not use any broadband or internet services at the Property for unlawful, disruptive, or otherwise prohibited activity.
- 11.6. Not to use the Property, or permit it to be used, for any illegal, immoral, or improper purpose. This includes the use, storage, cultivation, or supply of unlawful drugs, the possession or use of offensive weapons, or the storage of firearms or ammunition of any kind, including replicas or decommissioned items.
- 11.7. To notify us in advance, or as soon as reasonably possible in an emergency, if the Property is going to be unoccupied for more than 28 consecutive days.
- 11.8. To take appropriate precautions to prevent frost damage to the plumbing and installations.
- 11.9. Not to block or obstruct the drains and pipes, gutters and channels in or around the Property. You must not allow food waste, oils, grease, hair, sanitary items, or any other inappropriate substances to enter the sinks, toilets, showers, or drains.
- 11.10. To be considerate of housemates, neighbours and others in the local area, and not to cause any nuisance, annoyance, harassment or distress. You must not:
 - 11.10.1. act in an antisocial, threatening, intimidating or abusive manner towards housemates, neighbours, guests, us, or anyone else in the area;
 - 11.10.2. cause excessive noise or disruption, especially at unsociable hours, including playing music or using appliances at a volume that can be heard outside your bedroom or the Property;
 - 11.10.3. leave rubbish, belongings, or personal items in Communal Areas (indoors or outdoors), or allow gardens, patios, or walkways to become untidy or obstructed;
- 11.11. To use the Property as your private residence only and not run or register a business, trade, or profession from the address.
- 11.12. Working from home (such as using a computer for remote employment or study) is permitted, provided this:
 - 11.12.1. does not involve customers or clients visiting the Property;
 - 11.12.2. does not result in unreasonable wear and tear or nuisance to neighbours or housemates; and
 - 11.12.3. is clearly incidental to the use of the Property as a home.
- 11.13. To not attach, fix, or display anything on the outside of the Property or the Building without our prior written consent. This includes aerials, satellite dishes, signs, advertisements, posters, or other items that are visible from outside.
- 11.14. To not attempt to change the supplier of any Utility or Service provided by us as part of your Tenancy where that Utility or Service is included in your Rent.
- 11.15. To not alter, interfere with, or disable any alarms or fire safety equipment installed in the Property.
- 11.16. To not bring into the Property any furniture or furnishings that do not meet the required UK safety standards.
- 11.17. To not bring into the Property any electrical appliances or equipment that do not comply with current UK electrical safety regulations, and to ensure any items brought into the Property are safe to use.
- 11.18. To not keep or bring into the Property any dangerous, flammable, or explosive goods, materials, or substances, except those reasonably required for general household use (such as matches or cleaning products).
- 11.19. To not smoke, vape, burn candles, or use incense inside the Property without our prior written consent. You understand that any staining, odour, or damage caused by smoke or vapour associated with any of these actions will not be considered fair wear and tear.

- 11.20. To not use any form of heating other than the system provided by us, unless you have our Consent.
- 11.21. The Tenant shall not place wet or damp clothing, bedding, towels or other laundry directly upon radiators, heaters or other heating installations and shall take reasonable steps to ventilate the Property when drying clothes indoors.
- 11.22. To keep all fire doors closed when not in use and not to prop them open, except where they are held open by a compliant device that automatically releases in the event of a fire. To not disable, remove, or interfere with any self-closing mechanism attached to a fire door.
- 11.23. To take appropriate steps to keep the Property free from vermin, rodents, insects, and animal fleas. Where any infestation occurs as a result of your action or inaction, including poor hygiene or failing to report maintenance issues, to be responsible for arranging and paying for appropriate treatment and removal. If the infestation arises due to a failure by us to meet our repair obligations, we will remain responsible for its resolution.

12. USE OF THE BUILDING

- 12.1. To comply with the terms of any superior lease or building rules, where applicable.
- 12.2. Where the Property is subject to a local authority licence (such as a HMO or selective licence), to comply with any conditions of that licence which apply to you as a Tenant. A copy of the licence will be provided to you.
- 12.3. Not to do anything that may cause the Property to require a licence where it is not already licensed, or that would breach the terms of an existing licence, such as moving additional people into the Property.
- 12.4. To keep any Communal Areas of the Building free from obstruction and clear of personal belongings at all times. This includes hallways, stairwells, fire escapes, and entrances.
 - 12.4.1. Where kitchen equipment is kept in a Communal kitchen, it must be kept tidy, safe, in working condition, and must not crowd out the space needed for other Tenants.
- 12.5. To not do anything which may invalidate or compromise the insurance of the Property or its Contents, or cause the insurance premium to increase.
- 12.6. To only carry out light general maintenance on a vehicle that you are the registered keeper of on the Property. You must not carry out major repairs, servicing, or any commercial vehicle work at the Property.
- 12.7. To not keep or store inside the Property any motorcycle, bicycle, scooter, e-scooter, or similar item, except where a designated storage area (such as a garage or bike shed) is provided.
- 12.8. To not keep or store at the Property any vehicle that is not validly licensed for use on the road, nor any commercial vehicle, boat, caravan, trailer, hut, or shed, unless we have given Consent.

13. CLEANING AND ALTERATIONS

- 13.1. To keep the interior and exterior parts of the Property clean and tidy throughout the Tenancy, including floors, surfaces, sanitary appliances, and any areas you are responsible for, except for fair wear and tear. You must take appropriate steps to prevent the build-up of mould, limescale, or other avoidable damage.
- 13.2. To return the Property and its Contents at the end of the Tenancy in the same condition, cleanliness, and decorative order as at the start of the Tenancy, except for fair wear and tear. All fixtures, fittings, furniture, and items belonging to the Property must be returned to their original positions. Personal belongings, food, and perishable items must be removed from the Property before departure. The Property must also be cleaned to a professional standard prior to the end of the Tenancy, and the Landlord or Agent may request evidence of this (such as an invoice from a professional cleaning company).
- 13.3. To not make alterations, redecorate, or install any Fixtures or Fittings at the Property without our prior written consent. Where any alterations have been made with or without consent, you agree to return the Property to its original condition before the end of the Tenancy unless we agree otherwise in writing.
- 13.4. To pay the reasonable cost of repairing or replacing any items or parts of the Property which have been damaged beyond fair wear and tear, where this damage was caused by you or anyone residing in or visiting the Property.
- 13.5. To not alter or interfere with the electrical, gas, or plumbing systems or arrange for the installation of any additional Utilities or Services (such as telephone lines, broadband, or satellite TV) that require physical changes to the Property without our prior written Consent. You must also not erect or install any aerials, satellite dishes, or cable lines without our Consent.
- 13.6. To not affix any items to the walls, ceilings, doors, or other surfaces inside or outside the Property using nails, screws, glue, blu-tack, picture hooks, sticky tape, or any other adhesive or fixing method, unless we have given prior written Consent.
- 13.7. To not remove any of the Contents, Fixtures, or Fittings from the Property without our Consent. This includes storing any of our items in inappropriate areas such as cellars, garages, lofts, gardens, or outbuildings, unless they were already stored there at the start of the Tenancy or we have given prior written consent. If Consent is granted, to ensure the items are stored safely and returned to their original location at the end of the Tenancy.

- 13.8. Where the Property includes Communal Areas, to take proper care of them and clean up after yourself following use. This includes keeping shared kitchens, bathrooms, and other Communal Areas tidy, hygienic, and free from personal belongings. Crockery and utensils must be washed and put away after use.
- 13.9. To obtain our Consent before making any adaptations, auxiliary aids, or other improvements to the Property to accommodate a disability. You have the right to make this request, which must be made to us in writing, in accordance with Section 190 of the Equality Act 2010.

14. GARDEN

- 14.1. To keep any garden, patio, balcony, paths or driveway areas in the same character and condition as at the start of the Tenancy, allowing for seasonal changes. This includes keeping grass cut at appropriate intervals during the growing season, removing weeds, and sweeping up fallen leaves and other debris as needed.
- 14.2. To not alter the layout or character of the garden or external areas without our prior written consent.

15. WASTE AND REFUSE

- 15.1. When using the kitchen, to store food appropriately, dispose of out-of-date items, and keep the area clean and hygienic.
- 15.2. To not leave rubbish or recycling in unauthorised places, and to notify us if the number or size of bins provided is insufficient.
- 15.3. To keep the exterior of the Property, including any garden, yard, patio, driveway or balcony (where applicable), free from rubbish.
- 15.4. To dispose of all rubbish, food waste and recyclable materials properly and promptly in accordance with the local authority's waste collection and recycling guidelines. To use the correct containers provided, to place bins in the allocated area for collection on the correct day, and to return them to their storage place as soon as possible after collection.

16. BREAKAGES

- 16.1. To replace, promptly and as needed, any light bulbs, fluorescent tubes, fuses, and batteries (including those in smoke and carbon monoxide alarms), and to notify us as soon as possible if any alarm is faulty or not working even after battery replacement.
- 16.2. To acknowledge that any personal possessions left or stored in any Communal Areas are done so at your own risk, and to indemnify us against any claims for loss or damage to such possessions.

17. VENTILATION

- 17.1. To take all appropriate steps to keep the Property adequately ventilated and heated, in order to help prevent damp, condensation, and mould.
- 17.2. To ensure that any extractor fans installed at the Property, particularly in bathrooms and kitchens, are used as intended to prevent the build-up of moisture. If the fan has a continuous or timed setting, not to disable or switch it off.
- 17.3. To take appropriate steps to reduce water vapour indoors, such as wiping away condensation from windows and walls when it appears, particularly after cooking, showering, or drying clothes inside the Property.

18. REPORTING AND ACCESS

- 18.1. To promptly notify us of any defect, damage, or repair issue at the Property, including any loss or damage caused by fire, theft, or other causes, whether or not caused by you. We will not be responsible for carrying out any repairs until the issue has been reported. If you fail to report an issue in good time and this leads to further, avoidable damage, you may be held responsible for the reasonable costs of repair.
- 18.2. Except in the case of an emergency, if you arrange and pay for repairs that are our responsibility without first giving us a reasonable opportunity to carry out those repairs, we will not be responsible for reimbursing any costs incurred.
- 18.3. To permit us or any authorised contractors access to the Property, including bedrooms, at reasonable times of the day to carry out inspections, repairs, safety checks, legal obligations, or viewings. Except in the case of an emergency, at least 24 hours' notice will be given in writing. If access is unreasonably refused, you may be liable for any resulting costs or delays. We may enter the Communal Areas of the Property at any reasonable time without prior notice, where necessary, to meet our legal responsibilities, including obligations under any HMO licensing conditions.
- 18.4. To permit a 'For Sale' or 'To Let' sign to be placed on or near the Property to advertise its availability.
- 18.5. The Tenant shall not change, replace, install or remove any lock, locking mechanism, key system, access control device or security system at the Property without the prior written consent of the Landlord.

- 18.6. To reimburse us for any reasonable costs incurred as a result of failing to allow access to the Property at a previously agreed date and time, where the appointment was not cancelled or rescheduled by mutual agreement. This may include call-out charges from contractors or Agents.
- 18.7. The Tenant shall immediately notify the Landlord if any key, fob, access card, security code or other access device is lost, stolen or compromised. The Tenant shall be responsible for the reasonable costs of replacement keys, fobs, locks or security devices where replacement is required as a result of loss, damage or misuse by the Tenant.
- 18.8. To promptly forward to us any notice, order, proposal, legal correspondence, or other communication affecting the Property or its boundaries upon receipt. Any post or correspondence addressed to us that is delivered to the Property must also be forwarded without delay.
- 18.9. To allow us to retain keys, access codes, or other security credentials for the Property, including any private rooms.
- 18.10. Not to install or change any locks, access codes, or other security devices at the Property without our prior written consent. If any changes are made with our consent, you must promptly provide a copy of the new key or code to us, and any other affected Tenants. You will be responsible for any reasonable costs incurred as a result of lost keys, changed codes, or damage to locks that compromise the security of the Property.
- 18.11. To pay the reasonable cost of replacing any lost key, fob, or access device provided for the Property. If the loss presents a risk to the security of the Property (for example, if the key is lost alongside identifying information), to also pay the reasonable cost of changing locks or access systems and issuing replacement keys or devices to all affected parties.

19. SUBLETTING

- 19.1. Not to assign, sublet, part with, or share possession of the whole or any part of the Property, nor to take in lodgers or allow any person other than those permitted under this Agreement to reside at the Property without our prior written consent.
- 19.2. To not assign, transfer, or create any legal charge or form of security over this Tenancy or any interest in the Property, without our prior written consent.

20. PETS

- 20.1. Not to keep any pet or animal at the Property without our Consent, in accordance with Section 16A of the Housing Act 1988. You may be asked to provide details of the pet(s) so that an informed decision can be made. Where Consent is granted, this may be subject to reasonable conditions.
- 20.2. At the end of the Tenancy, you agree to ensure the Property is cleaned to a standard that removes any trace of pet ownership, including the removal of pet hair, odours, stains, or other evidence of animals, so that the Property is returned in a condition consistent with its state at the start of the Tenancy.

21. RIGHT TO RENT

- 21.1. That it is a condition of this Tenancy that all Tenants and adult Permitted Occupiers of the Property have a valid "Right to Rent" under Section 22 of the Immigration Act 2014. Where Right to Rent checks have not yet been completed at the time of signing, this Agreement is conditional upon satisfactory checks confirming that all Tenants and adult Permitted Occupiers are eligible to rent in England.

22. GUARANTOR'S OBLIGATIONS

Where a Guarantor is named in this Agreement, the Guarantor agrees with the Landlord as follows:

- 22.1. The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the Tenant's obligations under this Agreement, and that if the Tenant fails to do so, the Guarantor shall pay or observe and perform them.
- 22.2. The Guarantor covenants with the Landlord as principal obligor, and as a separate and independent obligation from the guarantee above, to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay the Rent or to observe or perform any of the Tenant's obligations under this Agreement.
- 22.3. The liability of the Guarantor under this clause will continue for the duration of the Tenancy, including any continuation as a periodic tenancy and any period during which the Tenant remains in occupation with the Landlord's consent, until the Tenancy has lawfully ended and all of the Tenant's obligations under it have been discharged.
- 22.4. The obligations of the Guarantor will not be released or reduced by any immaterial alteration of the terms of this Agreement that does not adversely affect the Guarantor.

- 22.5. Where the Guarantor is a limited company, the Guarantor's liabilities under this Agreement will continue even where the company is amalgamated with any other company or organisation.
- 22.6. The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by: (i) any time or indulgence granted by the Landlord to the Tenant; (ii) any delay or forbearance by the Landlord in enforcing payment of the Rent or performance of the Tenant's obligations, or in making any demand in respect of them; (iii) any increase in the Rent agreed between the Landlord and the Tenant, or imposed following service of a Section 13 Notice under the Housing Act 1988; (iv) the Landlord exercising any right or remedy against the Tenant for failure to pay the Rent or observe the Tenant's obligations; (v) the Landlord taking any action, or refraining from taking any action, in connection with the Deposit; (vi) one or more of the original persons forming the Tenant abandoning the Property or surrendering their interest in the Tenancy, provided at least one of the original Tenants, or their licensees or assignees, remains in possession; or (vii) the Tenant dying or becoming incapable of managing their affairs.
- 22.7. Any demand of the Guarantor under this clause may be made by first-class post and/or email to the address and/or email given for the Guarantor in this Agreement and, unless returned undelivered, will be deemed served within 2 working days of posting, whether or not actually received.

23. INSURANCES

- 23.1. You acknowledge that we do not insure your personal possessions and will not be liable for any loss of or damage to your belongings, whether by theft, fire, flood, or any other cause. You are strongly advised to arrange suitable contents insurance with a reputable insurer to protect your personal possessions for the duration of the Tenancy.

24. COSTS AND CHARGES

- 24.1. To pay us all reasonable losses, fees, charges, and expenses incurred as a result of any breach of this Agreement.
- 24.2. Where we are entitled under this Agreement to take any action at your expense or cost, and incur a loss or expense in doing so, you will pay that amount promptly on request.

25. INVENTORY AND CHECK-OUT

- 25.1. To review any Inventory provided at the start of the Tenancy, and to submit any written comments or amendments within 7 days of either receiving the Inventory or the start date of the Tenancy, whichever is later. If no comments are received within this period, you shall be deemed to have accepted the Inventory as a full and accurate record of the Property and its Contents.

26. OCCUPIER'S LIABILITY

- 26.1. To provide us or the local authority with any reasonable information required for the performance of HMO management duties, where applicable, and to comply with any reasonable requests or instructions made by us or the local authority in connection with those duties.
- 26.2. To promptly notify us of any change to your mobile telephone number or email address.

LANDLORD OBLIGATIONS

We hereby agree with you as follows:

27. QUIET ENJOYMENT

- 27.1. To allow you to peacefully hold and enjoy the Property during the Tenancy without unlawful interruption from us or any person acting on our behalf, provided that you continue to comply with the terms of this Agreement.

28. SAFETY REGULATIONS

- 28.1. To comply with all applicable health and safety legislation relevant to the Property, including obligations relating to housing conditions and hazard prevention. You acknowledge that access to the Property may be required to carry out necessary checks, maintenance, and works in compliance with these regulations. The specific safety obligations we will undertake include:

- 28.1.1. Ensuring that any gas supply and any gas appliances provided at the Property comply with the Gas Safety (Installation and Use) Regulations 1998 as amended.
- 28.1.2. Ensuring that the electrical installation at the Property complies with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020, including arranging for it to be inspected and tested at intervals of no more than five years by a qualified person.
- 28.1.3. Ensuring that the Property complies with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015, as amended, including installing at least one smoke alarm on every storey of the Property and a carbon monoxide alarm in any room containing a fixed combustion appliance. We will ensure that all such alarms are in proper working order at the start of the Tenancy.
- 28.1.4. Ensuring that all furniture, furnishings, fixtures, fittings, and equipment supplied by us at the Property comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988, as amended.
- 28.1.5. Carrying out occasional inspections of the Property, provided that reasonable written notice is given to you in accordance with the terms of this Agreement and any applicable legal requirements.

29. REPAIRS AND MAINTENANCE

- 29.1. To take all reasonable steps to ensure that the Property complies with the Homes (Fitness for Human Habitation) Act 2018.
- 29.2. To keep in repair the structure and exterior of the Property (including drains, gutters, and external pipes), and to keep in repair and proper working order any installations provided by us for the supply of water, gas, and electricity, for sanitation (including basins, sinks, baths, and sanitary conveniences), and for space heating and heating water.
- 29.3. To keep in repair and proper working order any fixtures, fittings, or freestanding appliances provided by us at the Property, where we consider it reasonable to do so.
- 29.4. To carry out, within a reasonable timeframe, any repairs that are our responsibility under this Agreement or required by law, and make good any cosmetic works after the remedial works have taken place.
- 29.5. We will not be responsible for carrying out repairs in the following circumstances:
 - 29.5.1. If we have not been made aware of the problem;
 - 29.5.2. If the damage has been caused by you, your Permitted Occupiers, or your visitors failing to use the Property in a tenant-like and appropriate manner;
 - 29.5.3. If the Property has been destroyed;
 - 29.5.4. If the item requiring repair belongs to you, your Permitted Occupiers, or your visitors.

30. UTILITIES AND SERVICES

- 30.1. The Landlord shall pay for all Utilities and Services expressly stated as being included in the Rent, including, where applicable, gas, electricity and water. Council Tax is expressly excluded from the Utilities and Services included in the Rent. The Tenant is expected to use all included Utilities reasonably and responsibly and to avoid excessive or unnecessary consumption.
- 30.2. Where broadband is included as part of the Rent, we will pay the supplier directly and retain the right to choose the service provider. You acknowledge that broadband service levels may vary and that we accept no responsibility for any interruptions or disruptions to the service. You must not make any unauthorised use of the broadband service or incur additional charges.
- 30.3. To pay all assessments and outgoings in respect of the Property that are our responsibility.

31. INSURANCE AND UNINHABITABILITY

- 31.1. To insure the Property and any Contents belonging to us under a comprehensive insurance policy, and to make reasonable efforts to arrange for the repair of any damage caused by an Insured Risk as soon as reasonably practicable.
- 31.2. The insurance policy held by us will be in respect of the Property, the Contents, or both. For the avoidance of doubt, the policy does not cover your Contents.

32. LICENSING AND LEGAL COMPLIANCE

- 32.1. Where the Property falls within the definition of a HMO, we will comply with any licensing requirements under the Housing Act 2004 and any conditions attached to the licence. We will also comply with The Management of Houses in Multiple Occupation (England) Regulations 2006.

33. LEGAL OWNERSHIP AND AUTHORITY

- 33.1. To confirm that we are the sole or joint owner of the leasehold or freehold interest in the Property and that all consents necessary to enter into this Agreement - whether from any superior landlord, lender, mortgagee, insurer or other relevant party - have been obtained.

34. RENT INCREASES

- 34.1. We may only increase the rent using a Section 13 Notice. A Section 13 Notice is in a form prescribed by the government; that form is currently known as Form 4A. The form will contain guidance notes on the circumstances in which you can challenge a rent increase. We may negotiate an increase which is lower than the amount proposed on the Section 13 Notice.

ENDING OR TERMINATING THE TENANCY

35. LANDLORD'S RIGHT OF TERMINATION

- 35.1. If at any time any of the following apply:
- Any part of the Rent is unpaid for more than 14 days after it becomes due (whether formally demanded or not).
 - You have breached any term or obligation of this Agreement.
 - You become bankrupt or enter into a Voluntary Arrangement with creditors.
 - An Interim Receiver of the Property is appointed.
 - You leave the Property unoccupied for more than 4 weeks without prior written agreement from us.
 - The Tenancy is no longer an Assured Tenancy under the Housing Act 1988
 - Any of the grounds in Schedule 2 of the Housing Act 1988 apply

Then we may take lawful steps to recover possession of the Property, including serving notice under Section 8 of the Housing Act 1988 (as amended) and, where required, obtaining a court order. This may include forfeiting this Tenancy Agreement and ending the Tenancy.

- 35.2. Termination of the Tenancy under this clause will not release you from any outstanding obligations, nor from any obligations breached before termination. We retain the right to take action in respect of any such breaches.
- 35.3. We give you advance notice that we may seek possession of the Property on any applicable ground under Schedule 2 of the Housing Act 1988.
- 35.4. This clause does not affect your rights under the Protection from Eviction Act 1977.

36. SERVICE OF NOTICES

- 36.1. Notices (including notices in legal proceedings) to us may be sent by email or by post to the following address in England or Wales, as required by Sections 47 and 48 of the Landlord and Tenant Act 1987, unless we provide you with an alternative address in writing:
Nexa Propco Limited, of Alexander House, Mere Park, Marlow, Buckinghamshire, SL7 1FJ
Any change of address for service will be confirmed in writing within 14 days of the change.
- 36.2. You may serve notices by email to the following email address confirmed by us as our own:
hello@nexaliving.co.uk
We must notify you in writing within 14 days of any change to this email address, and any notices sent to the last email address provided will be deemed validly served.
- 36.3. Notices may be served on you by recorded or registered delivery, first class post, hand delivery, or email to the email address provided at the start of the Tenancy and confirmed by you as your own:
[Tenant Email Address(es)]
You must notify us in writing of any change to this email address, and any notices sent to the last email address provided will be deemed validly served.
- 36.4. Notices may also be served via the COHO platform.
- 36.5. A notice will be deemed to have been received if it is delivered by hand before 4:30pm on a working day, on that day. If it is delivered by hand after 4:30pm or on a non-working day, it will be deemed received on the next working day. If sent by first-class post or recorded delivery, it will be deemed received two working days after posting, unless there is proof of earlier delivery.
- 36.6. If a notice is sent by email or via the COHO platform before 4:30pm on a working day, it will be deemed received on that day. If it is sent after 4:30pm or on a non-working day, it will be deemed received on the next working day.

- 36.7. Both parties confirm that there are no restrictions on their agreement to accept service of notices by these methods, in accordance with Clause 4.2 of Practice Direction 6A of the Civil Procedure Rules.

37. NOTICE PERIOD

- 37.1. You may end the Tenancy by giving us written notice of at least 2 months. Rent will remain payable until the end of the notice period, even if you leave earlier, unless we agree otherwise in writing. Where the Tenancy is held jointly, notice served by any one Tenant will be binding on all Tenants and will end the Tenancy for all occupants.

38. JURISDICTION

- 38.1. This Agreement is governed by and will be construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

39. END OF THE TENANCY

- 39.1. At the end of the Tenancy, you agree:
- 39.1.1. To take final meter readings and notify the relevant utility providers where you are responsible for paying for utilities.
 - 39.1.2. To give up the Property with full vacant possession, ensuring it is free of all persons, belongings, and rubbish. You shall be liable for any reasonable costs incurred by us in securing vacant possession if any person allowed into occupation by you remains at the Property after the end of the Tenancy.
 - 39.1.3. To return the Property and its Contents in as good a condition as at the start of the Tenancy, allowing for fair wear and tear, and in a clean and tidy state.
 - 39.1.4. To allow us, together with any appointed surveyor, to enter the Property in order to carry out a final inspection.
 - 39.1.5. To return all sets of keys, fobs, and other security devices, and to pay the reasonable costs of replacing locks, keys, or devices where these are not returned.
 - 39.1.6. To provide us with a forwarding address for the purpose of communication and the return of the Deposit.
 - 39.1.7. To make independent arrangements for the redirection of post, as we will not be responsible for forwarding mail after the end of the Tenancy.

40. ABANDONED ITEMS

- 40.1. Any items belonging to you that are not removed from the Property within 14 days after the end of the Tenancy will be deemed to have been abandoned.
- 40.2. We may remove, store, sell, or otherwise dispose of abandoned items, but will first take reasonable steps to contact you. If we do not hear from you within a reasonable period after making contact (or attempting to do so), we may dispose of the items. Perishable, harmful, or unpleasant items, or items reasonably considered to be waste or refuse, may be disposed of immediately without storage. You may be responsible for meeting any reasonable costs of removal, storage, or disposal.

ADDITIONAL TERMS AND CONDITIONS

The following clauses (if any) have been added to this Agreement by us. They have been individually agreed or negotiated between both parties and may vary from the standard provisions. Where there is any conflict between these clauses and the standard terms of this Agreement, these clauses shall take precedence.

Student Possession Notice (Ground 4A)

In accordance with Ground 4A of Schedule 2 to the Housing Act 1988 (as inserted by the Renters' Rights Act 2025), the Landlord hereby gives the Tenant written notice, before the start of the Tenancy, that the Landlord may seek to recover possession of the Property on the basis that:

- (a) each Tenant meets the "student test" (as defined in Ground 4A) at the date this Tenancy is entered into;
- (b) the Landlord intends, on the next occasion the Property is let following the end of this Tenancy, to let it to a tenant who meets the student test at the date that new tenancy is entered into; and
- (c) the relevant date on which the Landlord seeks possession will fall within the period beginning 1 June and ending 30 September in the relevant year.

This notice is given in satisfaction of the pre-tenancy notice requirement under Ground 4A, and is given without prejudice to, and does not limit, the Landlord's right to rely on any other applicable ground for possession under Schedule 2 to the Housing Act 1988.

1. Utilities — Fair Use

Utilities (including gas, electricity, water and broadband, where included within the Rent) are provided on the basis of reasonable domestic use. Where the Landlord or Agent reasonably considers that usage at the Property is excessive when compared with typical use for a property of its size and number of occupants, the Landlord may notify the Tenant of the excess usage and may recharge the Tenant for the additional cost incurred, or require the Tenant to make their own arrangements for that utility for the remainder of the Tenancy.

2. No Unauthorised Contractors

The Tenant must not instruct, engage or permit any tradesperson, contractor or engineer to attend the Property to carry out repairs, maintenance or alterations without the prior written consent of the Landlord or Agent. Any repair or maintenance issue must be reported to the Landlord or Agent in the first instance, who will arrange for an appropriate contractor to attend. The Tenant will be liable for the cost of any unauthorised works and for making good any damage caused by them.

3. No Charging of E-Scooters, E-Bikes or Electric Vehicles

The Tenant must not charge any e-scooter, e-bike, electric vehicle or other lithium-battery-powered device at the Property, whether using an internal socket, a communal supply, or otherwise, owing to the fire risk this presents. A breach of this clause will be treated as a serious breach of this Agreement and may result in the Landlord taking action to recover possession of the Property.

4. Bins and Waste

The Tenant must store and present household waste and recycling only in the bins provided for that purpose, and in accordance with the collection days, sorting requirements and any other rules set by the local council. The Tenant is responsible for any fixed penalty notice, fine or other charge issued as a result of the incorrect storage or presentation of waste at the Property.

5. Motorcycles and Bicycles

The Tenant must not keep, store or bring any motorcycle, moped, bicycle or similar vehicle into the Property, except in any area specifically designated by the Landlord or Agent for that purpose.

6. Garden Upkeep

Where the Property has a garden, the Tenant must keep it clean, tidy and reasonably maintained throughout the Tenancy, including keeping any grass cut, keeping beds and borders reasonably free of excessive weeds, and keeping the area clear of rubbish, waste and personal items.

7. Communal Areas and Fire Exits

The Tenant must keep any communal areas, hallways, stairwells, corridors and fire exits at or serving the Property clear of personal belongings, rubbish and other obstructions at all times, and must not prop open, obstruct or otherwise interfere with any fire door or means of escape.

8. Keys and Lock-Outs

The Tenant is responsible for the security and safekeeping of all keys, fobs and other entry devices issued in connection with the Property.

If the Tenant is locked out, loses, damages or misplaces a key or fob, or otherwise requires assistance gaining access to the Property or their individual room for any reason not caused by the Landlord's default, the Tenant will be responsible for arranging and paying for any reasonable costs incurred in providing access and/or replacement.

Where the Landlord agrees to assist, this may include providing temporary access to a lockbox, arranging access to a spare or master key, attending the Property to provide access, arranging for a replacement key or fob, or instructing a locksmith or other contractor.

The Tenant may be required to reimburse the Landlord for the reasonable costs incurred in providing such assistance, including reasonable call-out, locksmith, replacement key or replacement fob costs. Any charge will reflect the reasonable costs incurred and will not be imposed as a penalty.

The Landlord is not obliged to attend the Property, provide access to a lockbox or spare key, or otherwise grant access outside their normal procedures or operating hours.

SIGNATURES

By signing this Agreement, you confirm that you have had a reasonable opportunity to read and understand its terms, and that you have asked for clarification on any points that were unclear. You agree to be bound by the terms of this Agreement.

You also confirm that the information you provided to us in connection with your Tenancy application is, to the best of your knowledge, true and complete.

Signed by [Landlord Representative]

On behalf of the Landlord

Dated:

Tenant:

Signed by [Tenant Name]

Dated:

Guarantor:

Signed by [Guarantor Name]

Dated: