

«LEGALENTITY»

ASSURED SHORTHOLD TENANCY AGREEMENT
(STUDENT AGREEMENT)

- 1.1 UNDER PART 1 OF THE HOUSING ACT 1988
1.2 as amended by THE HOUSING ACT 1996

THIS AGREEMENT is dated «CurrentDate» and is made between:-

- (1) The Landlord: «LegalEntity» (company number: «LegalEntityCompNo») whose registered address is 7th Floor Digital World Centre, 1 Lowry Plaza, Salford Quays, Manchester, United Kingdom, M50 3UB
and
(2) The Tenant: whose details are set out in the Schedule below.

Explanatory notes:-

The tenancy is of a room at the Landlord's property, specific details of which are set out in the Schedule (the " Room "), located at «BuildingAddress» (the " Building " £"K \YfY'Uddfcdf]UHy'h\Y'YI dfYgg]cb Íh\Y' 6i]X]b[Í]bWl XYg'h\Y' Landlord's fixtures, fittings, furniture, effects, contents, all drains, pipes, wires, cables, and other equipment in the Building (the " Fixtures and Fittings ").

The Landlord also grants to the Tenant during the continuation of the tenancy the right to use (not being a fully self-contained flat), the kitchen, hallway and other communal facilities in the flat which the Room forms part of (" Flat Common Areas "), as well as the other communal areas, facilities, and grounds in or at the Building (unless otherwise specified below).

The expression " Term " includes the initial Fixed Term granted by this Agreement and any agreed extension of it.

The tenancy begins on the date in the Schedule below and is granted for the Term and the Room is let on the terms and conditions set out in this Agreement.

H\Y'@bX'cfX]U[Ybh]g'h\Y'dYfgcb'cf'Vt'a dUmbch]ZYX'VmiH\Y'@bX'cfX'hc'h\Y'HYbUbhZfca'h]a'Y'hc'h]a'Y' Ug'VY]b['h\Y'@bX'cfX]U[YbhZ'f'h\Y'di fdcgY'g'cZ'h]g'5[fYYa Ybhff Landlord's Agent ").

THIS TENANCY AGREEMENT IS A LEGAL DOCUMENT AND INCLUDES EXACT CLAUSES. UNDER NO CIRCUMSTANCES SHOULD ANY AMENDMENTS, ALTERATIONS OR DELETION OF CLAUSES BE MADE

THE SCHEDULE

The Tenant:	«TenantTitle» «TenantFirstName» «TenantSurname»
Building:	«BuildingAddress»
Room:	«RoomSpace»
Type of room:	«RoomType»
Rights:	The right to use the laundry and any other communal areas, facilities, and grounds in or at the Building (unless otherwise specified below) together with all others having the same right.

THE TERMS AND CONDITIONS:

1. RENT

It is agreed as follows:

the Tenant for the unused period of the bus pass. The Tenant will not receive a refund if the bus pass is cancelled after the end of the first academic term during the Term.

3. TENANT'S MAINTENANCE, REPAIR, DECORATION AND ALTERATIONS

The Tenant agrees with the Landlord:-

- 3.1. To keep the interior of the Room

areas, communal areas (including the stairs, landings, lifts) and other areas belonging to the Landlord).

- 4.7. Not to fix any aerial satellite dish, notice, advertisement, or sign on the exterior of the Building nor in the interior of the Building so as to be seen from outside.
- 4.8. To deposit all domestic waste in the place allocated for it and not to allow it to accumulate in the Room, nor in or on any part of the Flat Common Areas or grounds at the Building.
- 4.9. Not to do or allow its visitors to do any act of anti-social behaviour or thing which is or may become a nuisance, damage or annoyance or inconvenience to the Landlord or the owners or occupiers of any adjoining or neighbouring property or the neighbourhood nor to use the Room for any illegal or immoral act or purpose.
- 4.10. Not to do or permit any act or thing by reason or in consequence whereof any increase or additional premium may become payable for the insurance of the Building or whereby any policy may become void or voidable.
- 4.11. Not to grant a sub-tenancy for all or part of the Room.
- 4.12. Not to allow visitors to stay at the Room for more than two consecutive nights or to either take in lodgers or receive paying guests but to use the Room for the sole occupation of the Tenant only.
- 4.13. Not to keep, use or park any motor vehicle of any description at the Building (for the avoidance of doubt this includes within any part of the grounds of the Building).
- 4.14. Not to carry out any motor vehicle repair at the Building (for the avoidance of doubt this includes within any part of the grounds of the Building).
- 4.15. In so far as it applies to the Tenant's occupation of the Property to observe and comply with the terms of the Bournemouth University Travel Plan.
- 4.16. Not to change the locks of the Room or Flat Common Areas.
- 4.17. To operate the provided media service and electrical appliances in accordance with the a Ubi ZUM fYfij]bgrfi V]c b g'UbX' bch'U'hYf'cf']b'hYfZ'fY'k]h' h'Ya]b' Ubrmk Um'
- 4.18. To ensure that any electrical appliances used within the Room or Flat Common Areas which do not belong to the Landlord comply with all relevant standards and regulations.
- 4.19. Not to keep, store or use in the Room or Flat Common Areas

and the Tenant also agree that if the owner seeks compensation from the Landlord the Tenant will pay to the Landlord any reasonable costs the Landlord properly incurs as a result and also any amount that the Landlord pays to the owner in compensation.

5.6.

(b) provided written evidence that is acceptable to the Landlord (acting reasonably) that the Tenant is to undertake a work placement outside the BH postcode area,

provided no less than 4 weeks' written notice to the Landlord

then the Tenant may terminate this Agreement and the Landlord shall reimburse the Tenant for any period for which Rent has been paid beyond the expiry of the 4-week written notice period and shall, subject to the terms of the Deposit Service, return the Deposit to the Tenant.

11. DISPUTE RESOLUTION

If any dispute arises between the Landlord and the Tenant at any time during or on the termination of the Term touching or concerning the terms and conditions of this Agreement and which cannot be resolved by negotiation between the parties (and without prejudice to the right of the Landlord to apply to the court for possession of the Room as against the Tenant) then the same shall be referred by either party to a single arbitrator to be appointed (in default of agreement) by the President for the time being of the Local Law Society, such arbitration to be in accordance with and subject to the provisions of the Arbitration Act 1996 or any statutory modification or re-enactment thereof which may from time to time be in force. The decision of the arbitrator shall be final and binding on the parties or where such dispute is the subject of the ANUK code, such dispute shall be referred in accordance with the code.

12. GOVERNING LAW

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

NOTICE is hereby given to the Tenant that possession of the Room may be sought under Ground 1 or 2 of Schedule 2 of the Housing Act 1988 and the interests of the owner of the Room are hereby noted.

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

