

Letter Ref: post-205

Miss Joanna Sarah Riley
1
The Street
Somewhere
Far away
TS1 2HJ

Dear Miss Joanna Sarah Riley,

Re: Acceptance of application for a tenancy in respect of 8E Teesside House, 108a Borough Road, Middlesbrough, Cleveland, TS1 2HJ It is with pleasure that I am able to confirm that I have received satisfactory references in respect of your application and can therefore accept your offer to take a tenancy commencing from 12/09/2011. The main aspects of the Agreement are:-

Start Date:	12/09/2011 for a term of 11 months and 15 days		
Rent:	From	To	Total Rent
	Start of Tenancy (12/09/2011)	09/10/2011	Single payment of £344.00
	10/10/2011	09/01/2012	Single payment of £1318.67
	10/01/2012	09/04/2012	Single payment of £1318.67
	10/04/2012	End of Tenancy	Single payment of £1318.66
Deposit / Bond:	A deposit of £200.00 is held by the agent on behalf of the Landlord		
Tenant Bills:	The tenant is responsible for the below utility bills, meter readings will be carried out and services transferred into tenants name on move in date:		
	Television Licence		
	Council Tax / Rates		
	Telephone		
Internet included:	Yes / No		

I have also enclosed the tenancy agreement, I would be grateful if you could have a read through and sign where necessary, and bring with you for me to sign at the agreed time.

Please do not hesitate to contact me in the mean time if you have any questions.

Yours sincerely,

Jo Riley
Campus Lifestyle - Administrator
t: 01642 260663
e: jor@campuslifestyle.com

Tenancy Check List (Office Copy)

Information Summary

Service Type: fullymanaged-teessidehouse

Deposit Date:

Property: 8E Teesside House, 108a Borough Road, Middlesbrough, Cleveland, TS1 2HJ

Number of beds: 1

Start Date: 12/09/2011

Fixed Date: 26/08/2012

End Date:

Term: 11 months and 15 days

Rent:	From	To	Total Rent
	Start of Tenancy (12/09/2011)	09/10/2011	Single payment of £344.00
	10/10/2011	09/01/2012	Single payment of £1318.67
	10/01/2012	09/04/2012	Single payment of £1318.67
	10/04/2012	End of Tenancy	Single payment of £1318.66

Deposit: £200.00

Checklist

Staff Name

- Bond cheques made payable to Campus Lifestyle
- Bank details, address and signature on Standing Order Mandate or other payment method.
- Sign two copies of tenancy agreement

	Ref/ID	Standing Order Mandate	Bond Paid	Admin Fee	Insurance
Miss Joanna Sarah Riley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are guarantors required

Tenancy Signing Appointment booked

Special Conditions agreed by Landlord

ASSURED SHORTHOLD TENANCY AGREEMENT

ROOMS AT TEESSIDE HOUSE

**TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT.
BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU
WANT INCLUDED AND NOTHING THAT IS UNACCEPTABLE TO YOU. IF YOU DO NOT UNDERSTAND THIS
AGREEMENT OR ANYTHING IN IT, BEFORE YOU SIGN IT YOU SHOULD CONSIDER TAKING ADVICE FROM A
SOLICITOR, CITIZENS ADVICE, OR A HOUSING ADVICE CENTRE.**

TENANCY PARTICULARS

Date: 14/12/2011

Landlord: Campus Lifestyle (Teesside House) Ltd
Of: 108a Borough Road Middlesbrough TS1 2HJ

Term: 11 months and 15 days starting on 12/09/2011 and ending on 26/08/2012

Building: Teesside House 108a Borough Road Middlesbrough TS1 2HJ

Room: Room ("the Room") forming part of Flat ("the Flat"), 108a Borough Road, Middlesbrough TS1 2HJ together with the furniture furnishings and fixtures and any other items at the Premises as specified in the inventory attached to this Agreement ("the Inventory")

Rent: £..... per week including internet Admin Fee £35.00

Payment Plan 1	Rate £86.00 per week £	Rate £88.00 per week £	Rate £90.00 per week £
Payment 1	344.00	352.00	360.00
Payment 2	1318.67	1349.34	1380.00
Payment 3	1318.67	1349.33	1380.00
Payment 4	1318.66	1349.33	1380.00
TOTAL	4300.00	4400.00	4500.00

Payment Plan 2	Rate £86.00 per week £	Rate £88.00 per week £	Rate £90.00 per week £
Payment 1	344.00	352.00	360.00
Payment 2	494.50	506.00	517.50
Payment 3	494.50	506.00	517.50
Payment 4	494.50	506.00	517.50
Payment 5	494.50	506.00	517.50
Payment 6	494.50	506.00	517.50
Payment 7	494.50	506.00	517.50
Payment 8	494.50	506.00	517.50
Payment 9	494.50	506.00	517.50
TOTAL	4300.00	4400.00	4500.00

Administration Fee: £35.00 (an additional £99.00 admin fee will be due if the rent is to be paid monthly).

Deposit: £200.00

Landlord's Deposit Protection Reference No: 1177545

1 INTERPRETATION

- 1.1 The expression "the Landlord" shall apply to the person who is for the time being entitled to the reversionary interest in the Premises on determination of the Term.
- 1.2 The expression "the Tenant" includes the persons deriving title under the Tenant.
- 1.3 Where "the Landlord" or "the Tenant" for the time being comprises two or more persons, the obligations made by or with them in this agreement shall be made by or with such persons jointly and severally (this means that if there is more than one Tenant, each Tenant will be liable for all sums due under the agreement and not just liable for a proportionate part).
- 1.4 The expression "the Common Parts" means the kitchen and living area located within the Flat designed for the common use of all tenants of the Flat
- 1.5 Words importing only the masculine gender include the feminine gender, and words importing the singular number include the plural number and visa versa.
- 1.6 References to any statutory provision include any statutory re-enactment or modification of it for the time being in force.
- 1.7 Any obligation by the Tenant not to do any act or thing shall include an obligation not to permit or allow the doing of such act or thing.
- 1.8 References to the Room include references to any part or parts of the Premises and to the fixtures furniture, furnishings, and contents as set out in the Inventory.

2 AGREEMENT

- 2.1 The Landlord agrees to let and the Tenant agrees to take the Room for the Term at the Rent. This Agreement creates an assured shorthold tenancy within Chapter II Part I of the Housing Act 1988 as amended 1996 and the provisions for the recovery of possession by the Landlord in Section 21 of the Housing Act 1988 as amended shall apply accordingly.
- 2.2 The Rent shall be payable in accordance with the Payment Plan specified in the Tenancy Particulars.
- 2.3 The Tenant shall pay on the signing of this Agreement the Deposit specified in the Tenancy Particulars which shall be held subject to the provisions of clause 5.1 of this Agreement.

3 TENANT'S OBLIGATIONS

The Tenant agrees with the Landlord as follows:

3.1 Rent

To pay the Rent during the Term in accordance with the Payment Terms set out in the Tenancy Particulars without any deduction (except where it is lawful to do so) to the Landlord by standing order or by direct debit or at the Landlord's absolute discretion by cash or cheque.

3.2 Administration Charges

The Tenant will pay the following administration fees:-

- 3.2.1 The Administration Fee on the signing of this Agreement;
- 3.2.2 £25.00 in respect of each letter sent by the Landlord to the Tenant and/or the Guarantor relating to the late payment of Rent or breach of any of the Tenant's obligations contained in this Agreement;
- 3.2.3 To provide a guarantor who is resident in the UK
- 3.2.4 In the event that the Tenant does not take up occupation of the Property at the commencement of the term of the Tenancy the Landlord may in its absolute discretion release the Tenant from his obligations under the terms of this agreement providing notice is given 4 weeks prior to the commencement of the term of the Tenancy and subject to the Tenant paying to the Landlord an administration fee of £500.00.
- 3.2.5 £35.00 in the event that the Landlord is called out to the Room or the Flat outside normal working hours (9.00 am to 5.00 pm Monday to Friday) in the event that such call out is found not to be an emergency.

- 3.2.6 £50.00 in the event that the Tenant requests to move rooms within the Building at any time during the term of this Agreement and the Landlord is able and willing to accommodate such request

3.3 Outgoings

- 3.3.1 The Rent is exclusive of council tax which shall be the responsibility of the Tenant. If the Tenant is exempt from council tax it is the responsibility of the Tenant to obtain a council tax exemption certificate and to provide it to the Landlord. (Exemption Certificates for those who are entitled may be obtained from the university). If the Landlord is charged council tax as a result of the Tenants failure to provide a council tax exemption certificate the Landlord will be entitled to recover from the tenant by way of additional rent an amount equivalent to any council tax that it has been required to pay.
- 3.3.2 The Rent is exclusive of any television licence fee that may be required for the Room or the Flat and of any charges for cable or satellite television services for the Room or the Flat which shall be the responsibility of the Tenant.

3.4 Repair

Sections 11-14 of the Landlord and Tenant Act 1985 (as amended) apply to the Agreement. These require the Landlord to keep in repair the structure and exterior of the Building and keep in repair and proper working order the installations in the Building for the supply of water, electricity, sanitation and for space and water heating. It is the Tenant's obligation to:

- 3.4.1 Advise the Landlord promptly of any defects and disrepair in or at the Room or the Flat for which the Landlord is liable;
- 3.4.2 Keep the interior of the Room and the paint, wallpaper and decorations, window fittings, glass, doors, and door furniture in good, clean, and tenable repair and condition;
- 3.4.3 Keep cleansed and free from obstruction all gutters, down pipes, drains, sanitary apparatus, water and waste pipes which serve the Room or the Flat;
- 3.4.4 Make good promptly all damage and breakages to the Room and/or the Flat and to the items listed in the Inventory that may occur during the Term that are the responsibility of the Tenant (with the exception of fair wear and tear and accidental damage by fire), and to inform the Landlord of any such work undertaken;
- 3.4.5 Replace promptly all broken glass within the Room and/or the Flat and/or the Building with the same quality glass where the Tenant, his family or visitors have caused the breakage;
- 3.4.6 Clean the inside of the windows of the Room at least once in every two calendar months of the Term and at the end of the Term;
- 3.4.7 Keep the Room well and sufficiently aired and warmed at all times during the Term and to take all such precautions as may be reasonably necessary to prevent water pipes, sinks, WCs, and cisterns within the Room becoming damaged by frost; and in the event of any damage being so caused by the Tenant's failure, to take such precautions to make good such damage at the Tenant's own expense;
- 3.4.8 Use reasonable endeavours to keep the Room and the Flat free from pests and vermin, and to advise the Landlord promptly of any infestation of insects, vermin or of any disrepair which if continued might cause further damage to the Room and/or the Flat or a danger to any person;
- 3.4.9 Preserve the furniture, furnishings, fixtures and other items listed in the Inventory from being destroyed or damaged and not to remove them from the Room;
- 3.4.10 Reimburse the Landlord, at the end of the Term, the reasonable costs of the professional washing and cleaning of any carpets, curtains, upholstery within the Room or the Flat and similar articles which become soiled during the Term where it is reasonable for the Landlord to incur such costs;
- 3.4.11 Maintain all electric lights within the Room in good working order and in particular to replace all bulbs and fluorescent tubes when necessary.

3.5 Decoration and Alterations

- 3.5.1 Not to make any alterations or additions to the Room or the Flat either internally or externally whether structural or otherwise.
- 3.5.2 Not to make any alterations or additions to or tamper or interfere with the electric or plumbing systems, installations, or meters in or serving the Room or the Flat.

- 3.5.3 Not to carry out any re-decoration of the Room or the Flat or any part thereof.
- 3.5.4 Not to do anything or omit to do anything upon the Room or the Flat which shall cause damage to or deterioration of its internal or external surfaces or to the coverings or decorations of those surfaces.
- 3.5.5 Not to affix to the interior or to the exterior of the windows of the Room or the Flat any sign advertisement handbill or poster.
- 3.5.6 Not to erect any television aerial, satellite dish or radio mast.

3.6 Security and Keys

- 3.6.1 The Landlord's insurance does not cover the Tenant's possessions. The Tenant is responsible for arranging insurance cover for public liability and for personal belongings and effects brought onto the Premises.
- 3.6.2 Not to install or change or alter any locks or security codes at the Room and/or the Flat and/or the Building.
- 3.6.3 Not to leave the Room unoccupied for any period whatsoever without locking and securing all windows and doors that permit access to the Room and not to loan or give keys to any persons who are not mentioned in this Agreement.
- 3.6.4 Not to leave the Room unoccupied or vacant for any period greater than 30 days at any one time without first giving written notice to the Landlord of the intention to do so.
N.B. Failure to comply with this obligation may lead to the Landlord treating the Premises as abandoned and the tenancy at an end (see clause 5.6 below)
- 3.6.5 To pay all call out charges relating to the security alarm or fire alarm systems at the Building resulting from such alarms being activated without justification by the Tenant or his visitors whether or not intentionally.

3.7 Use of the Room and the Flat

- 3.7.1 To use the Room only for the purpose of a private residence in the occupation of the Tenant.
- 3.7.2 Not to underlet, share, or part with possession or occupation of the Room or any part of it, nor take in any lodger or paying guest.
- 3.7.3 Not to assign this Agreement.
- 3.7.4 Not to use the Room or the Flat or allow the Room or the Flat to be used for any profession, business, or trade whatsoever, nor to use the Room or the Flat, or allow the Room or the Flat to be used, for any illegal, immoral, or improper purpose.
- 3.7.5 Not to keep or permit to be kept in the Room or the Flat, any animal, fish, reptile, or bird.
- 3.7.6 Not to do, or permit to be done, in or on the Room or the Flat, any act or thing which may be or become a nuisance or annoyance (this includes any nuisance or annoyance caused by noise) or cause damage or inconvenience to the Landlord or the Tenants or occupiers of any other parts of the Building
- 3.7.7 The Tenant shall not do, or permit to be done in or about the Room and/or the Flat and/or the Building, any act or thing which may render void or invalidate the insurance of the Building or otherwise increase the ordinary premium for the insurance.
- 3.7.8 Not to use or keep in the Room or the Flat any type of stove, heater, or lamp burning paraffin (or any type of fuel oil), nor to use, or permit to be used, any electrical apparatus or other equipment of a type or in a condition which might endanger the Room and/or the Flat and/or the Building.
- 3.7.9 Not to obstruct any access to the Room.
- 3.7.10 Not to engage any contractor or otherwise incur expenditure on behalf of the Landlord.
- 3.7.11 To inform the Landlord promptly of any notice affecting the Room or the Flat which may be served on the Tenant or left at the Room or the Flat or otherwise comes to the attention of the Tenant.

3.8 Entry and Inspections

- 3.8.1 Upon being giving not less than 24 hours prior notice (except in the case of emergency when no notice shall be required), to permit the Landlord or the Landlord's contractors to enter upon the Room or the Flat at all reasonable times:

- (a) To examine the state and condition of the Room and the Flat;
- (b) For the purposes of repairing the Room or the Flat or carrying out any structural or other necessary repairs to either the Room and/or the Flat and/or the Building that can only be carried out by having access to the Room or the Flat;
- (c) To view the Room and/or the Flat at reasonable hours in the day time with prospective tenants or purchasers of the Building.

3.8.2 To permit the Landlord access to the Flat to collect rubbish that has been placed in suitable bin liners

3.9 Notice to Repair

Upon the Landlord giving the Tenant notice in writing specifying any repairs, re-decoration, or other work required to be undertaken by the Tenant, and upon the Tenant failing to carry out the required works within 21 days of service of such notice, to permit the Landlord to enter the Room and/or the Flat and to carry out such repairs. The reasonable costs incurred by the Landlord in making such repairs shall be a debt due from the Tenant to the Landlord payable on demand.

3.10 Costs

To pay to the Landlord all reasonable costs and expenses (including VAT where the Landlord is not able to recover VAT) reasonably incurred by the Landlord (including but not limited to the costs and fees of the Landlord's solicitors and other professional advisers) in respect of any action taken by the Landlord in connection with a breach by the Tenant of any obligation on the part of the Tenant contained in this agreement; and

3.11 The End of the Term and the Removal of the Tenant's Belongings

3.11.1 At the expiration or sooner determination of the Term:

- (a) to deliver up to the Landlord the Room, and the items set out in the Inventory, free from rubbish and in such order, condition, and state as shall be consistent with the due performance of the obligations of the Tenant contained in this Agreement;
- (b) not to remove any of the items listed in the Inventory from the Room and to leave them in the Room; and
- (c) to deliver to the Landlord all keys and security devices or codes for the Room and/or the Flat and/or the Building on expiry of the Term.

3.11.2 If any of the Tenant's goods shall not have been removed from the Room or the Flat at the expiration or sooner determination of the Term, the Landlord will remove and store such items for 14 days or such other period as is reasonable in the circumstances. The Landlord will notify the Tenant at the last known address. If the items are not collected within the said storage period, the Landlord may dispose of them in such manner as is reasonable in the circumstances and the Tenant will be liable for all reasonable removal and/or storage and/or disposal charges incurred by the Landlord. The reasonable costs incurred by the Landlord in removing, storing and disposing of the items may be deducted from any sale proceeds or the Deposit and, if there are any costs remaining after such deduction, they will be recoverable from the Tenant as a debt.

4 LANDLORD'S AGREEMENTS

The Landlord agrees with the Tenant as follows:

4.1 Insurance

To keep the Premises and the Building insured against loss or damage by fire, tempest, flood, or explosion, and such other risks as the Landlord shall consider appropriate, provided that there should be no liability on the Landlord:

4.1.1 To insure any goods or effects whatsoever of the Tenant; or

4.1.2 To insure the Premises or the Building or any goods or items whatsoever against accidental damage by the Tenant or damage due to negligence or fault of the Tenant.

4.2 Quiet Enjoyment

To permit the Tenant paying the rent under this agreement and performing and observing the various obligations on the part of the Tenant set out above, to hold the Room peaceably without any interruption by the Landlord or any person lawfully claiming under or in trust for the Landlord.

5 MUTUAL AGREEMENTS

5.1 Deposit

5.1.1 The Tenant has paid on the signing of this Agreement the Deposit (the receipt of which is hereby acknowledged by the Landlord) as security against the non-payment of Rent or the breach of any other obligation on the part of the Tenant which results in loss to the Landlord.

5.1.2 The Landlord is a member of the Deposit Protection Service ("DPS") with user identification number set out in the Tenancy Particulars. The Landlord will transfer the Deposit to the DPS which will be refunded to the Tenant within a reasonable timescale at the end of the tenancy subject to there being no claim by the Landlord for non-payment of rent or other monies owing under this Agreement or for any damage to the Property, fixtures and fittings or contents. Any dispute relating to the return of the Deposit will if necessary be referred to the DPS for adjudication. The terms and conditions of DPS can be found at www.depositprotection.com.

5.1.3 The Tenant is not permitted to offset the Deposit held by the DPS against outstanding Rent.

5.2 Interest

In the event that any instalment of rent or any other money payable by the Tenant under this agreement is not paid within 14 days of the day on which it became due, then the same shall carry simple interest at the rate of 4 per cent per annum above the base rate of Lloyds TSB Bank plc for the time being in force, calculated on a daily basis from the date upon which the same became payable until the date of payment.

5.3 Recovery of Possession

5.3.1 The Landlord may bring a court action to recover possession of the Room, even if any previous right to do so has been waived, if and whenever during the Term:

- (a) the Rent is outstanding for 14 days after becoming due whether formally demanded or not; or
- (b) there is a breach by the Tenant of any obligation or other term of this agreement; or
- (c) the grounds for possession in the Housing Act 1988 Schedule 2, Part I grounds 2 or 8 apply, or any of the grounds in Part II of that Schedule other than grounds 9 or 16 apply; or
- (d) the Tenant becomes bankrupt, has an administration order made in respect of his assets, has a receiver appointed, makes an arrangement for the benefit of his creditors, or has any distress or execution levied on his goods.

5.4 Suspension of Rent

If the Room and/or the Flat and/or the Building or any part of it shall at any time during the Term be destroyed or damaged by any risk that the Landlord is obliged to insure against under the terms of this agreement, the Rent (or a fair proportion of it by reference to the nature and extent of the damage) shall cease to be payable for so long as the Room and/or the Flat or any part of them remain unfit for use, provided that this shall not apply if the relevant policy of insurance is rendered void or voidable, or payment of the whole or part of the insurance monies is refused, in consequence of some act or default on the part of or suffered by the Tenant.

5.5 Notices

5.5.1 Any notice or other document to be served on either of the parties under the terms of or in connection with this agreement shall be sufficiently served if it is left or delivered at, or sent by special delivery or by recorded delivery addressed to:

- (a) the address of the party to be served as specified in the Tenancy Particulars; or
- (b) such other address as may from time to time be notified in writing to the other party; or
- (c) in the case of any notice which is to be served on the Tenant the Premises.

5.5.2 Any notice or document of the kind referred to in this clause if sent by special delivery or by recorded delivery, addressed as required above, shall be deemed to have been sufficiently served 48 hours after the time of posting (unless returned by the Post Office undelivered).

5.6 Abandonment

If it comes to the attention of the Landlord that the Room has not been occupied by the Tenant for more than 30 days and the Tenant has not given the Landlord notice in accordance with clause 3.6.4 above, and if, following further investigation by the Landlord, the Landlord forms the belief, and has reasonable cause to believe, that the Tenant has ceased to reside at the Room, the Landlord may treat the Room as being abandoned by the Tenant and re-enter the Room and thereby bring this agreement to an end. Such entry by the Landlord will not affect any right or rights the Landlord may have against the Tenant in respect of any subsisting breach by the Tenant of the Tenant's agreements and obligations under this agreement as at the date of the re-entry

5.7 General Provisions

5.7.1 If any term of this agreement is, in whole or in part, held to be illegal or unenforceable to any extent

under any enactment or rule of law, that term or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.

5.7.2 This agreement shall not operate to confer any rights on any third party and no person other than the parties to it may enforce any provision of this agreement by virtue of the Contracts (Rights of Third Parties) Act 1999.

6 GUARANTOR

The Guarantor shall enter into and be bound by the terms of the guarantee in the form annexed to this Agreement.

TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT. BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU WISH TO BE INCLUDED AND NOTHING THAT IS UNACCEPTABLE TO YOU. IF YOU DO NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, BEFORE YOU SIGN IT YOU SHOULD CONSIDER TAKING ADVICE FROM A SOLICITOR, CITIZENS ADVICE OR A HOUSING ADVICE CENTRE.

Signed (Tenant):

Print Name: Miss Joanna Sarah Riley

Date:

In the presence of:

Name:

Address:

.....

.....

.....

Post Code:

Signed:

Occupation:

Signed by (or on behalf of) the Landlord:

Campus Lifestyle (Teesside House) Ltd

Date:

In the presence of:

Name:

Address:

.....

.....

.....

Post Code:

Signed:

Occupation:

GUARANTEE

To: Campus Lifestyle (Teesside House) Ltd
Of: 108a Borough Road Middlesbrough TS1 2HJ (**"the Landlord"**)

.....
.....
..... (**"the Guarantor"**)

Re: (**"the Tenant"**)

Room, Flat, Teesside House (**"the Room"**)

From	To	Total Rent
Start of Tenancy (12/09/2011)	09/10/2011	Single payment of £344.00
10/10/2011	09/01/2012	Single payment of £1318.67
10/01/2012	09/04/2012	Single payment of £1318.67
10/04/2012	End of Tenancy	Single payment of £1318.66

Term: 11 months and 15 days starting on 12/09/2011 and ending on 26/08/2012

The Guarantor requests you to enter into the attached tenancy agreement ("the Agreement") which is expressed to be between yourselves and the Tenant relating to the letting of the Room at the Rent payable in accordance with the terms of the Agreement and in consideration of you so doing I hereby undertake and agree with you as follows:

- (1) That the Tenant shall pay the Rent on the days and in the manner set out in the Agreement and shall perform and observe all the obligations on the part of the Tenant contained in the Agreement; and
- (2) That in the case of default in the payment of the Rent or in the performance or observance of such obligations I shall pay and make good to the Landlord on demand all losses damages costs (including legal costs) and expenses thereby arising or incurred on an indemnity basis PROVIDED THAT any neglect or forbearance by the Landlord in endeavouring to obtain payment of the Rent when the same becomes payable or to enforce performance or observance of the several obligations on the Tenant's part therein contained, or any time to pay which may be given to the Tenant by the Landlord, shall not release or exonerate or in any way affect the liability of the Guarantor under this indemnity; and
- (3) That the provisions of this indemnity shall apply to any increased rental and/or to any continuation extension renewal or re-grant of the tenancy created by the Agreement whether by operation of law or agreement between the Landlord and the Tenant or otherwise as if this indemnity were incorporated in full in such continued extended renewed or re-granted tenancy (as the case may be) and for the avoidance of doubt the Guarantor hereby agrees with the Landlord that the Tenant shall pay the rent reserved by such continued extended renewed or re-granted tenancy (as the case may be) and shall perform and observe all the obligations on the part of the Tenant therein contained

Dated: 14/12/2011

N.B. THIS IS A LEGAL DOCUMENT. READ IT CAREFULLY BEFORE SIGNING AND DO NOT SIGN IT UNLESS YOU ARE WILLING TO BE BOUND BY ITS TERMS

Signature of Guarantor:

Signature of Witness:

Date:

Print Name:

Witness Address:

Witness Occupation:

BANK STANDING ORDER MANDATE - Joanna Sarah Riley

This is an instruction from the tenant to their bank to pay money to the Beneficiary detailed below. This form should be completed and signed by the tenant and returned to the agent. The agent or the landlord will post this to the tenant's bank.

To: (Please insert full bank address including POSTCODE)

BANK PLEASE READ
PLEASE AMEND ANY EXISTING INSTRUCTION FROM THE NEXT PAYMENT WITH THIS REFERENCE AND DATE RANGE TO THIS BENEFICIARY (PLEASE ENSURE THAT THERE IS ONLY ONE ACTIVE STANDING ORDER)

ACCOUNT TO BE DEBITED

SORT CODE:

ACCOUNT NUMBER:

ACCOUNT NAME: (Usually your name)

ROLL NO: (Building Societies ONLY)

BENEFICIARY DETAILS

BANK: Lloyds TSB

BRANCH DETAILS: St James House , TS1 2PD

SORT CODE: 309556

ACCOUNT NUMBER: 02077290

ACCOUNT NAME:

Campus lifestyle (Teesside House) Ltd

REFERENCE:

Joanna Sarah Riley 8E Teesside House

Bank - please reference each STO with the house reference

PAYMENT DETAILS

- Single payment of £344.00 due 12/09/2011
 - Single payment of £1,318.67 due 10/10/2011
 - Single payment of £1,318.67 due 10/01/2012
 - Single payment of £1318.66. First payment due 10/04/2012, until further notice
-

CUSTOMER
SIGNATURE:

X

Date:

CUSTOMER CONTACT TELEPHONE NUMBER(S): ,

CUSTOMER ADDRESS:

1
The Street
Somewhere
Far away
United Kingdom
TS1 2HJ