This Agreement is subject to any manuscript amendments following negotiation between the Landlord and Tenant in relation to this Property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

The Tenant understands that the Landlord will be entitled to recover possession when the Tenancy Period ends.
Student Details

Name:

Home Address (UK):

Home Address (International):

Country:

Postcode:

E-mail:

Tel:

University Establishment:

Course Enrolled:

Registration/Matriculation Number:

Age:

D.O.B:
# Fortis Lettings and Management Letting Property Partnership

<table>
<thead>
<tr>
<th>Fortis Lettings &amp; Management LTD</th>
<th>Old Bank House, Market Place Manchester WA14 4PA</th>
</tr>
</thead>
<tbody>
<tr>
<td>I / Me (Tenant)</td>
<td></td>
</tr>
<tr>
<td>Guarantor</td>
<td></td>
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<tr>
<td>Building</td>
<td></td>
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<tr>
<td>Room Type</td>
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<tr>
<td>Tenancy Period</td>
<td>Beginning on</td>
</tr>
<tr>
<td>Contract</td>
<td>Rent 1 Annual Payment</td>
</tr>
<tr>
<td>Rent</td>
<td></td>
</tr>
<tr>
<td>Reservation Fee</td>
<td>£75.00</td>
</tr>
</tbody>
</table>

1. I am enrolled as a student in higher education.
2. Fortis Lettings and Management agrees to grant and the tenant agrees to take the tenancy of a Superior with the use of the Shared Area at
   to be allocated at the start of the Tenancy.

1. on an Assured Shorthold Tenancy,
2. at the stated Rent,
3. for the stated Tenancy Period; and
4. subject to the Tenancy Conditions set out on the following pages.

3. I have paid a reservation fee of £75.00
At the beginning of the Tenancy Period £200.00 will become the Tenancy Deposit and £75.00 will be retained by Fortis Lettings and Management as a reservation and administration fee.

5. I accept my reservation fee is non-refundable in the event that I do not take up occupancy within the property, and I accept I am still liable for the rental payments outlined in this tenancy agreement in the aforementioned scenario.

4. If I have opted for a Car Park Space, I will comply with the obligations in Schedule 5. Any payment for the Car Park Space is treated as extra rent.

5. The Room and the Shared Area are furnished in accordance with the inventory at Schedule 2.

6. Deductions from the Tenancy Deposit may only be made under clause A9 and Schedule 4.

7. I am responsible for:-

   1. ensuring my guests and visitors comply with all the obligations and restrictions in this Tenancy Agreement that apply to me; and
   2. any damage caused by my guests or visitors.

8. I agree to keep to the House Rules set out in Schedule 3 and any additions or revisions issued by Fortis Lettings and Management from time to time, for the proper management of the Building.

9. In taking any action or decision, Fortis Lettings and Management will always act reasonably.

10. Any terms beginning with a capital letter are either defined above or in Schedule 1.

11. Fortis Lettings and Management certifies that the information relating to the Tenancy Deposit in this Agreement is accurate to the best of its knowledge and belief.

Tenancy Conditions

A. My obligations to Fortis Lettings and Management

Financial Matters

A1 I agree to pay the Rent in full for the whole Tenancy Period, in the instalments and on the dates stated on page 1, whether or not I receive a formal request from Fortis Lettings and Management.

A2 I agree to pay the following extra sums, as rent:-

2. where I have failed to clean the Room or the Shared Area or have caused damage, the reasonable costs of cleaning, redecoration, repair and replacement, in accordance with clause A9;

3. any Utilities usage exceeding £350 for the Tenancy Period;

4. any costs incurred by Fortis Lettings and Management arising from my breach of this Tenancy (including legal fees and court costs);

5. interest on any overdue sum at a rate of 3% above the base rate of Bank of Scotland plc, calculated from the due date until actual payment.

6. any administration fees for late payments, which is invoked after a payment is 10 days overdue.

7. any administration fees for contractual or payment adjustments.

A3 I am responsible for obtaining a Licence for any television in the Room, and (jointly with the other tenants of the Flat) in the Shared Area.
Condition and maintenance

A4 I accept the Room, the Shared Area, the Room Items and Shared Items as being present and in good repair and condition, unless I inform the Fortis Lettings and Management to the contrary in writing within 48 hours of moving-in.

A5 I will use the Room, the Shared Area and all Room Items and Shared Items carefully and keep them in at least as good a condition as at the start of the Tenancy. I am not responsible for:

1. fair wear and tear caused by normal use;
2. any matters that are Fortis Lettings and Management responsibility under section 11 of the Landlord and Tenant Act 1985; nor
3. any damage covered by Fortis Lettings and Management insurance policy for the Building.

A6 I will not:

1. mark or change the decorative finish of the Room or Shared Area;
2. make any alteration to the fabric or surfaces of the Room or the Shared Area;
3. apply sticky tape or 'blu-tack' or similar adhesive on the walls;
4. stick pins, nails or screws into the walls.
5. flush sanitary items down the toilet;
6. pour oil or grease down the drains nor do anything else likely to block or harm the drains;
7. remove any Room Item or Shared Item.

A7 I will keep the Room and the Room Items hygienically clean and tidy throughout the Tenancy Period. I will, jointly with the other tenants of the Flat, keep the Shared Area and the Shared Items hygienically clean and tidy throughout the Tenancy Period.

A8 I am responsible for any damage I cause to the Building (including the Room, the Shared Area, the Room Items and Shared Items and all furnishings, fixtures and fittings) other than damage covered by Fortis Lettings and Management insurance policy for the Building.

A9 If:

1. the Room, the Shared Area or any Room Item or Shared Item is not hygienically clean and tidy; or
2. there has been damage to the Room, the Shared Area or any Room Item or Shared Item for which I am wholly or partly responsible; or
3. I have caused a blockage of the drains by breaching clause A6; or
4. I cause damage to any other part of the Building (including any furnishings, fittings or equipment),

I agree that at any time during and at the end of the Tenancy Period Fortis Lettings and Management may:

1. make a charge for the reasonable costs of cleaning, redecoration, and repair of the Building (including the Room and the Shared Area) and of cleaning, repair and, where necessary, replacement of any broken doors, windows or furnishings, fittings and equipment; and
2. deduct such charge from the Tenancy Deposit under the rules in Schedule 4; and if there is a shortfall I will immediately pay the balance.

A10 Where I am responsible for a charge jointly with others, Fortis Lettings and Management will assess the proportion for which I am responsible.

A11 I will not attempt to carry out any repairs, but will report any damage as soon as possible.
Use

A12 I will move into the Room within 4 weeks of the start of the Tenancy Period.

A13 Only I am allowed to live in the Room. I will not assign the Tenancy nor sublet the Room nor allow others to share or occupy it.

A14 I will only use the Room and the Shared Area for private residential purposes.

A15 I will inform Fortis Lettings and Management if I am likely to be absent from the Room for more than 48 hours (I appreciate this is important for fire safety and security reasons).

A16 I will inform Fortis Lettings and Management immediately if I cease to be a student in higher education; and I will pay (or indemnify Fortis Lettings and Management for) any Council Tax charge that may be imposed as a result.

Conduct

A17 I will not smoke anywhere in the Building, nor on the roads, paths or pavements immediately outside the Building.

A18 I will not bring into or keep any of the following in the Building, including the Flat:-

1. animals;
2. illegal drugs or substances whether for my own use or otherwise unless prescribed by a medical practitioner;
3. weapons or imitation weapons;
4. Liquid or gaseous fuel, noxious or explosive substances or gas, paraffin or gas heater or cookers;
5. anything which burns with a naked flame or smoulders, such as candles, oil lamps, or incense burners;
6. any furniture or electrical equipment that does not comply with current British Standards and statutory regulations;
7. Bicycles (except in areas designated by Fortis Lettings and Management).

A19 I will not do any of the following in the Building:-

1. anything unlawful;
2. anything which may cause a nuisance, or disturb or annoy neighbours within or beyond the Building;
3. prepare food other than in the kitchen;
4. use a deep-fat fryer;
5. play any radio, music player, television or musical instrument or sing in a way that may be a nuisance or disturb or annoy neighbours within or beyond the Building, or be heard outside the Room between 11pm and 9.00am;
6. harass or threaten harassment on the grounds of race, colour, religion, sex, sexual orientation or disability;
7. tamper with fixtures, fittings and equipment including, without limitation space heating and lighting equipment, kitchen and bathroom fittings and equipment, fire safety equipment, fire doors and restrictors on the windows.

A20 I will only display notice, posters or similar articles on the notice boards (if any) provided.
A21 I will obtain Fortis Lettings and Management prior written approval to any party or meeting of more than 6 people. I will ensure that all gatherings arranged by me or taking place in the Building respect the terms of this Tenancy Agreement.

A22 I will not dry items of laundry on the heaters within the Flat, nor hang them so as to be visible from outside the Building.

A23 I will not compromise the security of the Building by leaving windows open when not in the Room, leaving security doors open or 'on the latch' or allowing unauthorised visitors to tailgate.

A24 I will not obstruct Common Areas.

A25 I will remove all rubbish from the Room and Shared Area at least once every week and dispose of it in the area designated by Fortis Lettings and Management.

A26 Unless I have paid for a car park space, I will not park at the Building. I accept that any unauthorised vehicles may be subject to a standard car parking charge of £75 per day, and I accept this charge on behalf of any visitors I am responsible for.

**Insurance**

A27 I will not do anything which might invalidate any insurance policy for the Building or its contents or which might entitle the insurers to refuse to pay out any part of an insurance claim, or which might increase the insurance premium.

A28 I am responsible for insuring my own belongings.

**Access**

A29 I will allow Fortis Lettings and Management, and their respective employees, Agents and contractors access to the Flat at reasonable times on not less than 24 hours' notice (except in emergency):-

1. to inspect the condition of the Flat, the Shared Items and the Room Items;
2. to carry out works to the Building;
3. to perform its obligations under this Tenancy Agreement and under statute; or
4. to show the Flat to prospective tenants;

**End of the Tenancy Period**

A30 At the end of the Tenancy Period I will:-

1. give Fortis Lettings and Management vacant possession;
2. return all keys, fobs and other passes;
3. remove all personal belongings and rubbish; and
4. leave the Room and Shared Area in a clean and tidy state, including a thorough clean of all surfaces, cupboards, fridges, cookers, microwaves and other equipment; and sweeping, washing and vacuuming all floors (as appropriate).

A31 I agree that Fortis Lettings and Management may disable my electronic key after the contract end date and I will arrange a check-out date before the date in question. I agree to remove any items in the room and return it to a pre-tenancy condition before this date.

A32 I agree that Fortis Lettings and Management may remove, store, sell or otherwise dispose of any personal possessions which I leave in the Flat at the end of the Tenancy Period, and I will reimburse FORTIS Lettings and Management for any costs it incurs in doing so.
A33 I agree that Fortis Lettings and Management accept no responsibility for any items which may be removed, stored, sold or otherwise disposed should the Tenancy Period be expired.

A34 I accept the cost of any hotel or accommodation fees of any future tenants in the event that I should not relinquish the property in time for the next tenant.

A34 I accept the cost of any further rent incurred to Fortis Lettings and Management in the event that I should not relinquish the property before the contractual end date.

**Information**

A35 I have not provided false or misleading information nor made a false statement in order to obtain this Tenancy.

A36 I consent to Fortis Lettings and Management holding and processing my personal information (including sensitive personal data) in order to perform its function as Landlord of the Building. This may include disclosure to third parties (including the Tenancy Deposit Protection Scheme) who are able to show that they are entitled to receive the information.

**B. Fortis Lettings and Management obligations to me**

**Quiet enjoyment**

B1 If I pay the Rent and comply with this Tenancy Agreement Fortis Lettings and Management will permit me quietly to enjoy the Room without unwarranted interference.

**Insurance**

B2 Fortis Lettings and Management will insure the Building against fire and other usual comprehensive risks as long as insurance cover is available at commercial rates.

B3 Fortis Lettings and Management accepts no liability for loss or damage to my personal possessions.

**Maintenance and service**

B4 Fortis Lettings and Management will:-

1. keep the structure and exterior of the Building (including the window frames and window glass) and the Common Areas in good repair;
2. keep the Service Media in or serving the Room and the Shared Area in good repair and proper working order, including:
3. keep servicing basins, sinks, showers, toilets and waste pipes;
4. keep servicing electric wiring including sockets and switches and water pipes;
5. keep servicing water heaters, fitted wall heaters and central heating systems;
6. keep all Room Items and Shared Items in good repair and proper working order;
7. keep the Common Areas within the buildings clean and properly lit, and (in the case of a lift) functioning safely;
8. keep the laundry facilities in good repair and proper working order;
9. ensure that any furniture and electrical equipment it provides complies with the relevant statutory regulations;
10. provide reasonable space heating and an adequate supply of hot and cold water and electricity to the Room and Shared Area.

B5 I accept that Fortis Lettings and Management will not be responsible for any temporary interruption in services for reasons beyond its control. FORTIS Lettings and Management will seek to restore any interrupted services as soon as possible.
Utilities

B6 Fortis Lettings and Management will pay all charges for Utilities within the studio apartment. (subject to clause A2).

Access over Common Areas

B7 Fortis Lettings and Management allows me access over the Common Areas in order to gain access to the Flat, the laundry, the common room, the management suite and the bicycle store within the Building.

C. Suspension of rent

If the Room or Shared Area is destroyed or made uninhabitable or inaccessible by fire or other risk against which Fortis Lettings and Management has insured, then:-

1. Fortis Lettings and Management will seek offer temporary alternative accommodation, in which case the Rent will continue to be payable; but

2. If Fortis Lettings and Management is unable to offer temporary alternative accommodation the Rent will stop being payable until the Room and Shared Area is reinstated, made habitable and accessible.

D. Repossession and termination

D1 Fortis Lettings and Management may terminate this Tenancy Agreement if any of the circumstances listed in grounds 8, 10-15 inclusive or 17 of Schedule 2 of the Housing Act 1988 (as amended) apply (these include arrears of Rent or any similar sums, breach of this Tenancy Agreement, causing a nuisance or annoyance to neighbours, and illegal activity).

D2 Fortis Lettings and Management may terminate the Tenancy Period early by giving at least 2 months prior written notice to the Tenant if:-

1. the Room or Shared Area is destroyed or made uninhabitable or inaccessible by fire or other event, and reinstatement has not occurred within 2 months; or

2. I cease to be a student in higher education; and the circumstances in section 21 of the Housing Act 1988 apply.

D3 Repossession or termination does not prejudice to any claim Fortis Lettings and Management may have against me for any outstanding breach of this Tenancy Agreement.

E. Temporary alternative accommodation

In order to carry out emergency repairs Fortis Lettings and Management may, on giving reasonable notice, and at Fortis Lettings and Management expense, move me to temporary suitable alternative accommodation.

F. Guarantor

1. Fortis Lettings and Management has entered into this Tenancy Agreement at the request of the Guarantor.

2. The Guarantor agrees with Fortis Lettings and Management that if, at any time during the Tenancy Period, the Tenant defaults in paying the Rent or other sums due under this Tenancy Agreement, or is in breach of any covenant or obligation in this Tenancy Agreement, then the Guarantor will:-
1. pay any Rent and other sums due under this Tenancy Agreement within 10 Working Days of receipt of a written demand; and

2. remedy any of the Tenant's covenants and obligations, or (if the breach cannot be remedied within a reasonable time) pay Fortis Lettings and Management on demand for all Fortis Lettings and Management losses, damages, costs and expenses arising as a result of the Tenant's breach.

3. The Guarantor's liability will not be reduced or released by any delay or concession by Fortis Lettings and Management in enforcing the Tenant's covenants and obligations.

G. Contact details

1. If Fortis Lettings and Management needs to serve any notice on me, it may be delivered by hand or sent by first-class post to the Room address or the address stated on page 1 or any other address I have given to Fortis Lettings and Management.

2. If Fortis Lettings and Management needs to serve any notice on the Guarantor, it may be delivered by hand or sent by first-class post to the address stated on page 1 or any other address given to Fortis Lettings and Management.

3. If I need to serve any notice on Fortis Lettings and Management, it may be delivered by hand or sent by first-class post to the address stated on page 1.

Schedule 1 - Defined terms and interpretation

1. Throughout this Tenancy Agreement, the following terms have following meanings:
   "Building": includes the buildings, grounds, car park, driveways, footpaths and landscaped areas;

   "Common Areas": the external grounds, car park, driveways, footpaths and landscaped areas, and the following areas within the buildings: laundry room, common room, cycle store, halls, corridors, staircases, lifts, and landings;

   "House Rules": the rules in Schedule 2 and any revisions issued by Fortis Lettings and Management from time to time, for the benefit of the Building;

   "DPS": the Independent Case Examiner of the Tenancy Deposit Protection Scheme;

   "Inventory": the Inventory attached at Schedule 2 to this Agreement;

   "Room": the Room stated on page 1, including its furnishings, fixtures and fittings, carpets, doors and internal glass but excluding the Service Media within the Room;

   "Room Item": the items to be provided in the Room and listed under the heading "Room Items" in the Inventory;

   "Service Media": central heating and hot water systems, electrical services for power and lighting, drainage and water service, and any data or phone services provided;

   "Shared Area" the kitchen/dining/lounge areas together with the corridor within the Flat including its furnishings, fixtures and fittings, carpets, doors and internal glass but excluding the Service Media within the Shared Area;

   "Shared Items": the items to be provided in the Shared Area and listed under the heading "Shared Items" in the Inventory;

   "Utilities": electricity, water supply, foul water disposal [and broadband internet access];
"Working Day": any day other than Saturday, Sunday or any bank or public holiday.

2. If the Tenant or the Guarantor is more than one person, obligations are undertaken individually and together.

3. The term "Fortis Lettings and Management " includes any person or company who may legally succeed it.

4. Any reference to a statute includes any statutory modification, extension or re-enactment, and any subordinate legislation.

At the beginning of the Tenancy Period

1. I have paid the Tenancy Deposit to Fortis Lettings and Management.

2. The deposit is held by the Tenancy Deposit Holder as stakeholder. The Tenancy Deposit Holder is a member of the Tenancy Deposit Protection Scheme.

3. The Tenancy Deposit has been taken as security for the following purposes:

3.1 any damage, or compensation for damage, to the Building, the Room, the Shared Area, their fixtures and fittings, the Room Items or the Shared Items or for missing items for which I may be liable under clause A9;

3.2 the reasonable costs incurred in compensating Fortis Lettings and Management for, or for rectifying or remedying any breach by me of my obligations under the Tenancy Agreement;

3.3 any Rent or other money due from me under the Tenancy Agreement of which I have been notified.

4. The Tenancy Deposit is safeguarded by the Tenancy Deposit Protection Scheme.

At the end of the Tenancy Period

5. Fortis Lettings and Management must tell me within 20 Working Days of the end of the Tenancy Period if it proposes to make any deduction from the Tenancy Deposit.

6. If there has been no damage, and no sum is due to Fortis Lettings and Management, the Tenancy Deposit must be returned to me within 20 Working Days of the end of the Tenancy Period.

7. If Fortis Lettings and Management proposes to make any deduction from the Tenancy Deposit, any undisputed balance of the Tenancy Deposit must be returned to me within 20 Working Days of the end of the Tenancy Period.

8. If Fortis Lettings and Management:-

1. fails to return the Tenancy Deposit and fails to notify me of any proposed deduction within 20 Working Days of the end of the Tenancy Period; or

2. having notified me of any proposed deduction fails to return any undisputed balance of Tenancy Deposit within 20 Working Days after the end of the Tenancy Period

I may refer the matter directly to the Independent Case Examiner of the Tenancy Deposit Protection Scheme ("DPS").

9. If there is no dispute Fortis Lettings and Management will keep or repay the Tenancy Deposit, according to the agreed deductions and the conditions of this Tenancy Agreement. Payment of the Tenancy Deposit or any balance of it will be made within 10 Working Days after Fortis Lettings and Management and I agree the allocation of the Tenancy Deposit. Any interest earned on the Tenancy Deposit will be allocated in the same way as the Tenancy Deposit.
10. If I intend to dispute any deduction from the Tenancy Deposit proposed by Fortis Lettings and Management I will try to inform Fortis Lettings and Management in writing within 10 Working Days after receiving notification of the proposed deduction.

11. If after 10 Working Days following notification of a dispute under paragraph 10, and despite reasonable attempts having been made in that time to resolve any differences, the dispute remains unresolved, it will (subject to paragraph 13) be submitted to the DPS for adjudication. Fortis Lettings and Management and I agree to co-operate with the adjudication.

12. If Fortis Lettings and Management notifies DPS of the dispute, it must, at the same time ensure that the amount of the disputed Tenancy Deposit is sent to the Tenancy Deposit Protection Scheme. If I notify DPS of the dispute, Fortis Lettings and Management must ensure that the amount of the disputed Tenancy Deposit is sent to the Tenancy Deposit Protection Scheme within 10 Working Days after receiving notification of registration of the dispute. These obligations apply whether or not Fortis Lettings and Management and I wish the DPS to resolve the dispute.

13. If the amount in dispute is over £5,000 Fortis Lettings and Management and I agree to submit to formal arbitration through the engagement of an arbitrator appointed by the DPS. However, with the written agreement of both parties, the DPS may at his discretion accept the dispute for adjudication. The appointment of an arbitrator will incur an administration fee, to be fixed by the Board of The Dispute Service Limited from time to time, shared equally between Fortis Lettings and Management and me; the liability for any subsequent costs will depend on the award made by the arbitrator.

14. My statutory right, and Fortis Lettings and Management statutory right to take legal action through the County Court remain unaffected by paragraphs 11 or 13.

15. I accept a guarantor is not required to ensure the document is legally binding and the provision of a guarantor is required at Fortis Lettings and Managements discretion, in line with the company's policies and procedures. Therefore, a guarantor is only required at Fortis Lettings and Managements request prior to occupancy and in cases where a guarantor is not required the fields on the signature page are null and void.
<table>
<thead>
<tr>
<th>Tenant Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Full Name (Block Capitals)</td>
</tr>
<tr>
<td>Tenant Address</td>
</tr>
</tbody>
</table>
| Date: | Time:  
| Guarantor Signature |  
| Guarantor Full Name (Block Capitals) |  
| Guarantor Address |  
| Date: | Time:  
| Landlord Signature (signed on behalf of landlord) |  
| Landlord Full Name (Block Capitals) | Fortis Lettings & Management  
| Landlord Address | Old Bank House, Market Place Manchester WA14 4PA  
| Date: | Time:  

End of document.