

Currell Residential (Islington) Ltd

Letting Only

Terms and Conditions

Whether you are a Private Home Owner, an Investment Landlord or a Property Company, Currell Residential (Islington) Ltd offers a Letting service which can be tailored to meet your individual needs.

Currell Residential (Islington) Ltd is a limited liability company, registered in England No. 3877711. The Company adheres to the codes of conduct of The Property Ombudsman (reg. no. N00749) and the Association of Residential Letting Agents (PPD reg. no. 53441)

Please note that Currell Residential (Islington) Ltd will only accept instructions on the following Terms and Conditions.

We strongly recommend that you carefully read these Terms and Conditions before signing this agreement.

Client Name:

Client Address:

“The Property”

Various terms in this agreement have been defined and you can find these definitions in clause 4.25 of this agreement.

1. Your Obligations as Landlord:

- a) Sub-letting
- b) Mortgages
- c) Insurance
- d) Gas Safety
- e) Fire Regulations
- f) Electrical Testing for HMO's
- g) Electrical Equipment
- h) Inventories & Schedule of Condition
- i) Cleaning
- j) Deposit
- k) Maintenance
- l) Energy Performance Certificates
- m) Ownership
- n) Planning consent and usage

As Landlord you need to ensure the following matters are dealt with:

a) Sub-letting:

If you are a leaseholder it is essential that:

- the intended letting is permitted under your lease of the Property ("**Head Lease**")
- the period of the intended letting expires before the expiry of your Head Lease;
- your Landlord's written permission is obtained before the commencement of the letting; and
- you have advised your Landlord of your new correspondence address.

b) Mortgages:

- Where the Property is subject to a mortgage, or has been used as security for a loan, permission is normally required from the mortgage lender before you may let or sub-let the Property.
- You must confirm in writing to us that you have obtained your mortgagor's written permission to let the Property. Please note that applying for permission after a Tenant has been found or after the commencement of a tenancy could prejudice the tenancy.

c) Insurance:

- You must ensure and provide evidence that the building and contents insurance cover for the Property is adequate and covers properties which are let. Please note that many household policies do not automatically provide such cover.

d) Gas Safety:

- Gas equipment and appliances must comply with the Gas Safety (Installation & Use) Regulations 1998 ("**1998 Gas Regulations**") which require, amongst other things, annual inspections by a Gas Safe (formerly CORGI) registered gas fitter with records maintained of the inspections and work undertaken. A copy of the report must be given to the Tenant at the commencement of the tenancy and annually thereafter. Further details can be found here: www.hse.gov.uk/pubns/indg285.pdf
- You warrant to us that you agree to undertake the responsibility for safety checks on all gas equipment in the Property, and to provide a certificate in accordance with the 1998 Gas Regulations.
- If no such certificate is available prior to the commencement of the tenancy you hereby agree that we shall, at your expense, arrange for the statutory safety check to be carried out and remedial work performed.
- You agree to indemnify us for any liability, cost or expense under the 1998 gas Regulations or any other related laws and regulations.

e) Fire Regulations:

- You must ensure that any furniture and fittings supplied for a tenancy comply with the requirements of The Furniture & Furnishings (Fire, Safety) Regulations 1988 ("**1988 Fire Regulations**") (as amended 1993). You hereby warrant to us that all furniture and furnishings in the property fully comply with the requirements of the Consumer Protection Act 1987. Further details can be found here: www.berr.gov.uk/files/file24685.pdf
- You agree to indemnify us for any liability, cost or expense under the 1988 Fire Regulations or any other related laws or regulations.

f) Electrical Testing for Houses in Multiple Occupation:

- Under the Housing Act 2004 a House in Multiple Occupation (HMO) is defined as accommodation occupied by three or more persons forming more than a single household; in other words three or more unrelated persons.
- There is specific reference in The Management of Houses in Multiple Occupation (England) Regulations 2006 ("**2006 Multiple Occupation Regulations**") to having fixed electrical installations inspected and tested at regular intervals. Where a landlord is letting a property to three or more sharers he must: (a) ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years by a person qualified to undertake such inspections and testing; (b) obtain a certificate from the person conducting that test, specifying the results of the test; and (c) supply that certificate to the local housing authority within 7 days of receiving a request in writing for it from that authority. Further details of HMOs can be found here: <http://www.opsi.gov.uk/si/si2006/20060372.htm>
- You warrant to us that you agree to undertake the responsibility for safety checks on all fixed electrical installations in the Property, and to provide a certificate in accordance with the 2006 Multiple Occupation Regulations.
- If no such certificate is available prior to the commencement of the tenancy you hereby agree that we may (but will incur no liability to you if we shall fail to), at your expense, arrange for the statutory safety check to be carried out and remedial work performed.
- You agree to indemnify us for any liability, cost or expense under the 2006 Multiple Occupation Regulations or any other related laws or regulations.

g) Electrical Equipment:

- The Electrical Equipment (Safety) Regulations 1994 ("**1994 Electrical Regulations**") stipulate that all equipment provided for a tenancy, electrical or otherwise, must be fully operational and recently serviced. Further details can be found here: http://www.opsi.gov.uk/SI/si1994/Uksi_19943260_en_1.htm
- We strongly recommend that you instruct a qualified electrician to carry out a safety check prior to the commencement of any tenancy.
- You hereby warrant to us that all electrical items are safe, and you undertake to be responsible for safety checks in accordance with the 1994 Electrical Regulations.
- If no such safety checks are undertaken prior to the commencement of the tenancy you hereby agree that we may (but will incur no liability to you if we shall fail to), at your expense, arrange for such safety checks to be carried out and remedial work to be performed.
- You agree to indemnify us for any liability, cost or expense under the 1994 Electrical Regulations or any related laws or regulations.

h) Inventory & Schedule of Condition:

- An Inventory and Schedule of Condition is strongly advised for all tenancies to avoid end of tenancy disputes.
- We will arrange for an Inventory and Schedule of Condition unless expressly advised otherwise in writing at the time of our instruction (see back page).
- You will be responsible for the costs of compiling the Inventory and Schedule of Condition (unless the Tenant pays for a combined Check In and Inventory) and for the check-out. It is normal for the Tenant to bear the cost of the check-in (if separate from the Inventory). We cannot accept any responsibility if you produce your own inventory and then conduct your own Check In and Check Out.

i) Cleaning:

- We strongly recommend that the property is professionally cleaned prior to the commencement of the tenancy, this is a recognised standard, and would be noted as such in any Inventory and Schedule of Condition. This will set the required standard of cleanliness for the Tenant on the termination of the tenancy, subject of course to fair wear and tear.

j) Deposit:

- If the Tenancy created forms an Assured Shorthold Tenancy, the Deposit will need to be protected in accordance with the Tenancy Deposit Scheme (“**TDS**”), a scheme implemented by the government to safeguard tenants’ deposits under certain residential tenancies.
- We will not hold the tenant’s deposit. Any receipt of money from the Tenant will be transferred to you in accordance with the terms and conditions of this agreement. It will be up to you and your tenant as to the disbursement of the deposit monies at the end of the tenancy in accordance with the TDS. We will not be responsible for arbitration or mediation in respect of any dispute.
- Please note that the rental threshold for Assured Shorthold Tenancies will increase from £25,000 per annum to £100,000 per annum as from the 1st October 2010.

k) Maintenance:

- You will have a statutory responsibility for the upkeep of the property pursuant to Section 11 of the Landlord and Tenant Act 1985 (“**LTA**”).
- Your responsibilities under the LTA are to keep in good order and repair the structure of the property, to keep in good repair the appliances for supply of gas, electricity and water to keep in repair the appliances for supply of space heating and water heating; and to keep in repair the sanitary appliances.
- Please ensure the property is in good order with no outstanding maintenance issues or faulty equipment.

l) Energy Performance Certificates

- From 1 October 2008 residential let properties require an Energy Performance Certificate (“**EPC**”). The provisions are part of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (“**2007 Energy Performance Regulations**”). This can be found in full at: www.opsi.gov.uk/si/si2007/uksi_20070991_en_1
- You warrant to us that you agree to undertake the responsibility for an EPC for the Property, and to provide a certificate in accordance with the 2007 Energy Performance Regulations.
- If no such certificate is available prior to the commencement of the tenancy you hereby agree that we may (but will incur no liability to you if we shall fail to), at your expense, arrange for an EPC to be carried out.
- An EPC, once conducted, is valid for 10 years and you indemnify us against any requirement to notify you of any expiry of the EPC.
- You agree to indemnify us for any liability, cost or expense under the 2007 Energy Performance Regulations or any related laws or regulations.

m) Ownership

- You warrant to us that you are the legal owner of the Property and that where you are signing this agreement on behalf of a joint owner(s) you are duly authorised to sign on their behalf and to bind your co-owners such that these terms will be enforceable against all the legal owners.

n) Planning consent and usage

- You warrant to us that the Property has a current planning consent for use as a residential dwelling and is currently and exclusively used as such. You further warrant that the Property is not used for or occupied as Live/Work accommodation. If at any time during our appointment the Property is used or occupied as Live/Work you will confirm this in writing to us immediately.

2. Our Service to You:

The Currell Residential (Islington) Ltd Letting Only Service Consists of the following services:

- a) Introduction of Tenant & Agreeing Terms
- b) Taking the initial Rent & Deposit
- c) End of Tenancy procedure

a) Introduction of Tenant & Agreeing Terms:

- Taking up references (but not including any charges for further company investigations, should you request these).
- Negotiating the terms of the tenancy between yourself and the tenant.
- In the event that the prospective tenant withdraws his offer to let the property from you, the holding deposit will be payable to you less the referencing fee which in all instances is non-refundable and 10% administration costs.

b) Deposit & Initial Rent:

- We will collect the deposit and initial rent ("**The Receipts**") from the tenants and account to you within seven working days following receipt of cleared funds, less our allowable fees and expenses.
- We will instruct the tenant to arrange for a standing order for the payment of rent to your nominated account.
- The Receipts will be transferred to you after the payment of any fees due to us.
- You will be responsible for dealing with the tenant's deposit in accordance with the TDS.

c) End of Tenancy procedure:

- You will be responsible for arranging any check-out and end of tenancy procedures.
- We will endeavour to contact the tenant two months prior to the end of the tenancy, enquiring into whether they are intending to stay on at the property for a further period, or to vacate. However, you will remain ultimately responsible for instigating any end of tenancy procedures such as, but not limited to, serving the tenant notice to vacate.

3. Our Fees – Letting Only:

Upon finding a tenant who is accepted by you and who enters into a tenancy agreement for all or part of the property, our fees will be charged as follows:

3.1. Letting Fee %**+VAT** of the total rent received throughout the initial tenancy.

- Our fees are payable and due at the commencement of the tenancy, the fee being a percentage of the total rent scheduled within the tenancy agreement. These fees will be payable for any tenant introduced by us, whether or not the tenancy was set up and administered by us, and will be deducted from the initial rental payment received, with any balance owing being payable by you prior to the commencement of the tenancy.
- If the property rents at **£..... per week** on the basis of an initial twelve month tenancy our fee would be **£.....+VAT**. Should the agreed rent be higher or lower than **£..... per week**, or should the tenancy agreed be for a longer or shorter term than twelve months, our fee will be correspondingly higher or lower.

3.2. Fees for subsequent extensions/renewals/holdovers ("**Renewal Fees**")

1st Renewal fee: 7%+VAT

of the total rent received throughout the first year of any extensions/renewals/holdovers.

2nd Renewal fee: 5%+VAT

of the total rent received throughout the second year of any extensions/renewals/holdovers.

- a) If your Tenant renews or extends a tenancy which we originally negotiated, we will be entitled to a fee, even if we have not been involved in the negotiation of it. We will charge a fee on each of the first two years of renewals of the original tenancy. We will not charge you a fee for a third year renewal or any renewal thereafter.
- b) If you and the Tenant agree to a new tenancy for a fixed period (for example, twelve months) then our commission is due on the start date of the new agreement (calculated by reference to the Rents) for that period.

- c) If the tenancy continues on a monthly, periodic or similar basis we will charge our according Renewal Fee for each period of six months of the continuing tenancy and we will continue to charge these fees at six-monthly intervals, until the Tenant vacates the property and the tenancy comes to an end, and/or up until the end of the second year renewal period. Our commission (calculated by reference to the Rents) will be payable at the start of each six-monthly period. If the tenancy comes to an end before the end of a six month period, we will refund any part of our commission which relates to the period after the tenancy has ended (as per clause 3.3 below).

3.3. Refund of Letting Fee

- a) We agree to reimburse you with a pro-rata refund of our letting fee should the Tenant legally execute any break clause contained within the tenancy agreement; such refund will not be instigated until the Tenant has left the property.
- b) We will not offer a pro-rata refund of our letting fee if the Tenant is released from the contract in any other way than if a break clause is executed.
- c) We will not offer a pro-rata refund of our letting fee if you execute any break clause within the tenancy agreement to gain or regain possession of the property.

3.4. Tenancy Agreement and Extension Documentation

- a) We have prepared a comprehensive agreement ("**Tenancy Agreement**") which has been drawn up specifically to cover current legislation and to protect your interests.
- b) The costs of preparing the Tenancy Agreement are split equally between you and the tenant at £100+VAT each. Extensions to the agreement will not be charged.
- c) Unless we are instructed otherwise, we will use the Tenancy Agreement for the letting of the property. Should you instruct your own solicitor to prepare a tenancy agreement you will be responsible for the solicitor's fees in full in that event. For the negotiation and administration of your own or tenant's own tenancy agreement our fee will be £100+VAT
- d) We require the tenancy agreement in question to be signed by you, prior to the commencement of any tenancy. Therefore it is vital that we have your up to date contact details.

4. General Provisions

4.1. Change of Ownership

If you sell the Property to another person with the Tenant still in occupation, you will continue to be liable for our fees for the remainder of the period of the tenancy during which the sale has fallen. The fees will be calculated as set out in clauses 3.1 & 3.2 above. You will not be liable for any fees after the tenancy has come to an end (even if the new owner renews the tenancy) beyond the period after the expiration date of the tenancy which was in place at the time of change of ownership. For the sake of good order, you agree to supply us with the contact details of the new owner of the Property.

4.2. Rent

- a) Unless otherwise agreed, rent quoted to a prospective tenant by us on your behalf will be inclusive of all outgoings for which you are responsible (for example, ground rent, service charges, buildings insurance) with the exception of water charges, gas, electricity, telephone charges and fuel oil where there is an independent oil fired heating system.
- b) Any rent demanded by us on your behalf will not include Council Tax or any similar charge, which is normally levied separately on the occupants of the property.

4.3. Rent Remittances

Payment to you will be made by BACS transfer to your nominated bank or building society within seven working days of cleared funds being received in our account.

4.4. Withdrawal from Agreed Offer

- a) In the event of you instructing us to proceed with a proposed tenancy and subsequently withdrawing such instructions before the tenancy agreement is entered into, you agree to pay £250+VAT as a contribution towards the costs of administration and marketing incurred by us.

- b) You furthermore agree that you agree to absorb the cost of the referencing procedure which the applicants may have undertaken prior to your withdrawal from the proposed tenancy. At time of writing the cost of referencing, per applicant, is £35 incl. VAT

4.5. Mail

It is not part of our service to forward your mail. Therefore, no responsibility can be taken for your mail and it is recommended that it be redirected via Royal Mail.

4.6. Instruction of Solicitors

If legal action is required in respect of the tenancy, you will be responsible for instructing your own solicitors and for all fees involved. If we are required to attend court on your behalf, a charge of £150.00 +VAT will be made on any day we attend court.

4.7 Tax on Rental Income

- a) You are responsible for notifying HMRC of the tenancy.
- b) If you are a Non-Resident Landlord (living outside of the UK for more than six months per year) then you should seek to gain permission from HMRC, via their Non-Resident Landlord (NRL) system, so that rent is paid to you, by the tenant, gross of tax. Further details are available on request.
- c) We are not employed to collect the rent for you, other than the first month's rent, and where you are resident outside the UK the tenant is responsible for deducting tax and remitting this to HMRC.

4.8. Interest

No interest will be paid on any monies held by us, however, it should also be noted that no charges will be raised in respect of any banking costs incurred by us in operating the client account.

4.9. Sale of Property to the Tenant

We will not seek to gain a fee from you where any Tenant we have introduced to the Property subsequently agrees to buy the Property. If, however, you or the Tenant consult us regarding the possible sale of the Property to the Tenant then we reserve the right to charge a fee, the level of which shall be determined in accordance with our standard fee for sale at the relevant time. Our fee for such sales is currently 2% + VAT but subject to review from time to time.

4.10. Value Added Tax (VAT)

Except where VAT is expressly excluded in this agreement, VAT is due and payable on all services which are subject to VAT provided by us to you under the terms of this agreement, at the applicable rate from time to time.

4.11. Landlord and Tenant Act 1987, Sections 47 and 48

- a) We are obliged to include your full name and address on all rent demands if your address is within England and Wales. If you reside outside England and Wales then we must provide the tenant with an alternative address to which notices (including notices of court proceedings) may be served on you.
- b) Although we will use our reasonable endeavours to forward any notices to you promptly, we cannot accept liability for any loss or damage incurred either directly or indirectly from our actions or omissions in this respect.

4.12. Reserved Rights

We reserve the right to offer to you, and introduce, other services in the performance of our duties under this agreement for which we may receive a commission and for which we do not have to account to you.

4.13. Further Assurance

Upon and after this agreement takes effect, each of the parties shall, at the request of the other, do and execute or procure to be done and executed all such acts, deeds, documents and things as may be necessary to give effect to this agreement.

4.14. Assignment

This agreement shall be binding on and inure for the benefit of the successors of the parties and shall not be assignable by you, but will be assignable by us as reasonably required from time to time.

4.15. Limitation of Liability

- a) Subject to Clause 4.15 b) and Clause 4.15 c), if either of us fails to comply with the terms of this agreement, neither of us shall be responsible for any losses that the other suffers as a result, except for those losses which we or you could reasonably foresee would result from the failure to comply with the terms of this agreement.
- b) We shall not be liable to you for any losses you suffer that fall into the following categories:
- loss of income or revenue;
 - loss of business;
 - loss of anticipated savings,
- however, this Clause 4.15b) shall not prevent claims for foreseeable loss of, or damage to, your physical property.
- c) Our total liability to you under this agreement shall be £50,000.
- d) This Clause does not include or limit in any way our liability for:
- death or personal injury caused by our negligence; or
 - fraud or fraudulent misrepresentation; or
 - any breach of the obligations implied by section 12 of the Sale of Goods Act 1979 or section 2 of the Supply of Goods and Services Act 1982; or
 - losses for which it is prohibited by section 7 of the Consumer Protection Act 1987 to limit liability; or
 - any other matter for which it would be illegal or unlawful for us to exclude or attempt to exclude our liability.

4.16. Representations

- a) No partner, employee or agent of ours is authorised to make any representation or warranty not contained in this agreement and you acknowledge that you have not relied on any such oral or written representations or statements about our business, your business, the prospects for the same, turnover, profitability or any other matter.
- b) It is expressly provided that nothing in this agreement shall exclude any liability of either party for pre-contractual statements or representations, where such statements or representations have been made fraudulently.

4.17. Data Protection

- a) We will be processing all personal information in accordance with Data Protection legislation. You may be contacted from time to time by telephone, post or email by us and carefully selected third parties about financial or other products associated the moving process.
- b) If you would prefer us not to use your information in this way or have any questions about the handling or protection of your personal data or your rights under this agreement please contact the data protection officer.

4.18. Severance

If any court or competent authority decides that any of the provisions (or any part of a provision) of this agreement are invalid, unlawful or unenforceable to any extent, the provision (or part of it) will, to that extent only, be severed from the remaining terms, which will continue to be valid to the fullest extent permitted by law.

4.19. Waiver

If we fail, at any time while this agreement is in force, to insist that you perform any of your obligations under this agreement, or if we do not exercise any of our rights or remedies under this agreement, that will not mean that we have waived such rights or remedies and will not mean that you do not have to comply with those obligations. If we do waive a default by you that will not mean that we will automatically waive any subsequent default by you. No waiver by us of any of the provisions of this agreement shall be effective unless we expressly say that it is a waiver and we tell you so in writing.

4.20. Rights of Third Parties

No term of this agreement shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by any third party.

4.21. Governing Law & Jurisdiction

Each of the parties to this agreement hereby acknowledge and agree that the terms and conditions of this agreement shall be interpreted in accordance with the laws of England and that any dispute, difference or question or any kind which may arise between the parties in respect to the subject-matter of this agreement shall be determined in accordance with the laws of England and the parties hereto hereby submit to the exclusive jurisdiction of the English Courts.

4.22. Entire Agreement

This agreement, together with any documents referred to in it, constitutes the whole agreement between the parties relating to its subject matter and supersedes and extinguishes any prior drafts, agreements, undertakings, representatives, warranties, assurances and arrangements between the parties.

4.23. Information Requests

We reserve the right to request certified copies of sufficient documentation so to verify your identity and current residential address and you hereby undertake, if so requested, to provide such documentation in a timely manner.

4.24. Agency

- a) Whether you instruct us on a sole or multiple agency basis you agree that we have the right to instruct sub-agents on our behalf and on such terms as we see fit for the purpose of marketing, letting or managing your property.
- b) If we are instructed on a Sole Agency basis the following provisions of this clause (4.25 b)) will apply. You will be liable to pay our fees (as stated above), in addition to any other costs or charges agreed, if, at any time, a tenancy agreement for the property is signed by:
 - a Tenant introduced by us during the period of Sole Agency or with whom we had negotiations about the property during that period; or
 - a Tenant introduced by another agent during that period.
- c) Multiple Agency is the situation where we are instructed along with one or more other agents in respect of the rental of the same property, but only one agent is to be entitled to a fee on the rental of the property. In the case of Multiple Agency, you will be liable to pay our multiple agency fee if at any time a tenancy agreement is signed by a Tenant introduced by us during the period of our multiple agency or with whom we had negotiations about the property during that period.

4.25. Definitions and Interpretation

- a) The following words have the following meanings in this agreement:
- “Check In” – the process by which you or us (as the case may be) and the Tenant agree the Inventory and Schedule of Condition.
 - “Check Out – the process by which, upon the Tenant vacating the Property, you or us (as the case may be) and the Tenant agree any variations to the Inventory and Schedule of Condition.
 - “Deposit” – the deposit to be paid by the Tenant under the Tenancy Agreement
 - “Inventory and Schedule of Condition” – a document signed by the you and the Tenant which details the furniture, white goods and other items contained in the Property together with details of the Property’s condition
 - “Property” – the premises on which you are instructing us
 - “TDS” – has the meaning contained in clause 1.1j)
 - “Tenancy Agreement” – has the meaning contained in clause 3.4 a).
 - “Tenant” – the tenant of the Property
 - “us”/“we”/“our” – Currell Residential (Islington) Ltd
 - “you”/“your” – the Landlord of the Property
- b) All warranties, representations, agreements and obligations expressed to be given or entered into by more than one person, are given or entered into jointly and severally by the persons concerned.
- b) References to clauses or schedules are to clauses of our schedules to this agreement, and references to sub-clauses are to sub-clause in which the reference appears.
- c) Headings and sub-headings are inserted for convenience only and shall not affect the interpretation of this agreement.
- d) The singular includes the plural and any reference to the masculine gender shall include the female and vice versa.
- e) Any reference in this agreement to any provision of a statute or statutory instrument shall be construed as a reference to that provision as amended, re-enacted or extended from time to time.
- f) Any reference to “the tenancy” or “tenancy” shall be to any or all tenancies arranged by us in respect of a property under the terms of this agreement.

5. Appointment as Letting Agent

I/We hereby appoint Currell Residential (Islington) Ltd as my/our agent to provide the service(s) selected below in relation to the above property on and subject to the terms of this agreement:

tick

Letting Only% Commission + VAT

On a Sole/Multiple Agency basis (delete as applicable) **until** (insert date)

Tenancy Agreement £120.00 (incl VAT)

Further Instructions

I/We hereby instruct Currell Residential (Islington) Ltd to undertake the following:

tick

Arrange the Gas Safety Check and certificate (clause 1 d)) £95.00 (incl VAT)

Arrange the HMO Electrical Testing (clause 1 f)) Costs to be confirmed

Arrange safety checks on the electrical equipment in the Property (clause 1 g)) Costs to be confirmed

Arrange the Energy Performance Certificate (clause 1 l)) £85.00 (incl VAT)

Arrange the preparation of the Inventory and Schedule of Condition (clause 1 h)) Costs to be confirmed

I/We hereby confirm the following:

Landlord's normal place of residence is not UK (clause 4.7) Yes / No
Delete as applicable

Landlord's Bank Details:

I/We confirm that I/We fully understand the content and effect, and agree to be bound by the terms, of this agreement.

Signed (Landlord(s)):

Print Name: Dated:

Signed:

(Duly authorised, for and on behalf of Currell Residential (Islington) Ltd. having its principal place of business at 321 Upper Street, London, N1 2XQ.)

Print Name: Dated: