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LANDLORD'S (counterpart) COPY / TENANT'S (main) COPY

ASSURED SHORTHOLD TENANCY AGREEMENT AND CONTRACT

(under part 1 of the Housing Act 1988; as amended under part 3 of the Housing Act 1996)

This agreement is subject to manuscript amendment following negotiation between a particular landlord and a particular tenant as regards a particular property. Such amendments will be signed or initialled by the parties prior to the grant of the tenancy.

SECTION 1

Today's Date:	___ / ___ / ____	(Written)
	Date Month Year	

SECTION 2

This agreement is between the Landlord/s: **James M Skelton**

SECTION 3

AND the Tenant(s):

- | | | |
|----|----|----|
| a) | b) | c) |
| d) | e) | f) |
| g) | h) | i) |
| j) | k) | l) |

SECTION 4

The Landlord lets and the Tenant(s) agrees to take the premises known as:

Together with the furniture, fixtures and household effects as set out in the inventory.
 No other persons except the above are allowed to live at the property.

SECTION 5

The deposit for the above property is: **£ NIL**

Amount in words: **NIL**

NB: If a deposit is taken, then your deposit will be protected in a Government Approved Deposit Scheme. See separate Tenancy Deposit document.

SECTION 6

The Tenants have opted for: **BILLS EXCLUSIVE PACKAGE/ BILLS INCLUSIVE PACKAGE** (delete as applicable)

1. Total Rent Per Month EXCLUSIVE of Bills Package:

The rent for the above property is: £ **INSERT VALUE OF RENT** (payable in advance per calendar month)

Amount in words: **(INSERT VALUE OF RENT IN WORDS)**

Please note that tenants are charged half rent for the months of July and August.

2. Total Rent Per Month with Bills INCLUSIVE Package:

The rent for the above property inclusive of bills is: £ **INSERT VALUE OF RENT + BILLS** (payable in advance per calendar month). Please refer to the document, Annex A attached to this tenancy agreement.

Amount in words: **(INSERT VALUE OF RENT + BILLS IN WORDS)**

Please note that tenants are charged half rent for the months of July and August, however, this discount does not extend to the additional Utility Bills package.

IMPORTANT NOTE: The landlord will be entitled to deduct any money owed to them from any overpayment of rent made in error by the tenant, e.g. a reasonable administration charge for return of overpayment of rent to the tenant or any other outstanding debts to the property.

SECTION 7

The tenant/s agrees to pay our reasonable administration charge for setting up the tenancy. (See Tenancy Charges section).

SECTION 8

The tenancy period is for a **FIXED TERM** of: **TWELVE calendar months**

Beginning at 12 a.m. on	<u> </u> / <u> </u> / <u> </u>	
	Date Month Year	(Written)
Up to and including 12a.m. on	<u> </u> / <u> </u> / <u> </u>	
	Date Month Year	(Written)

SECTION 9

This agreement is an assured shorthold tenancy (as defined in section 19A of the Housing Act 1988). The arrangements in section 21 of the Housing Act 1988 for the landlord to repossess the property apply to this agreement.

SECTION 10

The Landlord hereby agrees to do the following:

- a) To behave in a professional and courteous manner at all times;
- b) To maintain the fabric of the building in a good condition, as per section 11 of the Landlord and Tenant Act 1985;
- c) To keep the building and the landlords contents (where necessary) insured against fire;
- d) To permit you free access to all residential areas of the property unless specifically listed in the agreement;
- e) To be responsible for the safe upkeep of all gas appliances and the gas installation as per the Gas Safety (Installation and Use) Regulations 1994.
- f) To be responsible for the safe upkeep of the electrical installation.
- g) To comply with Furniture and Furnishings (Fire Safety) Regulations 1988 as amended.
- h) To allow the tenant quiet peace and enjoyment at the property, without interruption by the landlord or his agents.

SECTION 11

The Tenant agrees with the Landlord to the following Tenancy conditions and Management standards under the following headings:

Tenancy Charges

Safety/Security

Repairs/Building Maintenance

Utility Bills

Deposit

Management Standards

General

SECTION 11 – Tenancy Charges

The tenant(s) agree to the following tenancy charges.

(a)	Application and Signing up fee per person / single tenant	£100.00
(b)	Bounced cheque - each representation (please note: most cheques are presented twice so early action at the bank is advisable to either put cash into your account or cancel your cheque) Note: my bank charges me for each representation of <u>your cheques</u> .	£20.00
(c)	Cost of having to call to the property to see you or for collection of payment (unless agreed otherwise) (because of a debt situation) .	£10.00
(d)	Telephone charges - each one (because of a debt situation)	£3.00
(e)	Cost of sending an e-mail to each recipient for each occasion (because of a debt situation) Note this is to cover the labour charge involved.	£3.00
(f)	Cost of sending an SMS text message to each recipient for each occasion. (because of a debt situation)	£3.00
(g)	Written letter charge - each one sent by 1 st class post (because of a debt situation) .	£15.00
(h)	Standing orders that go into my bank and then come out (the bank charge me for every debit and credit) (because of a debt situation) .	£3.00
(i)	Having to write out a new contract because one of the group members leave and a replacement tenant is found (lot of paperwork/time). This cost has a MINIMUM charge of £90.00 for a 3-person let or less, with the addition of £15.00 for each extra tenant above 3 persons. Please note that this fee increases by £15.00 per person on the tenancy agreement, where a deposit transfer to a Government-approved deposit scheme also has to take place. (This charge is usually levied to the tenant/s that are exiting the Tenancy Contract.)	£90.00 (minimum charge)
(j)	Copy of Tenancy Agreement or other paperwork (each copy). This is a charge for replacement/additional copies.	£20.00
(k)	Returning an overpayment if rent made into Central Properties account by error.	£25.00
(l)	If I have to cancel a cheque that I have written out and posted to you because you have now changed address but not informed me. Also then having to write a new cheque and post to your new address. NB: my bank charge me for cancellation of cheques.	£30.00
(m)	Where a tenant's deposit is protected in a Government Approved Tenancy Deposit Scheme and the lead Tenant/Tenants do not co-operate with the Government Approved Deposit Scheme to carry out their responsibilities for the return of their deposit. Then if the Landlord is forced to carry out this work on their behalf, then an administration fee of £25.00 will apply for each and every separate occasion that work is carried out. Update of forwarding address for tenants is charged at £5 per person in addition to the £25 admin fee.	
(n)	Central Properties will always take litigation over bad debts; this will result in you receiving a County Court Judgement, which will make it very difficult for you to obtain personal loans/credit cards or a mortgage. This could also affect your employment prospects in the civil service etc.	
(o)	Debt collection agencies may be used and they will have their own professional charges.	
(p)	All court and legal fees as awarded by the judge.	
(q)	Interest will be charged on all overdue rent/charges at a rate as set down by section 69 of the county courts act 1984 and approved by the lord chancellor. The chargeable rate is 0.00022% per day; (8%/100/365 days) this is based on a simple annual rate of interest of 8% which has no compound interest added.	

SECTION 11 – Tenancy Charges (continued)

The tenant acknowledges that Central Properties makes NO profit from these applied charges. The above charges reflect surcharges and administration costs only. For a breakdown of how/why tenancy charges are applied, please visit www.centralproperties.co.uk

SECTION 11 – Safety/Security

(1) The tenant agrees not to position any furniture in the pathway of any exit doors as this could impede the quick escape from the property. The tenant agrees not to put furniture into cellars when not required as it will go mouldy. When you leave the property all the furniture must be placed back into position in each room.

(2) Tenants who lock themselves out through loss of keys etc. and require the Landlord to be called out to open the doors will be subject to a reasonable call out charge as per a separately listed tariff. (see website & booking in sheet)

(3) A reasonable charge will be made for every key, split ring, and key number disc tag that is lost off your bunch of keys. This is to cover the direct cost of the replacement and the labour time for procurement charges.

(4) The tenant agrees that when leaving the premises they will ensure that all doors are locked and windows closed and that the Burglar Alarm is operating.

(5) Can the tenant please ensure that they always have available their room key/front door keys to their property. Please note that regardless of whether doors are locked or unlocked that visiting tradesmen will ALWAYS lock doors to a property after a visit. This ensures that they have taken reasonable precautions to safeguard your personal belongings. NB: You will be charged a reasonable callout fee if we have to open doors for you, EVEN if you didn't lock them.

(6) All burglaries and Vandalism must be reported to the police and a crime incident number obtained which must be passed to the Landlord. You will be held responsible for all incidents until this crime incident number is obtained.

(7) Fire doors with automatic door closers have been installed for your safety and must NOT be interfered with, the removal of automatic door closers or the "wedging open" of doors with either door stops or furniture will be construed as **MALICIOUS DAMAGE** and **EVICION PROCEEDINGS** could be started against you.

All roof space access doors/ gas and electric meter doors must be kept "locked shut".

Under no circumstances must any furniture/bikes etc, or anything that could obstruct the safe evacuation of persons from your property be placed in the exit pathway of Hall, Stairs and Landing and all exit doors. This includes coats, bags and shoes.

Fire alarm systems and smoke detectors must not be interfered with or disconnected as this will be construed as **MALICIOUS DAMAGE** and **EVICION PROCEEDINGS** could be started against you.

Fire extinguishers and fire blankets must not be tampered with. They are for emergencies only.

(8) Portable liquid gas heaters or other fossil fuel/carbon-based fuel are NOT allowed to be used in the property. These appliances can be potentially dangerous because of the carbon monoxide that they can produce and also because of the amount of oxygen that they consume. If ever you use these in your own homes make sure the room/area is well ventilated. These appliances also cause large amounts of condensation to occur in your room.

(9) A reasonable charge will be made for damage that is caused by wilful neglect of the property i.e. if you go out and leave a window open and the property is consequently burgled and the Landlord's property is stolen or vandalised.

(10) Under no circumstances must the alarm code be changed without notifying the Landlord. If ever the alarm is accidentally activated, by the landlord or his representatives because of a change of alarm code, then landlord and emergency alarm engineer call out charges will be chargeable to the tenant.

SECTION 11 – Repairs/Building Maintenance

(1) Any repairs that are required should be reported to the Landlord in WRITING/VIA EMAIL IMMEDIATELY. Please write/type your list clearly and in logical sequence being polite and respectful to your Landlord. Please be as descriptive as possible about the repairs or problem and its urgency. Please date and sign your repair request and keep a copy. Central Properties provide a blank Repairs Request sheet that is available for download from Central Properties website. Repairs will fall into one of four categories:

EMERGENCY REPAIRS: - i.e. danger to health, safety of residence or serious damage to the building. These will be made safe immediately and repaired within 24 hours of notice.

Examples of this type of repair are: -

- (a) Loss of services i.e. Gas, Electric, and Water.
- (b) Burst water pipes, defective heating.
- (c) Front and back entrances no longer secure.

URGENT REPAIRS: - Repairs which materially affect the comfort or convenience of the tenants. These repairs effected within 5 working days of notice.

Examples of this type of repair are: -

- (a) Fridge/freezer not working.
- (b) Broken window.
- (c) Electric shower not working (but H.W. to bath still available).

NON URGENT REPAIRS: - Repairs that require attention but are neither Emergency nor urgent repairs. These repairs effected within 10 working days.

Examples of this type of repair are: -

- (a) Window will not open.
- (b) Tap dripping.
- (c) Bookshelf broken.

PLANNED PREVENTATIVE REPAIRS: - Repairs of none of the above that will generally be carried out over the summer periods i.e. painting/decorating/roof maintenance.

(2) Where an emergency situation occurs and Central Properties cannot be contacted under conventional means, then always visit the web site of Central Properties and refer to the section for emergency situations. This will always have the very latest emergency contact details and specialist information.

(3) It is the Tenants' responsibility to ensure that all sinks/baths/washbasins and external drains that become blocked are repaired/cleaned, and pay for a contractor if necessary, unless this was caused by system design or fault.

(4) It is the tenant/s responsibility to keep the gardens and borders/pathways clean and free of overgrown vegetation. The landlord does not provide a full gardening service, and he will not provide gardening equipment.

(5) Copies of Landlords Gas Safety Certificates are contained in your OMM (Operating and Maintenance) Manual and are also available on request.

(6) It is to be expressly noted that tenants cannot authorise repairs without the written permission of the landlord. Tenants will be liable for all costs if this occurs.

SECTION 11 – Repairs/Building Maintenance (Continued)

(7) Tenants undertake to make arrangements with the Gas Board and other service contractors etc. so that they can gain access to the property. NB: this means that you will have to phone them up and then meet them when they call out to your property to carry out your requested repairs and maintenance.

(8) The Gas Board will want to service the boiler and Central Heating system once a year. When they send the service card out it is in your interest to follow up the appointment, as a regularly serviced boiler means cheaper Gas bills. NB: The Gas Board will want to get into all rooms. Please note the whole central heating system is under an insurance scheme with the Gas Board. This means you can call them out 24 hours a day, 7 days a week all year. Please refer to your OM Manual for Telephone number and your contract reference number.

(9) No re-decorating or building work is to be undertaken under any circumstances, and the property is not to be added to or altered in any way.

(10) All pest control situations (ie mice, beetles, wasps etc) will only be taken care of and paid for by the Landlord, within the first 2 months of the tenancy. The tenant will be responsible for payment of bills after this period of time. The Landlord must be notified in advance of any works being carried out and his written authorisation received. Infestations caused by tenant lifestyle will be fully chargeable. Please note that under the Prevention of Damage by Pests Act 1949 that the Landlord may be required to carry out repairs on behalf of the tenant and then charge the tenant. The Landlord will, however, endeavour to halt or hinder any infestation by blocking up any holes or points of entry in the fabric of the building which are pointed out by the tenant.

(11) Replacement lamps for all lighting outlets are the Tenants' responsibility. When you first take the property, there will be lamps in all points and they will all be working. Please note this is a CONSUMABLE ITEM and does not come under the scope of "fair wear and tear". A charge of £5.00 for 2ft fluorescent tubes will be made, and £1.50 for each Tungsten filament lamp. NB: All Tungsten filament lamps are to be rated at 100 Watts except for Wall and Centre light fittings, which should be replaced with similar to those being used (usually 25 Watts). Low energy lamps should be used where they can be. Nb: a separate labour charge may apply to cover the labour cost of purchasing these lamps and installing them.

(12) Any replacement batteries for smoke detection and other equipment are the Tenant's responsibility. Tenants agree to test these on a regular basis.

SECTION 11 – Utility Bills

(1) Utility Bills MAY NOT or MAY be included in the tenants rent and these two packages are called:

- a. Utility Bills **excluded** package
- b. Utility Bills **inclusive** package

(a) If the tenant/s have chosen option (a) then they are advised to make arrangements for the Gas, Electricity, Telephone etc. to go in their name as soon as possible from the start of their Tenancy agreement. Please note there can be re-connection charges for the telephone if the bills are not carried forward to a new name. This is mentioned for your convenience only. The Landlord does not pay for reconnection fees. You should also ensure that meter readings are taken on or just before your Tenancy agreement begins. Please note if there is no electric on when your Tenancy agreement begins. Then the Burglar Alarm will not be functional and will also go into an alarm state after a period of approximately 24 hours. Any cost incurred for damage that is caused to the emergency battery backup system such as Fire Alarms, Burglar Alarm and emergency lights etc. will be passed on to the tenant.

Tenants agree to be responsible for all utility bills at the above property for the period of the tenancy including any half rent period; i.e. they will pay for all gas/electricity/council tax/water rates/telephone etc. as per the Utility Bills responsibility letter as signed by the tenants.

(b) If tenants have chosen option (b) then they should refer to the document Annex A attached to this tenancy agreement.

(2) Electric card meters are suggested not to be used as a continuous electrical supply must be ensured to keep the Burglar Alarm, Fire Alarm and Emergency lights operational. Card meters must be changed back at the end of the tenancy; otherwise the landlord will make a reasonable charge for their time to have the meter changed back to a standard meter.

SECTION 11 – Deposit

(1) The cost to repair any damage to the property, replacement of broken furniture/cleaning and lamp replacement, which is not of reasonable “wear and tear”, may be deducted from the deposit, as will unpaid rent and any other debts to the landlord.

(2) If it comes to the attention of the Landlord that the bills for the property have not been paid (Gas, Electric etc.), then your deposit may be used to cover them and relevant authorities informed as to your whereabouts.

SECTION 11 – Management Standards

(1) Central Properties has an official “Complaints Procedure” that can be utilised. A copy of this is available on request or can be downloaded from the website of Central Properties.

(2) The Landlord will give 24 hours notice before entering the rented property to carry out repairs/inspections etc. This notice will be given either in the form of a letter, email, text message or telephone call. If notice is given in the form of a telephone call then it is assumed that if the message is left with one person out of the group of tenants, that they will inform the other Tenants. A message may also be left on your answer-phone. Please note the Landlord will always ring the doorbell/doorphone before entering the property. It is hereby stated that the Landlord may make daily inspections when the property is vacant over holiday period's i.e. to check for burglary or weather damage. Please note if there is an emergency such as suspected storm damage etc. then the Landlord will ring the doorbell and enter the property.

(3) Receipts will not be given where rent payment is made by other than cash i.e. cheque/standing order/Direct debit etc. If a receipt is required, then the Tenant should have this written out ready for signing with postage paid addressed envelope provided. Written receipts will be provided for the deposit and any tenancy administration charge.

(4) All rental payments are to be made by standing order for the 1st of each month.

(5) The payment of rent shall be increased yearly at the discretion of the Landlord i.e. after the first 12 months.

(6) The Landlord is allowed to keep a duplicate set of keys to your property.

(7) The tenants agree that the Landlord can erect a 'To Let' or 'For Sale' sign at his discretion.

(8) The tenants accept and agree that one or more signatures on any booking in sheet, inventory or general notices etc. constitute an acceptance by which the whole group of tenants agrees.

(9) The landlord shall be entitled to assume without enquiry that any person who is not the tenant and makes a payment in respect of rent has made that payment as agent “for and on behalf of that tenant”.

(10) Where guarantor forms have been provided then the guarantor shall read this contract and shall be deemed to have accepted all of its terms and conditions.

(11) The landlord shall be entitled to dispose of goods/furniture the tenant/s leave in the property at the end of a tenancy. Any revenue resulting can be used by the Landlord to offset any money that he is lawfully entitled to. The tenant shall be responsible for all reasonable costs that the Landlord may incur for disposal of goods.

SECTION 11 – General

- (1) If tenants wish to terminate the tenancy contract then there is a defined procedure that will have to be followed which will involve you signing a “Surrender of Tenancy” document which will have to be accepted by the landlord and a new tenancy agreement drawn up and signed. **It is the responsibility of the current tenant/s to find any replacement tenant/s and these new tenant/s must be acceptable to the landlord after a process of credit checks. You must continue to pay all of your rent until the process is complete. Please refer to a separate document for more detailed advice.**
- (2) The tenant agrees not to sublet any part of the property or introduce any new tenant without the Landlord’s written permission and appropriate credit and reference checks.
- (3) The food contents of fridge’s/freezers are the Tenants’ responsibility and if required the Tenants should take out the necessary insurance to cover replacement due to appliance failure etc. The landlord is not responsible for any consequential loss for damaged goods of perishable food.
- (4) The tenants agree to empty the property of all household rubbish. Your wheelie bin/s will need to be left at its designated collection point on the pavement. The City Council will advise of the day of refuse collection. Please leave your bin/s out the day before collection and then return them to their normal position straight away after they have been emptied. Please note - overflowing bins can attract the attention of burglars, as they will think the property is empty.
- (5) The landlord is not responsible for the cleaning of any of the outside windows. It is the tenant’s responsibility to clean the outside of all windows and doors/doorways etc.
- (6) Items of furniture may be replaced for similar quality or style. Gas cookers changed for electric or visa versa. Gas fire may be deleted from the property altogether provided alternative forms of heating exist.
- (7) The tenant agrees to leave the gas central heating on over the winter holiday periods at a minimum of 10°C this is to avoid frozen pipes and water damage. The tenant/s agrees to pay for gas used during this time.
- (8) If for any reason the house becomes uninhabitable due to fire or storm damage etc. then it is up to the Tenant to find their own alternative accommodation.
- (9) In case of dispute, Tenants agree to go to arbitration in the small claims Courts and not Crown Courts.
- (10) The landlord will not be obliged to install any energy saving methods that are not already installed at the property i.e. double glazing or cavity wall insulation.
- (11) All fridge/freezers should be regularly cleaned and defrosted during the Tenancy; regular defrosting will ensure that the ice-box cover does not get broken by being forced open. If the fridge/freezer is switched off, then the doors should be left open to prevent fast and unpleasant mould growth occurring.
- (12) All literature for use of fixed and moveable appliances, i.e. Shower, Cookers, vacuum cleaner, Central heating and Burglar Alarm etc is contained in your Operating and Maintenance Manual (OMM). This is a valuable document. Please take care of it and do not lose or mix up the literature. If this document is lost or damaged then a reasonable charge will be made for its replacement.
- (13) Please note that a reasonable call out charge will be made if the Landlord is unnecessarily called out to attend to something which is not really a problem i.e. because you have not read the instructions carefully.
- (14) Blu/White Tack Adhesive or other suitable fixing must support all posters on walls etc. No pins or sellotape may be used. Blu/White Tack should be rolled gently off the wall when being removed.
- (15) No animals are to be kept at the property for any period of time unless the landlord gives their permission which will not be unreasonably withheld.
- (16) The tenant agrees to keep to our decision on where vehicles are parked at the property.
- (17) The tenant agrees to allow prospective new tenants to view the property during the course of the tenancy and shall not unreasonably refuse entry to the property. The tenants will ensure the property is in a presentable state when all viewings are scheduled to take place.

- (18) The tenant agrees not to carry on any business, trade or profession in any part of the property.
- (19) The tenant agrees not to display any kind of political posters or posters of any kind in windows of the property.
- (20) All Tenants hereby give their permission that they have no objections to their personal details i.e. home address, telephone number etc. being passed over to relevant third parties i.e. Electric Board, Gas Board and co habitant tenants.
- (21) Tenants agree to treat all property, fixtures and fittings in a tenant-like manner.
- (22) The tenant will always ensure adequate ventilation to the property by opening windows/ventilators/doors etc. to stop high moisture levels from occurring in the property and to keep to keep the level of 'dust mites' down.
- (23) The drying of clothes over radiators or anywhere inside the property (except in a tumble dryer) is not allowed. This will cause severe condensation to form, destroy decoration and can be harmful to health.
- (24) The tenant/s agree not to annoy the neighbours with any form of "NOISE POLLUTION" or any other form of antisocial behaviour such as playing loud music at unreasonable hours. Please note eviction proceedings could be started against you.
- (25) The tenant will not introduce into the property any form of soft furnishings or furniture that do not have a fire label on them. For more info contact you local Trading standards Office.

SECTION 12

The Landlord may repossess the property if:

- a) The rent or any part of the rent is not paid for 14 days or more;
- b) One or more of the terms of this tenancy agreement have been broken;
- c) The tenant or tenants become bankrupt or go in liquidation;
- d) Any of the grounds for repossession apply as listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996;
- e) The arrangements as stated in Section 21 of the Housing Act 1988 to apply.
- f) The landlord may repossess the property under ground 1 in schedule 2 to the housing act 1988 (The landlord can do this if we have lived in the property as our only or main residence or plan to do so) The landlord may repossess the property under ground 2 in the same schedule which allows the lender to repossess the property.

SECTION 18

Additional Information (NEGOTIATED TERMS/VOLUNTARY AGREEMENTS) :

(i.e. any negotiated deviations between the Landlord and the Tenant(s) of any of the above contract terms or special tenant or landlord requests etc.)

1. The landlord states that vacuum cleaners and microwaves are **not** part of the tenancy package and will not be included on any inventory.
2. The landlord states that toasters/kettles/kitchen bins/cutlery/crockery/mops/buckets/sweeping brush and or hand shovel are **not** part of the tenancy package and will not be included on any inventory.
3. The landlord states that general house furniture/washing machines/tumble dryers and fridge freezers and dishwashers where appropriate **are** part of the tenancy package and will be included on any inventory.
4. Unless specifically agreed otherwise in this agreement it is taken that all garages/outbuildings and lockable cellar rooms shall not be for use by the Tenants. The Landlord can use these areas as long-term storage.
5. Broken windows that are not caused by burglary (i.e. vandalism/house parties or other) must be paid for by the tenants. If not attended to immediately i.e. within 24 hours then the Landlord will pay contractors and bill the Tenant. 6mm thick glass or stronger must always be used.
NB: windows may be boarded up until a suitable contractor can be found.
6. Please note that for student tenancies there are a variety of definitions for the payment of rent over the July & August period (commonly referred to as the half rent retainer period):
 - FULL RENT WITH FULL ACCESS AND BENEFITS
 - HALF RENT WITH FULL ACCESS AND BENEFITS
 - HALF RENT WITH ACCESS TO STORE PERSONAL BELONGINGS ONLY
 - HALF RENT WITH NO ACCESS

The tenant will be on "**FULL RENT WITH FULL ACCESS AND BENEFITS**" **BUT WITH A 50% DISCOUNT GIVEN** to allow for preparation of your property, which will include (but is not limited to) cleaning, maintenance, painting & decoration, repairs & improvements.

NOTE The tradesmen will require access up to 7 days a week and could work from 7am until late in the night.

7. Other Negotiation
8. Other Negotiation
9. Other Negotiation

