

HURFORD

SALVI

CARR

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

ASSURED SHORTHOLD TENANCY

Date

2024

This agreement is made between the following parties:

THE LANDLORD

Adam Ward and Julianne Dorothy Ward

of

Grange Farm, Grange Lane, York, YO23 3RA

AND

THE TENANT

Kalin Grigorov Grigorov

of

Sofia, 1505, Bulgaria

Permitted Occupier

Danail Kalinov Grigorov

RELATING TO

THE PROPERTY

77 Paramount Court, 41 University Street, Bloomsbury, London, WC1E 6JW

For letting a furnished dwelling on an Assured Shorthold Tenancy
under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.

Commences: 10th February 2024

Expires: 9th February 2025

Rent: £2,750.00 per calendar month

Landlords Initials:-

DS
AW

[1]

Tenants Initials:-

DS
KGG

Please note this agreement is an important document. It may commit you to certain actions for the period of any fixed term and beyond. Please ensure that if you do not understand your legal rights you consult a housing advice centre, solicitor or Citizens' Advice Bureau

1 Particulars

1.1 Definitions

The intention of providing this list of definitions is to help explain or clarify some terms or expressions that may be found in this tenancy agreement. It is not meant to be an exhaustive or complete list. In the event of a dispute, only a court can decide on a definitive interpretation or meaning of any clause, or of any part of this agreement.

Landlord: The party so described at the head of this agreement, and shall include the Landlord's successors in title and assigns. This is the person who would be entitled to possession of the Property if the Tenant was not in possession and could be the current Landlord or someone purchasing or inheriting the Property.

Tenant: The party so described at the head of this agreement, and where the party consists of more than one person the obligations apply to and are enforceable against them jointly and severally. Joint and several liability means that any of the members of a party can be held responsible for the full obligations under the agreement if the other members do not fulfil his obligations.

Property: That being the same as described at the head of this agreement, together with the Fixtures, Fittings, furniture and effects therein ("Fixtures and Fittings"). It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.

Landlord's Agent shall mean (Hurford Salvi Carr Limited, 1 Britton Street, London EC1M 5NW) or such other agents as the Landlord may from time to time appoint.

Term: The Term shall be for a period of one year from and including Saturday 10th February 2024 to and including Sunday 9th February 2025. It may include any extension or continuation of the fixed term (but not a replacement tenancy for another fixed term) or as a Statutory or Contractual Periodic Tenancy.

Rent: The Rent as described at the head of this agreement, is payable in accordance with but subject to clause 1.5

Deposit The sum of £3,173.07 is paid by the Tenant to the Agent and payable in accordance to clauses 1.6


Permitted Occupier The Landlord agrees that the Permitted Occupier as shown above can occupy the Property as the licensee of the Tenant provided that the Tenant ensures full vacant possession at expiration or sooner determination of the tenancy.


Joint and several liability: The expression joint and several liability means that jointly the persons forming the Tenant is liable for the payment of all rents and all liabilities falling upon the Tenants during the tenancy as well as any breach of the Agreement. Individually each person forming the Tenant is responsible for payment of all rent and all liabilities falling upon the Tenant as well as any breach of the Agreement until all payments have been made in full. A maximum of four people can be such joint Tenants.

Fixtures and Fittings: References to Fixtures and Fittings relate to any of the Landlord's furniture, furnishings, sanitaryware, decorative features, white goods, other equipment or any floor, ceiling or wall coverings and include anything listed in any Inventory and/or Schedule of Condition supplied.

Water charges: This includes charges, rates or costs relating to water, sewerage and environmental services

Utilities This includes charges, rates or costs relating to telephone, broadband, gas, electricity, oil and Council Tax.

Landlords Initials:- 

Tenants Initials:- 

Masculine & feminine and singular & plural: Any reference to either one gender includes the other and any reference in the singular shall include the plural, if appropriate.

Working day: Working day means any day excluding a Saturday, Sunday or a Bank Holiday.

Month / Monthly: Means a calendar month.

Relevant Person: Relevant Person in the Prescribed Pages means any person, company or organisation paying the Deposit on behalf of the Tenant such as the local authority, parent or guarantor.

- 1.2 The Email Address for serving notice on the Tenant shall be: **kalinn.grigorov@gmail.com**
- 1.3 The Landlord lets and the Tenant takes the Property for the Term at the Rent payable upon the Terms and conditions of this agreement.
- 1.4 This agreement is intended to create an Assured Shorthold Tenancy as defined in Part 1 of the Housing Act 1988 (including any subsequent amendments). These tenancies do not guarantee the Tenant any right to remain in possession after the fixed term (subject to a minimum occupancy of six months).

1.5 Rent

- 1.5.1 The Rent shall be paid in advance, clear of all deductions and set off whatsoever to the Agent by banker's standing order or such other method as the Agent shall require.
- 1.5.2 The Rent shall be of £2,750.00 per calendar month, payable in advance by two, six monthly instalments. The first payment of **£16,500.00** for a period of and including 10th February 2024 to 9th August 2024 (six calendar months) being due on or prior to the date of taking possession payable to Hurford Salvi Carr, whose bank details are:

Account number: 50064688
Sort code: 20-35-90
Account name: Hurford Salvi Carr Limited


The second six monthly payment of £16,500.00 due date will be the 10th August 2024 covering the period from and including 10th August 2024 to 9th February 2025 (six calendar months) payable to Hurford Salvi Carr, whose bank details are above.

CASH PAYMENTS ARE NOT ACCEPTED. Any payments made in cash may be subject to investigation under the Money Laundering Act 2007 and will not be considered as a valid Rental payment.

- 1.5.3 Overdue Rental payments will be subject to interest at the rate of 3% above the current Bank of England base rate calculated from the date the payment was due up until payment is received.
- 1.5.4 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant which the Landlord shall be entitled to assume without enquiry.
- 1.5.5 It is agreed that if the Landlord or Landlord's Agent accepts money after one of the conditions which may lead to a claim for possession by the Landlord (these are the conditions listed in clause 3 below), acceptance of the money will not create a new agreement and the Landlord will still, within the restrictions of the law, be able to pursue the claim or possession.

1.6 Deposit

- 1.6.1 The Deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by: The Dispute Service Ltd, PO Box 1255, Hemel Hempstead, Herts, HP1 9GN. Tel: 0845 226 7837 Email: deposits@tds.gb.com


Landlords Initials:- 

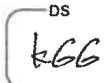
Tenants Initials:- 

- 1.6.2 The Agent shall place the Deposit in a nominated Client account as soon as reasonably practicable. Any interest earned on the Deposit shall be retained by the Agent, and used to cover administration costs.
- 1.6.3 The Tenant shall not be entitled to withhold the payment of any instalment of Rent or any other monies payable under this Agreement on the grounds that the Landlord, or the Agent, holds the Deposit or any part of it.
- 1.6.4 After the end of the Tenancy the Agent on behalf of the Landlord shall return the Deposit, except in case of dispute and subject to any deductions made under the Agreement, within thirty days of the end of the Tenancy or any extension of it.
- 1.6.5 After the end of the Tenancy the Agent with the consent of the Landlord and the Tenant may deduct monies from the Deposit to compensate the Landlord for losses caused for any or all of the following reasons. If more than one such deduction is to be made monies will be deducted from the Deposit in the order listed below:
- any damage to the Property and Fixtures and Fittings caused by the Tenant or arising from any breach of the terms of this Agreement by the Tenant;
 - any damage caused or cleaning required due to pets, animals, reptiles, birds, or fish occupying the Property (whether or not the Landlord consented to its presence as set out in clause 3.4.3 of this Agreement)
 - any sum repayable by the Landlord or the Agent to the local authority where housing benefit has been paid direct to the Landlord, or the Agent, by the local authority;
 - any other breach by the Tenant of the terms of this Agreement;
 - any instalment of the Rent which is due but remains unpaid at the end of the Tenancy;
 - any unpaid account or charge for water including sewerage and environmental charges, electricity or gas or other fuels used by the Tenant in the Premises;
 - any unpaid council tax;
 - any unpaid telephone charges.
 - any unpaid call-out charges (as set out in clause 3 of this agreement)
- 1.6.6 If the amount of monies that the Landlord or the Agent is entitled to deduct from the Deposit exceeds the amount held as the Deposit, the Landlord or the Agent may require the Tenant to pay that additional sum to the Landlord or the Agent within fourteen days of the Tenant receiving that request in writing.
- 1.6.7 The Agent or Landlord must tell the Tenant as soon as practicable after the end of the Tenancy if they propose to make any deductions from the Deposit.
- 1.6.8 If there is no dispute the Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the Tenancy Agreement. If agreement cannot be reached any of the parties can refer the matter to the Tenancy Deposit Scheme for adjudication up to three calendar months after the end of the Tenancy.
- 1.6.9 The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by clauses 1.6.7 and 1.6.8 above.
- 1.6.10 There being multiple persons forming the Tenant each person forming the Tenant agrees with the other that any one of them may consent on behalf of all the others to use alternative dispute resolution through the Tenancy Deposit Scheme to deal with any dispute about the Deposit at the end of the Tenancy.
- 1.6.11 If the Deposit is paid by a Third Party on behalf of the Tenant it is the responsibility of the Tenant to inform the Landlord or Landlord's Agent in writing so that the Deposit is returned to the same Third Party at the end of the tenancy after making any deductions agreed between the Landlord and the Tenant. For the avoidance of doubt, the payment of the Deposit does not grant the Third Party any rights as the Tenant; nor does it allow the Third Party to negotiate regarding any deductions to be made from the Deposit.

1.7 Rights of Third Parties

The parties intend that no clause of this agreement may be enforced by any third party, other than the Landlord's Agent, pursuant to the Contracts (Rights of Third Parties) Act 1999.

Landlords Initials:- 

Tenants Initials:- 

2 Legal Notices

- 2.1 Section 47
Under section 47 of the Landlord and Tenant Act 1987 the address of the Landlord is stated to be as on the first page of this agreement. The address for service of notices is as in clause 2.2.
- 2.2 Section 48
Until you are informed in writing to the contrary Notice is given pursuant to section 48(1) of the Landlord and Tenant Act 1987 that your Landlord's address for the service of Notices (including Notices in proceedings) is as follows:
Hurford Salvi Carr, 1 Britton Street, London EC1M 5NW

2.3 Notices from Third parties

If a relevant Local Authority gives notice or makes an order in respect of the Property, or any other notices affecting the Property during the tenancy the Tenant shall provide full particulars to the Landlord's Agent promptly and as soon as reasonably practicable. Where appropriate the Tenant should take all reasonable steps to comply with it, having first consulted with the Landlord (or Landlord's Agent) as is appropriate to the situation.

3 Tenant's Obligations


The Tenant agrees to:

3.1 Payments

- 3.1.1 Pay the Rent on the day and in the manner specified.
- 3.1.2 Pay for the entire invoice and costs of any contractors that the Tenant arranges without having previously obtained the Landlord's or Agent's authority.
- 3.1.3 Pay for any call out, travel or related costs incurred if the Landlord's Agent or contractor attends the Property at the Tenant's request to repair a fixture or fitting and it is subsequently reported by the contractor to be in good working order and / or where written instructions for the fixture or fitting were not followed.
- 3.1.4 To pay for any call-out charges or other charges incurred by the Landlord where the Tenant, his family, contractors or visitors damage or set off any security or burglar alarm through negligence, actions, or lack of actions, at any time during the tenancy.
- 3.1.5 To pay all costs and charges for any telephone lines linking the security or burglar alarm to the police station or security company.
- 3.1.6 Pay the Landlord or Agent all reasonable costs for the replacing of any security devices, locks and cutting of new keys where the Tenant is responsible for loss, damage or replacement.
- 3.1.7 Pay to the Landlord the cost of any repairs of any mechanical and electrical appliances belonging to the Landlord arising from misuse or negligence by the Tenant, his family, or his visitors.
- 3.1.8 Pay and arrange for the removal of all vermin, pests and insects, if infestation occurs during the Term due to the Tenant's negligence.
- 3.1.9 Pay for any sterilization, cleansing and redecoration of the Property made necessary under the Public Health (Control of Diseases) Act 1984 as a result of a person with a Notifiable Disease having been in the Property during the Term.
- 3.1.10 Pay any reasonable amount incurred by the Landlord when the Landlord is reasonably entitled to do anything or seek compensation to remedy any breach of this Agreement by the Tenant; within seven days of written demand, unless alternatively the Landlord decides to deduct the amount from the Deposit at the end of the Tenancy.

3.2 Services & Utilities

- 3.2.1 Pay all charges for the Council Tax, Television Licence, Utilities and the like including water, sewerage charges, electricity, gas, oil or solid fuel, consumed on the Property, including all fixed and standing

Landlords Initials:- 

Tenants Initials:- 

charges, rates and assessments of an annual or recurring nature and all charges for the telephone and broadband during the length of the Tenancy. For the avoidance of doubt, this will include any charges for heating, hot water, water supply or air conditioning included within the Landlord's service charge.

- 3.2.2 Not change the telephone number of the Property, nor supplier of utility services without approval from the Landlord unless it is through a utility switch provider approved by the Agent. If approval is given or utilities changed the Tenant must provide the Landlord with the new supplier's details including the Property reference number.
- 3.2.3 If requested by the Landlord, pay for the cost of transferring the utility service back to the original supplier if the Tenant has changed the supplier during the Tenancy.
- 3.2.4 Pay for the reconnection of water, gas, electricity or telephone if the disconnection results from any act or omission of the Tenant or the Tenant's agents.
- 3.2.5 To arrange for the reading of the gas, electricity and water meter, if applicable, at the end of the Tenancy and the departure of the Tenant from the Property.

3.3 Notify

- 3.3.1 Promptly notify the Landlord in writing when the Tenant becomes aware of:
 - 3.3.1.1 any defect, damage or want of repair in the Property, other than such as the Tenant is liable to repair.
 - 3.3.1.2 any Notices, proceedings or letters relating to the Landlord, or the Property and promptly forward any correspondence addressed to the Landlord or Landlord's Agent. The Tenant reserves the right to claim all reasonable postage costs from the Landlord.
 - 3.3.1.3 any loss, damage or occurrence which may give rise to a claim under the Landlord's insurance.
 - 3.3.1.4 any brown stains or sooty build up around gas appliances or any suspected faults with the appliances.
 - 3.3.1.5 any unrepairable fault with a smoke alarm or carbon monoxide detector
 - 3.3.1.6 any wet rot, dry rot or infestation by wood boring insects that come to the attention of the Tenant.
- 3.3.2 Promptly notify the Landlord if the Property becomes the subject of proceedings under the Matrimonial Causes Act 1973 or the Family Law Act 1996 and supply particulars of such proceedings to the Landlord on demand.
- 3.3.3 Promptly notify the Landlord of any change in residence status.
- 3.3.4 If the Tenant has a time limited Right to Rent in the United Kingdom as defined by the Immigration Act 2014, the Tenant shall, upon receipt of any communication concerning their residency status in the United Kingdom from a relevant government department or body, notify the Landlord or his agent of such and shall provide to them upon request copies of such written communication.
- 3.3.5 Not leave the Property vacant for more than 28 days without providing the Landlord with reasonable notice of such absence.

3.4 Prohibited

- 3.4.1 Not to remove any of the Landlord's possessions from the Property.
- 3.4.2 Not to change the locks (or install additional locks) to any doors in the dwelling house, nor make additional keys for the locks without the Landlord's consent.
- 3.4.3 Not to keep any pet, animal, bird, reptile, fish, insects or the like on the Property, without the Landlord's consent.
- 3.4.4 Not to cause or unreasonably permit any blockage to the ventilators, drains, pipes, gutters and channels in or about the Property and to pay for the removal of any blockage caused by the negligence or misuse of the Fixtures and Fittings by the Tenant, his family or visitors. Common causes of blockages for which the Tenant would be responsible would include putting fat down the sink, failure to remove hair from plugholes and flushing inappropriate things (such as nappies or sanitary towels) down the toilet.

Landlords Initials:-


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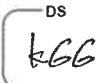
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Tenants Initials:-

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- 3.4.5 Not to add any aerial, antennae or satellite dish to the building without the Landlord's consent, which will not be unreasonably withheld.
- 3.4.6 Not to use any gas appliance that has been declared unsafe by a Gas Safe Register engineer or disconnected from the supply.
- 3.4.7 Not to keep, use or permit to be used any candle, oil stove, paraffin heater or other portable fuel burning appliance, or other appliance against the terms of the insurance of the Property.
- 3.4.8 Not to keep motorcycles, cycles or other similar machinery inside the Property.
- 3.4.9 Not to keep any vehicle without a valid Road Fund Licence, commercial vehicle, boat, caravan, trailer, hut or shed on the Property.
- 3.4.10 Not to exhibit any poster or notice so as to be visible from outside the Property.
- 3.4.11 Not to affix or hang any notice, sign, poster or picture to the internal surfaces of the Property in such a way as to cause any damage without Landlords consent. This includes using blu-tac, sellotape, nails, adhesive, or equivalents.
- 3.4.12 Not to cause obstruction in any common areas of any building of which the Property forms a part. The Landlord reserves the right to remove or have removed any such obstruction and at his discretion to charge the reasonable costs to the Tenant.
- 3.4.13 Not to permit or suffer to be done on the Property anything which may be, or may be likely to cause, a nuisance or annoyance to a person residing, visiting or otherwise engaged in a lawful activity in the locality. This responsibility includes the actions and behaviour of visitors and friends of the Tenant.
- 3.4.14 Not to make or permit any noise or play any radio, television or other equipment in or about the Property between the hours of 11pm and 7am so as to be an audible nuisance outside the Property.
- 3.4.15 Not to use or suffer the Property to be used for any illegal or immoral purpose.
- 3.4.16 Not to alter the operation of, or disable, the smoke alarms and carbon monoxide detectors.
- 3.4.17 Not to disable or alter the operation or change the code of the burglar alarm without consent of the Landlord or Agent. If any changes to the code or operation are made by the Tenant or alarm company, consented or otherwise, then the Tenant must immediately inform the Landlord or Agent. The Tenant must at all times comply with any conditions of the burglar alarm company and Landlord's insurers regarding the use and maintenance of the alarm.
- 3.4.18 Not to smoke, or allow guests or visitors to smoke cigarettes or cigars within the Property. The Tenant further agrees that if evidence of smoking (including but not limited to nicotine stains on ceiling or walls or burns on the furniture or carpets) is found during the Landlords or Agent's routine inspection of the Property, or at the inventory check-out then the Landlord will, upon giving the Tenant seven days written notice of his intention, be entitled to deduct the cost of the redecoration or apportioned replacement value of the items that have been damaged from the Tenants deposit at the end of the tenancy, subject to the terms outlined in clause 1.6
- 3.4.19 Not to permit any waste, injury or damage to the Property, or make any alteration or addition to the Property or the style or colour of the decorations.
- 3.4.20 Not carry on any trade or profession upon the Property nor receive paying guests but use the Property only as a private residence for the Tenant.
- 3.4.21 Not to assign, underlet or part with or share the possession of the Premises and not to permit any persons other than the person named as the Tenant or any other person approved of in writing by the Landlord to occupy or reside in the Premises without the Landlord's written consent, such consent not to be unreasonably withheld.
- 3.4.22 Not to keep, use or permit to be used any barbecue, grill or cooking appliance on the balcony or terrace of the Property.
- 3.4.23 Not to keep or charge any electric bike or electric scooter at the Property.

Landlords Initials:- 

Tenants Initials:- 

3.5 Sub-Letting


- 3.5.1 The Tenant must not assign or sub-let the Tenancy, either in whole or in part. This includes sub-letting on short / holiday letting portals such as for example, Airbnb or SpareRoom.co.uk.
- 3.5.2 Should the Landlord find evidence that the Tenant is assigning or sub-letting the whole or part of the Property the Tenancy will be terminated in accordance with Clause 7 of this agreement.

3.6 Access & Entry

- 3.6.1 Permit the Landlord and or his agents or others, after giving 24 hours' notice and at reasonable hours of the daytime, to enter the Property:
 - 3.6.1.1 to view the state and condition and to execute repairs and other works upon the Property or other properties.
 - 3.6.1.2 to show prospective purchasers the Property at all times during the Term and to erect a board to indicate that the Property is for sale.
 - 3.6.1.3 to show prospective Tenants the Property, during the last eight weeks of the Term and to erect a board to indicate that the Property is to let.
 - 3.6.1.4 to allow the Landlord or Agent to carry out periodic Property inspections and take photos or video in order to report on the condition of the Property.
- 3.6.2 Where the Landlord or the Landlord's Agent have served a valid written Notice of the need to enter to view the state and condition or to effect repairs, the Tenant agrees to them using keys to gain access within three days of such a request being made, (except in case of emergency when access shall be immediate).

3.7 Repairs & Maintenance

- 3.7.1 Use the Property in a Tenant-like manner.
- 3.7.2 Keep the Property including all of the Landlord's machinery and equipment clean and tidy and in good and Tenatable condition, repair and decorative order, (reasonable wear and tear excepted).
- 3.7.3 Ensure that the Property is kept secure at all times, locking doors and windows and activating burglar alarms as appropriate.
- 3.7.4 Promptly replace any broken glass with the same quality glass where the Tenant, his friends or visitors are responsible for the damage.
- 3.7.5 Clean the windows of the Property (where safe to do so) as often as necessary and in the last two weeks of the tenancy.
- 3.7.6 Dispose of all refuse during the Tenancy in accordance to the provisions set out by the building's management company or the Local Authority.
- 3.7.7 Keep the Property free of mould and mildew growth ensuring areas that suffer high moisture (such as bathrooms) are well ventilated and cleaned with appropriate products.
- 3.7.8 Protect the Property from frost and freezing pipes and maintain a minimum central heating temperature of 7 Degrees Celsius when leaving the Property vacant.
- 3.7.9 To run all taps in basins and baths, flush lavatories and run the shower for twenty minutes after the Property has been vacant for any period of seven days or more.
- 3.7.10 To replace all light bulbs, fluorescent tubes and fuses as and when required.
- 3.7.11 Be responsible for maintenance and good working order of the burglar alarm, smoke alarms and carbon monoxide detectors (where applicable). This will include testing the smoke alarms and carbon monoxide detectors every month and replacing batteries when necessary.
- 3.7.12 Keep the patio, terrace or window boxes (if any) weeded, the grass cut regularly during the growing season and all shrubs and bushes trimmed and pruned as required and in a neat and tidy condition but not alter the character or layout.

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Tenants Initials:- 

- 3.7.13 Undertake promptly any repairs for which the Tenant is liable following any Notice being served by the Landlord or the Landlord's Agent and if the Tenant does not carry out the repairs the Landlord may, after correct written notice, enter the Property, with or without others, to effect those repairs and the Tenant will pay on demand the reasonable costs involved.
- 3.7.14 Perform and observe all valid obligations of any Headlease or covenant on the Property (providing the information has been supplied) save for those relating to the payment of ground rent or service charges and to refund to the Landlord all reasonable costs resulting from all claims, damages, costs, charges and expenses whatsoever in relation to any breach of this obligation.
- 3.7.15 To make good, or compensate for, any failure by the Tenant to comply with the obligations set out in clause 3 of this Agreement.


3.8 Insurance

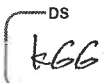
- 3.8.1 The Tenant agrees to be responsible for effecting any insurance required for their own possessions and for any accidental damage to the Fixtures and Fittings of the Landlord.
- 3.8.2 It is agreed that the Landlord is not providing any insurance cover for the Tenant's possessions.
- 3.8.3 Provided a copy of the Landlords Insurance Policy has been given or shown to the Tenant at the start of the Tenancy or within a reasonable time thereafter, the Tenant agrees:
 - 3.8.3.1 not to do or fail to do anything that leads to the policy on the Property, or Fixtures and Fittings being voided in any manner; or not covering any part of the losses of the Landlord included within the protection of the policy.
 - 3.8.3.2 to pay any excess on the Landlord's insurance if the claim results from the negligence, misuse, or failure to act reasonably by the Tenant or any of his visitors or friends.
 - 3.8.3.3 to pay to the Landlord all reasonable sums paid by the Landlord for any increase in the insurance premium for the policy, or necessary expenses incurred as a result of a failure by the Tenant, his family, or visitors, to comply with this Agreement.
 - 3.8.3.4 not to permit or suffer to be done on the Property anything which may render the Landlord's insurance of the Property void or voidable (i.e. no longer providing cover) or increase the rate of premium for such insurance.
- 3.8.4 Where reasonable to do so, the Tenant agrees to co-operate in the making of any claim under the Landlord's insurance.
- 3.8.5 To inform the Landlord or his Agent of any loss or damage to the Property or Fixtures and Fittings, promptly upon the damage coming to the attention of the Tenant and provide full written details of such loss or damage

4 Landlord's obligations

The Landlord agrees with the Tenant as follows:

- 4.1 To maintain a comprehensive insurance policy with a reputable company to cover the Property, but not including the Tenant's belongings.
- 4.2 To agree to provide a copy of the insurance and any Freehold or Headlease conditions affecting the behaviour of the Tenant if requested by the Tenant.
- 4.3 To confirm that he is the sole or joint owner of the leasehold or Freehold interest in the Property and that all necessary consents to allow him to enter this agreement (superior Landlord, mortgage lenders or others) have been obtained in writing.
- 4.4 To pay the ground rent and service charges in full (if applicable to the Property) and all assessments and outgoings in respect of the Property (except those for which the responsibility is assumed by the Tenant under this agreement as detailed under clause 3 above).
- 4.5 Reimburse the Tenant all reasonable postage costs for the forwarding of post addressed to the Landlord and Landlord's Agent and other notices, order and directions effecting the Landlord or the Property.
- 4.6 To allow the Tenant quiet enjoyment of the Property during the tenancy without any unlawful interruption from the Landlord or any person lawfully claiming under or in trust for the Landlord.

Landlords Initials:- 

Tenants Initials:- 

- 4.7 To confirm that he will not be responsible for any loss or inconvenience suffered as a result of failure of supply or service to the Property, supplied by a third party, where such failure is not caused by an act or omission on the part of the Landlord.
- 4.8 To inform the Tenant if during the Term either the building management company or the superior landlord (as appropriate) notify the Landlord that it intends to carry out works to the external fabric of the building and/or the internal common parts. Such works may include lift repairs (if applicable), fire safety improvements, the erection of scaffold, redecoration and general repair, maintenance and improvement. In these circumstances these works are outside of the Landlord's control and the Landlord is under no obligation to provide compensation to the Tenant during the affected time period in the event that such works result in temporary disruption and/or inconvenience to the Tenant and the Tenant shall not be entitled to raise any complaint, claim or dispute against the Landlord in respect of such works.
- 4.9 To be responsible and compliant with the Landlord and Tenant Act 1985 and fulfil his legal obligations under all health and safety regulations applicable to the letting of residential Property.
- 4.10 To maintain and repair the Property and any of its contents, fixtures and fittings belonging to the Landlord at His expense, except where there has been damage of misuse by the Tenant.

5 Inventory

- 5.1 Should the Landlord supply the Tenant with an inventory report: The Landlord and Tenant will accept the decision of the inventory clerk in respect of the condition of the Property, the Fixtures, Fittings and furniture in it and any want of repair, decoration or cleaning required to be made good by the Tenant in accordance with this agreement at end of the Tenancy and that this shall form the sole ground for the assessment of any dilapidation costs payable by the Tenant.

6 Housing Benefit

- 6.1 The Tenant authorises the Local Authority to discuss with the Landlord and the Landlord's Managing Agent the details of any Housing Benefit, Local Housing Allowance or Council Tax claims made at any time in relation to the renting of the Property.
- 6.2 If the Landlord's Managing Agent so requires, the Tenant consents to any Housing Benefit being paid direct by the Local Authority to the Landlord's Managing Agent.
- 6.3 The Tenant agrees to indemnify the Landlord and the Landlord's Managing Agent against any losses to them from 'clawback' or any other repayment to the Local Authority either before or after the Tenant has vacated the Property.

7 Possession

- 7.1 Without prejudice to the other rights of the Landlord, the Landlord, may seek lawfully to terminate the Tenancy by obtaining a court order if:
 - 7.1.1 the Rent or any part of it is in arrears whether formally demanded or not;
 - 7.1.2 the Tenant is in breach of any of the obligations under this Agreement;
 - 7.1.3 any of the Grounds of Schedule 2 of the Housing Act 1988 apply (these grounds allow the Landlord to seek possession of the Property in specified circumstances, including Rent arrears, damage to the Property, nuisance and breach of a condition of the Tenancy Agreement;
 - 7.1.4 a Notice is served under section 21 of the Housing Act 1988 (section 21 gives the Landlord a right to end an Assured Shorthold Tenancy without any specific reason though only after any fixed term has ended, or in operation of a break clause). Then the Landlord may give written Notice to the Tenant that the Landlord seeks possession of the Property. If the Tenant does not comply with that Notice the Landlord will bring this Agreement to an end and re-gain possession of the Property by complying with his statutory obligations; obtaining a court order; and re-entering the Property with the County Court Bailiff. When the Bailiff enforces a possession order the right for the Tenant to remain in the Property will end. This clause does not prejudice any other rights that the Landlord may have in respect of the Tenant's obligations under this Agreement.

Landlords Initials:- DS
AW

Tenants Initials:- DS
KGG

If the Tenant is unsure of their rights they should seek legal advice.

8 Interruptions to the Tenancy

- 8.1 If the Property is destroyed or made uninhabitable by fire or any other risk against which the Landlord has insured, the whole or part of the Rent will cease to be payable until the Property is reinstated and rendered habitable; unless the insurance monies are not recoverable (whether in whole or in part) because of anything done or not done by the Tenant, his family or his visitors; or the insurer pays the costs of re-housing the Tenant. To avoid doubt between the parties the Landlord has no obligation to re-house the Tenant.
- 8.2 If the Property is not made habitable within one month, either party may terminate this Agreement by giving immediate written notice to the other party.

9 Data Protection

The personal information of both the Landlord and the Tenant will be retained by the Agent in accordance with the terms of the Agent's privacy policy ("the Policy"). The Policy can be found on our website www.hurford-salvi-carr.co.uk or a copy can be provided upon request. In addition to the information provided to the Agent about the Tenant in accordance with the Policy, the Tenant agrees that this information can be forwarded to the Landlord. Such information may have been provided before, during or after the Tenancy. The Landlord and Agent thereafter may share details about the following:

- Details of performance of obligations under this Agreement by the Landlord and Tenant;
- Known addresses/details of the Tenant and any other occupiers,
- Any other relevant information required by the parties listed below;

This personal information above can be shared with:

- Utility providers and the local authority
- Utility switch providers for Change of Occupancy Notifications
- Authorised contractors,
- Credit and reference providers,
- Mortgage lenders and Legal advisors
- Other Agents if instructed at the end of tenancy by the Landlord.
- Another third party where there is a lawful reason to do so.


This information can/will be provided without further notice only when the Agent is authorised to do so under the Policy.


10 Early Termination of the Tenancy

- 10.1 In the event that the Tenant wishes to terminate this agreement early (apart from according to a break clause) this can only be agreed with strict permission of the Landlord who is under no obligation to agree.
- 10.2 In the event that the Landlord agrees in principle to an early termination or surrender of the Tenancy, the Tenant agrees to pay any financial loss that the Landlord will suffer and all reasonable costs of the Landlord's Agent in consideration of terminating the tenancy early.

11 Variation, Assignment or Novation of the Tenancy Agreement

In the event that the Landlord agrees to any variation, assignment or novation of the tenancy agreement the Tenant will pay all reasonable costs incurred by the Landlord and all reasonable costs of the Landlord's Agent in consideration of arranging the variation, assignment or novation of the tenancy.

Landlords Initials:- 


Tenants Initials:- 

**12 End of tenancy
Obligations of the Tenant**

- 12.1 To provide a forwarding address to the Landlord or the Agent by the last day of the Tenancy.
- 12.2 Cleaning
- 12.2.1 Yield up the Property at the end of the tenancy, cleaned to a professional standard and in the same good clean state and condition as it was at the beginning of the tenancy.
- 12.2.2 Ensure that the washing and cleaning (including ironing and pressing where appropriate) of all the linen, blankets, throws and bedding have been cleaned to a professional standard.
- 12.2.3 Ensure that all the carpets and curtains are steam cleaned to a professional standard.
- 12.3 Fixtures & Fittings
- 12.3.1 Make good, pay for the repair of, or replace all such items of the Fixtures and Fittings, including furniture and effects that have been broken, lost, damaged, or destroyed during the tenancy (reasonable wear and tear and damage for which the Landlord has agreed to insure excepted).
- 12.3.2 To leave the Fixtures and Fittings at the end of the Tenancy in the same places in which they were positioned at the commencement of the Tenancy.
- 12.3.3 To return all keys, including any additional keys, remote controls, or security devices to the Landlord or the Agent at the end of the Tenancy (whether before or after the Term of this Agreement).
- 12.4 Tenant's Possessions
- 12.4.1 To remove all belongings, personal effects, foodstuffs, rubbish, equipment and vehicles of the Tenant from the Property at the end of the Tenancy.
- 12.4.2 Pay all reasonable removal and/or storage charges of any small items are left in the Property.
- 12.4.3 Pay an amount equivalent to the daily Rent and other monies under the Particulars of this Agreement when the Property is left full of bulky furniture, or a large amount of other bulky and heavy discarded items belonging to the Tenant which may prevent the Landlord residing in, re-letting, selling or making any other use of the Property.
- 12.4.4 Should any items be left at the Property, the Landlord will use best endeavours to contact the Tenant to inform him of any charges and disposal costs. After 14 days of the Tenancy ending, the Landlord reserves the right to dispose of any items. Costs may be deducted from the Deposit however should any costs remain after deductions, they will remain the liability of the Tenant.
- 12.5 After the Tenancy has ended and keys returned to the Landlord or His Agent the Tenant cannot under any circumstances re-enter the property.

**13 End of Tenancy
Giving Notice**

- 13.1 Any Notice given by or on behalf of the Landlord or any other document to be served on the Tenant shall be deemed to have been served on the Tenant, if it is:
- 13.1.1 delivered by hand and left at the Property during the Term or the last known address of the Tenant. Should the notice not be delivered by 16:00 it shall be deemed served the following working day. A working day excludes a Saturday, Sunday and Bank Holiday.
- 13.1.2 sent by First Class post to the Property or the last known address of the Tenant and properly addressed to the Tenant by name as specified at the head of this agreement. The notice shall be deemed served two working days after posting.

Landlords Initials:- 

Tenants Initials:- 

- 13.1.3 sent by email to the email address provided by the Tenant at the start of the tenancy as shown in clause 1.2 of this agreement.
- 13.2 Any Notice given by the Tenant or any other document to be served on the Landlord shall be deemed to have been served on the Landlord if it is:
- 13.2.1 left at the office of the Landlord's Agent during the Term only or the last known address of the Landlord's Agent at any time or
- 13.2.2 sent by First Class post, properly addressed to the Landlord at the address in clause 2.2
- 13.2.3 if it includes the new or forwarding address of the Tenant.
- 13.3 If any Notice or other document is left at the Property or Landlord's Agent's office, it shall be deemed to have been served on the day it was left if before 16:00, or on the next working day if served later than that time.
- 13.4 Notice to quit can be served by the Tenant by email but only on the condition that all Tenants stated on the Tenancy agreement are included / 'carbon copied' on the email. If it is received after 16:00 it shall be deemed delivered and received the following working day.


Emailed Notices should be sent to notices@h-s-c.co.uk


14 End of Tenancy
Break Clauses

- 14.1 If the Tenant intends to vacate at the end of the fixed term or at any later date, he agrees to give the Landlord's Agent at least one month's prior Notice in writing.
- 14.2 While the tenancy is periodic the one month's written Notice must expire the day before a Rent Due Date.
- 14.3 The Landlord agrees that the Tenant has the right to terminate the Tenancy on or after the first 6 months by giving the Landlord not less than 2 months prior notice in writing or by email and specifically according to the terms as set out in clause 13 above.
- 14.4 The Tenant agrees that the Landlord has the right to terminate the Tenancy on or after the first 6 months by giving the Tenant not less than 2 months prior notice in writing and specifically according to the terms as set out in clause 13 above.
- 14.5 For the avoidance of doubt, if notice has been exercised as set out in clauses 13.3 or 13.4 above, it cannot be revoked under any circumstances. When the notice period expires the Tenancy Agreement shall cease. This does not affect the right of either the Landlord or the Tenant to pursue their legal remedies against the other for any existing breach of any rights under the Agreement.

15 Special Conditions:

- 15.1 The Landlord agrees to arrange and bear the cost of a pre-tenancy professional cleaning of the Property prior to the commencement of the Tenancy.
- 15.2 Heating & Hot Water including in the rent.
- 15.3 The tenant's 16 years old son Danail Kalinov Grigorov will reside in the flat for the duration of the tenancy.

Landlords Initials:- 

Tenants Initials:- 

SIGNATURE OF LANDLORD 1:
LANDLORD NAME (PRINTED):
DATE OF SIGNATURE:


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Adam Ward
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Adam Ward
January 22, 2024

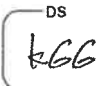
SIGNATURE OF LANDLORD 2:
LANDLORD NAME (PRINTED):
DATE OF SIGNATURE:

Julianne Dorothy Ward

SIGNATURE OF TENANT 1:
TENANT NAME (PRINTED):
DATE OF SIGNATURE:

DocuSigned by:
Kalin Grigorov Grigorov
E5459D2F297B40F...
Kalin Grigorov Grigorov
January 16, 2024

Landlords Initials:-  *AW*

Tenants Initials:-  *KGG*

PRESCRIBED INFORMATION

A This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of his rights during and at the end of the Tenancy regarding the protection of and deductions from the Deposit.

A.1 Address of the Property to which the deposit relates: 77 Paramount Court, 41 University Street, Bloomsbury, London, WC1E 6JW

Details of the deposit holder

A.2 Name: **Hurford Salvi Carr Ltd**

A.3 Actual Address: 1 Britton Street, London EC1M 5NW

A.4 Email address (if applicable): brittonstlet@h-s-c.co.uk

A.5 Telephone number: 020 74901122

Details of Tenant(s)

A.7 Name(s): Kalin Grigorov Grigorov

A.8 Address(es) for contact after the tenancy ends (if known): **UNKNOWN**

A.9 Email address(es) (if applicable): kalinn.grigorov@gmail.com

A.10 Mobile number(s): 07468757972

The Deposit

A.12 The amount of the deposit paid is £3,173.07

A.13 The Deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

The Dispute Service Ltd

phone 0845 226 7837

PO Box 1255

web www.tds.gb.com

Hemel Hempstead

email deposits@tds.gb.com

Herts

fax 01442 253193

HP1 9GN

A.14 A leaflet entitled *What is the Tenancy Deposit Scheme?*, which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, Housing Act 2004, will be provided to the Tenant and any relevant person.

A.15 The procedures that apply under the scheme by which an amount in respect of a deposit may be paid or repaid to the Tenant at the end of the tenancy are set out in the scheme leaflet: *What is the Tenancy Deposit Scheme?*

A.16 The procedures that apply under the scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?*

Landlords Initials:-

DS
AW

[15]

Tenants Initials:-

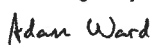
DS
KGG

- A.17 The procedures that apply where the Landlord and the Tenant dispute the amount of the deposit to be paid or repaid are summarised in the Scheme Leaflet *What is the Tenancy Deposit Scheme?* More detailed information is available on: www.tenancydepositscheme.com.
- A.18 The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?* More detailed information is available on: www.tenancydepositscheme.com.
- A.19 If there is a relevant person (i.e. anyone who has arranged to pay the deposit on the Tenant's behalf) the details requested in section A.7 to A.10 must be provided for them, as part of the Prescribed Information.
- A.20 The circumstances when all or part of the deposit may be retained by the Landlords by reference to the terms of the tenancy are set out in clause 1.6 of the tenancy agreement. No deduction can be paid from the deposit until the parties to the tenancy agreement have agreed the deduction, or an award has been made by TDS or by the court.

CONFIRMATION

The Landlord certifies and confirms that:

- a) the information provided is accurate to the best of my/our knowledge and belief and
- b) I/we have given the Tenant the opportunity to sign this document by way of confirmation that the information is accurate to the best of the Tenant's knowledge and belief.

DocuSigned by:

BB8A96E8B0EA47A... January 22, 2024

**Signed by or on behalf of
The Landlord**

The Tenant confirms that:


- a) I/we have been given the opportunity to read the information provided and
- b) I/we sign this document to confirm that the information is accurate to the best of my/our knowledge and belief.

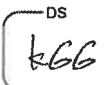
DocuSigned by:

E3493D2F267B40F... January 16, 2024

Signed by The Tenant(s)

Responsibility for serving complete and correct Prescribed Information on each Tenant and relevant person is the responsibility of the member and the Landlord. The Dispute Service Limited does not accept any liability for a member's or Landlord's failure to comply with The Housing Act 2004 and/or The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

Landlords Initials:- 

Tenants Initials:- 

----- Forwarded message -----

From: **Francelene Villada-Teran** <francelene.villada-teran@h-s-c.co.uk>

Date: Fri, Jan 12, 2024, 5:36 PM

Subject: DRAFT AST -77 PARAMOUNT COURT, 41 UNIVERSITY STREET, BLOOMSBURY, LONDON, WC1E 6JW

To: kalinn.grigorov@gmail.com <kalinn.grigorov@gmail.com>

UNSUBJECT TO CONTRACT

Dear Kalin,

RE: 77 PARAMOUNT COURT, 41 UNIVERSITY STREET, BLOOMSBURY, LONDON, WC1E 6JW

Please find attached a draft copy of the Tenancy Agreement. Please read through the document and make sure you are fully aware of your commitments and obligations.

A final copy of the Agreement will be sent to you via DocuSign for e-signing, you will be prompted to initial the bottom of each page and sign on two different pages. After you receive the final copy of the Tenancy Agreement there will not be any possibility to make amendments.

Your Check-in will be conducted by Ashworth Group who will contact you shortly to organise a time on 10th February 2024.

Please be advised the outstanding funds of **£19,038.45** needs to be showing as cleared funds in our account before the 5th January 2024. To avoid any delays for the check in, I advise you to make a payment ASAP. You can make payment to the following account using the property as reference.

[BAN: GB42BUKB20359050064688

Barclays Bank

19,038.45

Account name: Hurford Salvi Carr Limited

Account number: 50064688

Sort code: 20-35-90

Reference: **77 PARAMOUNT COURT**

Francelene Villada-Teran

Office Coordinator

20 7680 1888

 **HURFORD SALVI CARR**

Settings

1 Allie Street, London, E1 8EB

www.hurford-salvi-carr.co.uk
