



TAKE NOTICE THAT THIS TENANCY AGREEMENT IS A BINDING DOCUMENT.
BEFORE SIGNING IT YOU SHOULD READ IT CAREFULLY TO ENSURE THAT IT CONTAINS EVERYTHING YOU DO WANT AND
NOTHING UNACCEPTABLE TO YOU.

Holiday Letting Agreement (CLIENT)

Office Ref: _____ PCI-Fee _____

DATE: _____

THE LANDLORD: Abbeylord Properties Ltd t/a Accommodation London

Tel: 020 8459 6203 (8 lines)

Unless it is an emergency please phone during office hours Monday to Friday 9am-6pm.

Saturday – Sunday 10am- 4pm Emergency mobile: 07852 205570 or 07831 124 972.

Please only **CALL (no texts)** this number for emergencies only ,fire ,flood ect.

The Landlord can be contacted if there are any issues that have not been dealt with from the office
and that you are not happy with **please contact him direct** on Michael@accommodationlondon.net .

THE TENANT(S): Name and contact details below

Name: _____ Email: _____

Name: _____ Telephone No: _____

Name: _____ Passport No: _____

Where did you find out about us: _____ Occupation: _____

THE PROPERTY

Room/Flat: _____ House/Block: _____ NW _____

HOLIDAY LETTING TERMS:

Commencement date: From _____ to _____ ("the Term")

DEPOSIT of £ _____

Holiday letting fee £ _____ + Service fee below £ _____ **Utility fee £23/ £17 pw or £100/£125 db £75 single per month for monthly buildings**

Total £ _____ (+ **Electricity all Studios and Rooms are plus electricity charged through a power meter if one is not fitted then a supplementary fee of £75 per month will be charged for studios and between £30-£50 for rooms**) **NET RATES AGREED ARE ONLY FOR BANK DRAFT**
PAYMENTS ALL OTHER CHARGES WILL BE DUE.

A. to be paid in advance (see 4.12(v)) cash or credit card / service fee per week (weekly houses only) ☐

B. to be paid in advance (see 4.12(vi)) by Banker's Draft or building society cheque or (**bank transfer add 5% fee**) per calendar month ☐

Payable to Accommodation London or as directed by the Landlord one bank draft per room/flat .**Cash payment will incur a £20 fee.**

Any joint room /flat paying by bank Draft will be charged at £30 per additional unit per payment.

Due between the 28th to 1st day of the month at a (date & time) as directed by the Landlord

BOND PAYMENT AND VACATING PROPERTY

Rooms/flats shall be vacated by 10.00am (or as directed by the Landlord) and shall be thoroughly cleaned, all Landlord's linen washed and beds re-made. All sets of keys & power keys to your room/flat shall be left in your room/flat and the door shut. Please read sections 4.10 and 4.13. Subject to full compliance with the terms and conditions of this Holiday Letting Agreement the deposit (or part thereof) is returnable and payable by cheque, cash or credit card (can take 5 days) at the Landlord's sole discretion between hours of 8am - 8pm, time to be specified by the Landlord. **This tenancy is an excluded tenancy for the purposes of the rent deposit scheme.**

1. References in this agreement to:-

1.1 **Landlord** includes the persons for the time being entitled in reversion expectant on the holiday letting.

1.2 **Tenant** means the person/s named as tenants in this agreement.

1.3 **Property** means your room/flat, and includes fixtures and effects belonging to the Landlord including those itemised in the inventory.

1.4 **Inventory** means the list of effects set out in the list annexed hereto (if any) ("the Inventory").

1.5 **Shared Accommodation** means the back garden, kitchen, bathroom, separate toilet (if any), lounge, halls, landings and stairways in the accommodation.

1.6 **Deposit** includes any references to bond.

1.7 **Holiday letting fee** means all sums due and owing by the Tenant to the Landlord whatsoever and howsoever arising under the terms of this Holiday Letting Agreement including (but not limited to) losses sustained by the Landlord arising from any breach by the Tenant of this agreement.

1.8 **Accommodation** means the dwelling house where the Property is situated.

2. The Landlord lets the Property to the Tenant, together with the use of the Shared Accommodation in the accommodation, in common with anyone else permitted by the Landlord to use the same from time to time, for the Term at the holiday letting fee payable as above. This tenancy is not suitable for housing benefit and the tenant expressly confirms that no housing benefit will be claimed or sought **if the tenant applies for housing benefit this shall be an event of default and the letting will end and the bond will be lost in full** refer to clause 3. No parking permits are available for this property as this is a holiday let and permits should not be applied for .Extending the term is not an automatic right of any Tenant but is at the sole discretion of the Landlord contact us ASAP if you would like to extend as we do let all units year round online from the expiry date .

3. Upon signing this agreement the Tenant shall pay the deposit set out above which the Landlord shall be entitled to hold as security towards the Tenant's liabilities under this Agreement. **The Tenant shall not use the deposit to pay the holiday letting fee.** The deposit shall be repayable only from the date on which all sums due upon termination of either the Holiday Letting Agreement or the Term (whichever is the later) have been paid by the Tenant. For avoidance of doubt this shall include all deductions and administration charges payable by the Tenant pursuant to the terms of this agreement and/or required to compensate the Landlord for any breach of the terms of this agreement by the Tenant.

4. The Tenant (or where 2 or more persons are the Tenants then their obligations to the Landlord shall be joint and several) will/agrees to:-

4.1 Pay to the Landlord the holiday letting fee at the times and in the manner specified above whether demanded or not without deduction or set off.

- 4.2 Not to damage the Property, Shared Accommodation or the accommodation or make any additions or alterations (including changing any locks or cutting new keys lost, which can only be ordered via the office at £25 a key) to the same and to deliver up the Property to the Landlord in the same clean state as it was at the beginning of the Term. In the event that the Property is not delivered up in the same clean state, then the Tenant may incur an administration charge for cleaning in the sum of not less than £50, a redecoration fee if applicable see clause 4.23
- 4.3 Keep the Property and the Shared Accommodation in a good state of repair and **clean condition** at all times during the Term and pay or make good all damage and breakages that have occurred during the Term and clean or pay for the cleaning of all the carpets, linen (owned by the Landlord), blankets, curtains and furniture. Any physical damage to the door or door frame will incur an administration charge for repair of not less than £150.
- 4.4 Keep the windows of the Property clean and replace all broken panes of glass and not to hang any clothing or other articles outside the windows or across the inside of the windows.
- ~~4.5~~ Give the Landlord or the Landlord's agents access to the Property and Shared Accommodation when requested to do so. In addition the Tenant hereby grants the Landlord and its agents access to the room or flat between 8.00am and 7.00pm and to the Shared Accommodation at any time, whether the Tenant is present or not.
- 4.6 During the last four weeks of the Term, however determined, to keep the room/flat tidy and clean with the beds made up and the furniture in the same position as at the commencement of the Term. (The Landlord will be showing the Property to prospective new tenants). Failure to do so may result in an administration charge amounting to one week's holiday letting fee being deducted from the bond in addition to a £40 breach fee.
- 4.7 Not to assign sublet or otherwise part with possession of the whole or any part of the Property and Shared Accommodation.
- 4.8 Not to use the Property and the Shared Accommodation for any purpose other than as a strictly private residence as holiday or working holiday accommodation this agreement is not for use for a resident of the UK and is for the named tenant on this Holiday Letting Agreement only, no additional family members may take up occupation or reside in the accommodation without being named on the Holiday letting agreement or having the Landlords signed consent, for avoidance of doubt **no housing benefit can be or should be being claimed on this accommodation.**
- 4.9 Not to do, permit or suffer to be done in the Property and the Shared Accommodation, anything which may be or may become a nuisance or annoyance to the Landlord or any occupier of any part of the accommodation or neighbour. For avoidance of doubt this includes: loud music, keeping pets (without separate agreement in writing from the landlord) or anything which may vitiate any insurance on the accommodation against fire or otherwise increase the ordinary premium for such insurance, or by calling the emergency number for non-emergency issues after normal office hours (8am – 6pm) that could be dealt with during office hours, this includes sending constant emails or text messages other than about direct matters of maintenance or payment of Holiday letting fees.
- 4.10 Notify the Landlord in writing or e-mail no later than four weeks before the end of the Term, whether or not the Tenant wishes to remain in occupation of the Property after the expiry of the Term. **Fill out an extension letter request form supplied form the landlord confirming the amount of time you have been in occupation.** Extension of the holiday letting agreement is not an automatic right to any tenant and is at the sole discretion of the Landlord.
- 4.11 The Tenant shall not have a party or a barbecue in the Property Shared Accommodation or garden of the accommodation without the Landlord's prior written approval. If the Tenant is found to have or participated in a party or a barbecue they may be required to vacate the Property and the bond will be applied in payment of the Landlord's losses and administration charges. (This is to prevent annoyance/nuisance to neighbours and other tenants and damage to the Property which used to be a regular occurrence previously).
- 4.12 Further it is agreed between the Landlord and the Tenant that the following administrative charges will apply in the following circumstances: **for avoidance of doubt this Holiday letting is outside of the tenant fee act 2019.**
- I. Any notice of default issued by the Landlord arising from the Tenant's breach of any term will incur an administration charge of £40 any late holiday letting fee payment will incur a £20 per day per person the administration charges are to cover the landlords reasonable costs in time and paperwork for collection and recalculation of the holiday letting fee When paying only one payment per room/ flat per bankers draft will be accepted any joint payments will incur a £30 fee per additional room or flat paying within a joint bankers draft (The Landlord may, at its sole discretion, waive all or part of these charges).
 - II. If the Tenant is locked out and calls the Landlord to be let in: To the Landlord:- £50 Weekdays 9am/3.55 pm., £75 weekdays or weekends 4pm/6pm, £150 Any day from 9pm – 2am . There is no lock out facilities between 2am- 8am.
 - III. **Mid-term fee charge refers to an administration charge of one week's holiday letting fee as payment for a mid-term agreement of three to 5 months .This charge is non-refundable and will not be transferred upon an extension of the holiday letting agreement.**
 - IV. Late check in charge refers to an administration charge of £25 for check-ins after office hours
 - V. Office hours are 09.00-5.30pm Mon-Fri 10.00- 4pm Sat-Sun.
 - ~~VI~~ **Service charge weekly of £23pw double £17pw single room or monthly £100 per double room/flat £75pm single room or flat on buildings monthly to provide, once a week of communal areas cleaning including halls, stairways, front gardens, rubbish areas, laundry areas, and communal light bulb replacement and cost of power re Landlords supply's maintenance of the fire detection system & water charges.**
 - VII. Please note that the holiday letting fee is only collected in cash from weekly houses at no additional cash fee. Monthly houses incur £20 cash fee where the holiday letting fee is due by banker's draft. See front page under Rent (A) **Bank transfer payments will incur a 5% fee if paid by the morning of 27th of the month thereafter a further 5% fee will be due.** Please note this must be cleared funds in our account by the morning Take care if this date falls on a weekend as this may cause a delay and check you have asked the bank for a next day payment. **(C) Card payments will not be accepted for holiday letting fee payments.** (The Landlord may, at its sole discretion, waive all or part of these charges **.Or treats card payments as a cash payment which will incur a cash fee of £20.)**
 - VIII. Any split bond payment will incur a £10 fee per week until paid in full, to cover the Landlords reasonable costs for administration; any missed payment date will be treated as a default.
 - IX. Holiday letting fees are only collected by a Banker's Draft, one draft per room /flat, international money order or by building society cheque, bank transfers or cash (all are cleared funds). *Note: Banker's Drafts are FREE if obtained from a building society.* Payment by credit/ debit card will not be accepted for holiday letting fees cash payments may be made by prior arrangement but will incur an administration charge £20. Any bond requested to be returned in cash that was originally paid by credit card will incur an administration charge of £50. Any repayment of a bond paid by card refunded on a card will incur a £20 fee See front page under Rent (B). **At the end of the term all deposits returnable will be paid by cash, or company cheque refunded at the Landlord's sole discretion any direct bank transfer of a bond will incur £50 fee.**
 - X. If the holiday letting fees is due monthly, and it has been agreed at the Landlord's sole discretion that holiday letting fees can be paid weekly for the first month, an administration charge of £10 per person per week will be charged.
 - XI. **£50 administration charge if the Tenant is found responsible for the setting off of the fire alarm. (For avoidance of doubt, this applies to setting the alarms off by accident whilst cooking etc).**
 - XII. £50 administration charge if the Tenant removes covers or adjusts smoke/heat detectors within their room or flat. These detectors are checked periodically for the Tenant's safety.
 - XIII. An administration charge of £50 to replace an electricity key lost or room key at £35 not delivered up by the Tenant to the Landlord.
 - XIV. **Treatment cost for dealing with Bed bugs, in the un lightly event you have been in occupation up to 14 days and there is a problem with bed bugs the Landlord will cover the cost of dealing with this as long as you follow the instructions re washing clothes ect given to you at that time , after 14 days then the tenant will be responsible to cover the cost of any treatment which the Landlord will organize at cost being £150 for a single spray and £375 for a 3 spray treatment which is normally recommended by the attending company , we can also provide bed protectors at an additional cost of £50 per protector .**
 - XV. Late check in charge refers to an administration charge of £25 for check-ins after office hours whether logged or not on this agreement
 - XVI. Office hours are 09.00-5.30pm Mon-Fri 10.00- 4pm Sat-Sun no late check-ins can be arranged unless this agreement has been signed.
 - XVII. **£50 administration charge if the Tenant calls the emergency out of office phone number for non-emergency issues that could have been dealt with the following day, at the Landlords sole discretion. Monday to Friday 9am-6pm. Saturday – Sunday 10am- 4pm**
 - ~~XVIII~~ **At the end of the term 2- 4 weeks prior to check out date, there will be a pre checkout inspection of your accommodation this incurs a £115 fee (PCI) This is to check that the accommodation and its contents have not been damaged, and that the accommodation is in a tidy clean condition to be able to be re let as per clause 4.6. You may be left a notice confirming that your property has been inspected and any damages or breaches that may be chargeable this may differ on the day you leave, please be aware that the (PCI) may be carried out after you have vacated.**

- 4.13 Approximately two weeks prior to the expiry of the Term, the Tenant will receive a notice setting out details of their deposit (for the purpose of facilitating the smooth return of the deposit) and a designated time to confirm such details. Non-confirmation at this time will incur a £30 fee.
- 4.14 The Tenant shall replace all light bulbs as and when necessary within their room or flat at their cost if help is needed, to change a bulb a charge of £15 per bulb to be fitted + cost of the bulb of around £5 will be due this charge will also be due at the end of the term if bulbs are not working and need replacing.
- 4.15 The Tenant agrees that the television set provided by the Landlord may be removed at any time at the Landlord's sole discretion. The television licence is the responsibility of the Tenant.
- 4.16 The Tenant shall not burn any candle in any part of the Property or the accommodation. If in default, the Tenant may be required to vacate the Property and their bond applied in payment towards the Landlord's losses and administration charges. (This clause is for the Tenant's own protection as this is a major fire hazard). **This includes smoking cigarettes or drugs usage. The property is a no smoking premises if the property need redecorating or beds changed because of the smell of smoking this will be charged £250 per bed + a redecoration charge see clause 4.23.**
- 4.17 The Tenant shall keep the garden (if any) in good order.
- 4.18 The Landlord reserves the right to prohibit and/or refuse entrance/access to persons, who may be the guests or licensees of the Tenant, who the Landlord reasonably considers to be undesirable. Any breach of this term may allow the Landlord to require the Tenant to vacate the Property and then apply the bond in payment towards the Landlord's losses and administration charges.
Any Landlord's references requested at the end of a Holiday Letting (one reference per Holiday Letting). An administration charge of £100 is applicable per reference when requested even if this request is cancelled at a later date. (at the Landlord's sole discretion).
- 4.19 The Landlord gives notice to the Tenant that no amendments to this Holiday Letting Agreement may be made unless agreed in writing and signed by a director of the Landlord his e mail is ; michael@accommodationlondon.net
- 4.20 The Landlord may require the Tenant to vacate the Property early (even where there is no breach by the Tenant of the terms of this agreement) by giving the tenant 2 week's written notice to vacate the Property (for whatever reason at the Landlord's sole discretion) provided that the Landlord offers alternative comparable or better accommodation for the balance remaining of the term on the same terms as this agreement and provides (if requested) a free transfer. If the Tenant fails to deliver up the keys to the Landlord, the Tenant will pay an administration charge of £150 for the costs of changing the lock upon such breach and their **goods removed (£100 fee)** and stored at the cost of the Tenant at £20 per day per person.
- 4.21 The Tenant shall not let other persons use the Property and Shared Accommodation when the Tenant is not present. The Tenant shall not let other persons sleep in the accommodation overnight. If other persons are found sleeping in the Property/Shared Accommodation an administration charge of £40 per night per person will be payable by the Tenant. The Tenant may also be required to vacate the Property and Shared accommodation and their bond applied in payment towards the Landlord's losses and administration charges.
- 4.22 The Landlord gives notice to the Tenant that a decoration fee of not less than £200 a single room, £225 a standard double room and £250 in respect of any larger rooms or studio flat will be made if the walls are in a bad state of repair due to posters/pictures stuck on the walls this includes damp and mould damage from condensation by not heating the property or any other unreasonable damage to the property is found.
- 4.23 The administration charges are reasonable pre-estimates of the Landlord's losses and net costs arising from the relevant breach giving rise to such administration charges.
- 4.24 **Self-checkout will incur a £20 administration fee which will be deducted taken from the bond.**
- 4.25 **Weekend check in fees are charged at £25 per room or flat.**
- 4.26 **Weekend check out or check out fees are charged at £25 per room or flat and will be deducted from the bond.**

5 VACATING BEFORE THE END OF THE TERM

The Tenant is required to give to the Landlord four weeks written notice of intention to terminate the Holiday Letting early. **There will be a £75 fee charged** in advance which is not refundable to facilitate the paperwork below clause 5.1-5.5. Early termination prior to the expiry of the Term is not an automatic right of any Tenant but is at the sole discretion of the Landlord. If the Tenant wishes to terminate the Holiday Letting early, before the end of the Term, the bond will be applied in payment towards the Landlord's losses and administration charges, unless the Landlord agrees to apply the provisions of clause 5.1 below. You fully understand and agree to this:

Signed _____, _____, _____.

- 5.1 Vacating before the end of the term subject to clause 5 at all times :The Landlord agrees that if the Tenant has found a new tenant who enters into a new Holiday Letting, for a term acceptable to the Landlord (usually of approximately 6-9 months), with the Landlord's or his employees signed consent below and the Tenant having complied with all the terms of the Holiday Letting, including having paid all holiday letting fees due up-to the next payment date, the bond will be returned, less an administration charge of one week's holiday letting fee due (plus the facilitation fee in clause 5) by the tenant and other deductions authorised under this holiday letting agreement, like for instance a contract fee or Mid-term fee due by the new tenant, and a PCI fee.

Date of notice to end Holiday Letting _____ Landlord in agreement as above new Holiday Letting date will be to _____

at a new rent of : _____.

Signed Landlord _____

NOTE: By far the best way to re-let your accommodation is by putting an advertisement, two weeks in advance of when you wish to leave: on the web site called www.thegumtree.com.. It is very important during this time that your room/flat is always kept very clean with beds made-up each morning. This will make it easier for you to try to let your accommodation. Let your other housemates know that you are letting your accommodation.

- 5.2 **At the end of the term of the original holiday letting agreement:** 2- 4 weeks prior to check out date, there will be a pre checkout inspection of your accommodation this incurs a **£115 fee (PCI)** This is to check that the accommodation and its contents have not been damaged, and that the accommodation is in a tidy clean condition to be able to be re let as per clause 4.6. You may be left a notice confirming that your property has been inspected and any damages or breaches that may be chargeable this may differ on the day you leave, **please be aware that the (PCI) may be carried out after you have vacated.**
- 5.3 **At the end of the term of the original holiday letting agreement:** Vacating the property is between 10am-11am. **Sat & Sunday checkouts incur at £25 charge.** If you require a self-checkout this can be arranged via the office and incurs a **£20 charge** you can vacate the accommodation before 10am and leave credit card details for your bond to be refunded to but this needs to be on the same card that you paid it on at the beginning of the term.
- 5.4 A late checkout can be arranged through the office up to a time of 2pm this will incur an administrative fee of **£25 if pre-arranged or £40** if not at the landlord's sole discretion via e mail info@accommodationlondon.net please try to arrange this in advance.
- 5.5 The maximum stay in any of our accommodations is 12 months we may possibly agree an extension to 24 months but a separate specific warranty will be required by you in the form of signing a separate printed copy of clause 11 and confirming that this type of tenancy is still applicable to you.
- 5.6 Date vacated _____ deposit returned of £ _____ rent returned of £ _____ TOTAL £ _____

I agree to the above in full and final settlement. The Tenant(s) _____ **The Landlord** _____

Date _____

6. **If the holiday letting fee or part thereof is in arrears**

Not paying the holiday letting fee at the time due or the property has been vacated, or there is a breach of any of the terms of this agreement by the tenant (including not vacating at the time designated by the Landlord) the Landlord may re-enter the Property immediately upon any such breach. The Holiday Letting will terminate and the bond will be applied in payment of the Landlord's losses and administration charges without prejudice to the other rights and remedies of the Landlord.

The Tenant will still be liable for the cost of changing the locks £150 and for a new power key £50 (if the keys are not returned at the time of re-entry £35 each key), any access may not be given for 24hrs if locks have been changed if you have been evicted no re access will be given and then any belongings in the room or unit will be removed (£100 fee) and stored at a cost of £20 per day per person (max 4 weeks) and then disposed of, any re-letting charges incurred including advertisements and holiday letting fees to the expiry of the Term the Tenant shall be liable to pay for and the Landlord's costs of and in connection with any breach by the Tenant of any terms and conditions contained within this Holiday Letting Agreement and in the case of legal costs such costs as may be reasonable. **(For avoidance of doubt if you are in arrears with holiday letting fee or bond payment your locks may be changed and a default notice served this may incur the following fees £150 lock change £40 breach notice fee £20 per day per person late fees and any of the other above fees in this agreement)**

If you are having problems paying the holiday letting fee contact the Landlord and office directly as soon as possible do not leave this until the payment day, as we may be able to resolve the situation without resorting to lock changes and charges, or may agree to reduce the charges due, or to a payment plan (at the Landlord's sole discretion) see clause 11. **This is an excluded tenancy for the purposes of the Protection from Eviction Act 1977.**

7. The Landlord agrees with the Tenant that paying the holiday letting fee and observing and performing all the terms of this agreement, the Tenant may quietly possess and enjoy the Property during the Term without any unlawful interruption from the Landlord or any person claiming any interest or right through or under it.

8. The Landlord's registered address for service or complaints is: Accommodation London, 73 Cornhill London EC3 3QQ. In order to deal with any complaints speedily complaints must be made in writing and when possible emailed to info@accommodationlondon.net and or Faxed to 0208 451 3258 please cc the Landlord michael@accommodationlondon.net If calling the office please make a note of whom you have spoken to at the office phone number is 0208 459-6203 which is open 7 days a week, there is also a night time caretaker working 7 nights a week to deal with reasonable emergency requests.

9. The Landlord hereby gives the Tenant notice that possession of the Property may be recovered on Ground 1 of Part 1 of Schedule 2 to the Housing Act 1988 namely that if the Property is subject to a mortgage granted before the Holiday Letting, the mortgagee may become entitled to exercise a power of sale and may require possession of the Property for the purpose of disposing of it with vacant possession in exercise of that power.

10. 10.1 Subject to clause 10.3, any holiday letting fee and deposit whether paid or payable on signing this Holiday Letting Agreement will be subject to the following cancellation charges:-

- i) bookings cancelled not less than 30 days prior to commencement of the Term - 60% of the full deposit due;
- ii) bookings cancelled within 7 -30 days prior to commencement of the Term - 90% of the full deposit due;
- iii) bookings cancelled within 6 days prior to commencement of the Term -100% of the full deposit due.

10.2 If the Landlord cancels the Holiday Letting Agreement prior to commencement of the Term then the Landlord shall return all monies received by the Landlord.

10.3 If the Tenant has, prior to inspecting the Property and without meeting the Landlord's representative, entered into a Booking Reservation Confirmation Form (which will include payment of a deposit) on the Internet, e-mail, fax or telephone, then the Consumer Protection (Distance Selling) Regulations 2000 may apply. In such event, the Tenant has the right to cancel the contract within 7 working days of the signing of this Holiday Letting Agreement. If, however, the Tenant moves into occupation within this 7 day period then the Tenant's right to cancel the contract is lost.

11. The following clause 11 is incorporated into this agreement and by your initialling the box you acknowledge that the terms are applicable to you:

You confirm specifically you are not a resident of the UK .The purpose of the Holiday Letting, created by this agreement, is to confer on you the right to occupy the property for the purpose of a holiday/working holiday as mentioned in the Housing Act 1988 Schedule 1 Paragraph 9. No references have been taken this agreement is a holiday let and does not give you the same rights as an assured short hold tenancy(AST) The main differences are that the Landlord does not have to give you prior notice to enter the building, room or flat. **this Holiday letting is outside of the Tenant fee Act 2019 as it is not a protected tenancy, in addition, the Landlord may, if you are in breach of any terms of this agreement, like not paying the holiday letting fee on time or the bond obtain immediate possession of your room/flat without a Court Order as under section 31 of the Housing Act 1988 it is an excluded tenancy for the purposes of the Protection from Eviction Act 1977.**

The Landlord also has the right to obtain possession of your room/flat without a Court Order - even when you are not in breach of any term of this agreement- by giving you 2 week's written notice to vacate and offering you alternative comparable accommodation and provision (if requested) of a free transfer. You are also prohibited from holding or participating in a party or barbecue at the property without the Landlord's prior written consent.

Your attention is also drawn to the administration charges which you may incur for breach of any terms such as, for instance, failing to keep your room clean and tidy during the last 4 weeks of one weeks rent see clause 4.6 **.And paying your holiday letting fee or bond late which would incur as a minimum a £40 breach notice fee & £20 per person per day or part day late fee together with a lock change fee of £150 which may be incurred at the Landlords sole discretion..**

11.1 Internet :The **offer of free use of internet does not form part of this agreement, and is provided by a separate company not under our control .The internet is intended for basic usage only. Checking email accounts/general web browsing. Certain sites are barred. For avoidance of doubt; sites like YouTube, online gambling, any pornographic content, sites that conflict with our business or any sites that use a large amount of downloading, live streaming/television shows or programs, can be removed/barred at any time at the landlord's sole discretion, you should not rely or use the internet available for work.**

11.2 Accommodation London is not responsible for any personal belongings lost or stolen, or any damage caused to your belongings while at the property. You should be adequately insured for any of your personal belongings. This includes loss caused by fire and flood.

PRINT NAME & SIGNED

Date _____

For and on behalf of Accommodation London

Tenant/s _____ Date _____ Tenant/s _____ Date _____

You must fill in the below section in red if it is not filled in you will be in breach.

Home address:

Country of residence:

If non EU passport work permit or visa details of right to rent checked: **copy must be taken photo taken**



Agreed special terms - Room /Flat: _____ House: _____

Please note: Whether on this scheduled or not:

- i. Any split bond payment will incur a £10 fee per week until paid in full, to cover the Landlords reasonable cost for administration, any missed payment date will be treated as a default. And charged accordingly

Please note: Whether on this scheduled or not

- ii. If the rent is due monthly, and it has been agreed at the Landlord's sole discretion that rent can be paid weekly for the first month, an administration charge of £10 per person per week will be charged, , to cover the Landlords reasonable cost for administration any missed payment date will be treated as a default. And charged accordingly.

Amount _____ At 6.45 pm on Mon/ _____ at....., Willesden Green/- _____

Amount _____ At 6.45 pm on Mon/ _____ at..... Willesden Green/ _____

If you are unable to meet us at the time or date agreed above (or at the normal holiday letting fee time for monthly / weekly collections) , please phone in advance to advise us . We are able to make a personal appointment for you to pay at a time you are available. Please book this through the office in advance on 0208-459-6203. Or e mail info@accommodationlondon.net You will be given a time to meet with us at the Willesden Green tube station or at your property . You will have to call the office once there and we will send a car to meet you for collection of the monies due prior to 27th of the month. This service will incur a collection fee of £20 on top of the split bond or holiday letting fee to cover the Landlords reasonable costs for incurred in providing this service.

Agreed by _____ Date _____

Please make sure that you bring this Holiday Letting Agreement with you when paying any Holiday letting fee if you require a receipt!

(EACH RECEIPT WILL ONLY BE GIVEN AT THE TIME OF PAYING ON THAT DATE)

Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____
Date _____	Amount Owed _____	Paid _____	Date _____	Amount Owed _____	Paid _____

IMPORTANT NOTICE – regarding paying your holiday letting fee

MONTHLY Holiday letting fee collections: Important information please read carefully.

Holiday letting fees are due by Bank Draft , this is a safe and secure way of paying i.e. : your monies can't be stolen or the amount paid queried, if you are going to pay by cash + the £20 cash fee, be aware we do not take any responsibility if you are not present for either monies left in your accommodation or that the correct amount has been left once its counted. If the cash is stolen or the amount queried the full holiday letting fee will still be owed to Accommodation London. We do not accept card payments for holiday letting fees if the landlord at his sole discretion waves this then any card payment will be treated as cash .

We do offer a service 7 days a week where we will pick up the holiday letting fee in advance of a payment day no later than the 27th of the month subject to availability at a time that suits you for an additional fee of £15. Be aware late fees are charged if you have not paid in full on the due day at the collection time even if you have just missed us, these fees would be £40 late notice fee + £20 per person per day or part day.

TAKE NOTICE!!!!

We only collect holiday letting fees **AT THE TIME AND DATE** stated on the monthly pre collection holiday fee notice / bond conformation notices are delivered by hand normally by the 21st of the month if you haven't received this notice please call the office by 23rd of the month if your leaving within 4 weeks.

WE DO NOT RUN MORE THAN 10 MINUTES EARLY ON A COLLECTION DAY

If someone comes to collect the holiday letting fee more than 15 min early that you don't recognise (just say you will be 5 min ask them to come back close your door call the office/landlord immediately ask the office to call and confirm to you direct that the holiday letting fee collector is at your building while you are on the phone).

There are always a minimum of TWO people collecting the holiday letting fee **at the collection time you must go to the ground floor to pay the second person always.** Holiday letting fees will not be collected at your door if you are in.

Late payments of holiday letting fees are collected by normally by one person not at the normal collection time.

If you are leaving your holiday letting fee in your accommodation and will be out at collection time you must contact the office each time (that's every month). It's better to leave your payment if possible with another flat to pay on your behalf or use the early collection payment service and get a recite on your holiday letting agreement at the collection time; recites will only be given at the time of that payment.

We are unable to collect more than one month's rent at a time if you are not present use the early rent collection service if you want to pay more than one month's rent.

IF IN ANY DOUBT AND SOMEONE YOU DON'T RECOGNISE IS ASKING YOU FOR RENT CALL IMMEDIATELY THE OFFICE / LANDLORD AND CHECK THAT A RENT COLLECTOR IS FROM ACCOMMODATION LONDON AND IS AT YOUR BUILDING .

MAKE SURE YOU CALL THE OFFICE DIRECT ON YOUR OWN PHONE HAVE THAT PERSON IN FRONT OF YOU TALK TO THE OFFICE AND THE OFFICE CONFIRM TO YOU THAT THEY ARE THE RENT COLLECTOR IF THEY COME UP WITH AN EXCUSE AND GO AWAY BEFORE TALKING TO THE OFFICE CALL THE OFFICE IMMEDIATELY .

Office 0208 4596203 (8 lines) Landlord emergency number 07831124972 (no texts)

Weekly Rent collections: Important information please read carefully.

Rents are due by cash , we do not take any responsibility if you are not present for either monies left in your accommodation or that the correct amount has been left once its counted . If the rent is stolen or the amount queried the rent will still be owed in full to Accommodation London.

We do offer a service 7 days a week where we will pick up the rent in advance of a rent day paid one day in advance subject to availability at a time that suits you for an additional fee of £15 . Be aware late fees are charged if you have not paid in full at the rent collection time even if you have just missed us , these fees would be £40 late notice fee + £20 per person per day or part day.

Inventory

Flat/room n. _____ Address _____ Credit on Power key _____

Check In Date ____/____/____ Check Out Date ____/____/____ set of Keys _____ key code _____

LIVING SPACE

Type of bed _____ Mattress and base condition _____

Is the Room/Studio clean and tidy _____ Notes _____

Does studio/room smell of smoke (Y / N) _____ Notes _____

Chest of drawers: YES NOT _____ N. Drawers: _____ Notes _____

Wardrobe: YES NOT _____ N. Wardrobe: _____ Bedside table: YES NOT _____ Note _____

Bedside table: YES NOT _____ Notes _____

Windows: WORKING / NOT WORKING _____ Notes _____

Lights: SPOT LIGHT / BULB LIGHT _____ Tested: YES NO _____ Notes _____

TV (Y / N) _____ OLD TV OR FLAT SCREEN TV _____ Remote control _____

Radiator: YES NOT _____ Electrical heater: YES NOT _____ Tested: YES NOT _____ Iron _____ Iron Board _____

KITCHEN if applied

Toaster _____ Kettle _____ Microwave _____ Oven and hob _____
TESTED Y / N TESTED Y / N TESTED Y / N TESTED Y / N

Fridge _____ Cutlery _____ Pots/pans _____ Plates/bowls _____ Table: YES NOT

N. Chairs _____ Notes _____

Hot water: tested / not tested

BATHROOM if applied

Toilet seat _____ Cupboard _____ Cabinet _____ Mirror _____
NOTES _____ NOTES _____ NOTES _____ NOTES _____

Toilet brush _____ Toilet bin _____ Shower condition _____ Radiator: YES NOT

Electrical heater: YES NOT _____ Tested: YES NOT _____ Hot water: tested / not tested

Damages/Marks _____

Extending your stay? Stays are limited to a maximum of 12 months, we may possibly agree to 24 months a separate conformation of clause 11 will need signing.

Upgrade to another studio or private room? Call our office Monday to Friday 8am to 8pm or Sat/Sun from 9am to 4pm 0208 459 6203.

Late check out after 10:30am-11 am on day of check out will incur an extra charge of £35

Check out times can be extended till 2pm by prior arrangement see clause 5.4(requires 2 days' notice)

If you have any questions regarding the inspection of your room/studio unit then please contact the head office by email

info@accommodationlondon.net or phone the head office on 0208 459 6203 management will be happy to discuss with you between 9am and 5pm

Monday to Friday.

As per our Holiday Letting Agreement the Pre – Check out Inspection will been done subject to clause 5.2

Inspected by: Staff NAME _____ Date of inspection ____/____/____

Tenant name: _____ Tenant signature: _____