

ADDENDUM

Schedule as referred to in the Agreement

THE LANDLORD/LADY'S OBLIGATIONS

- 1) The inventory of the property is detailed below:

Together with furniture, carpets, curtains, equipment, fixtures and effects therein and more particularly specified in the inventory thereof. The furniture supplied by the Landlord/Lady consists of a bed, mattress, wardrobe, desk & chair in each bedroom, minimum of 4 soft furnishing seats per 5 tenants in the communal room, a washing machine & the equivalent of one large fridge/freezer (capacity 9.4 gross cu.ft.) per 5 people. Landlord provides TV aerial in the lounge only.
- 2) The Landlord will not be responsible for repairs, installation or activation charges with respect to any phone line.

THE TENANT(S) OBLIGATIONS

- 3) Each tenant named on the tenancy agreement agrees:-

In the event of any instalment of rent remaining unpaid after the fourth working day of the month then a payment of £30 towards administration costs will be incurred and accrued against the deposit without further notice and without prejudice to any right or remedy of the Landlord hereunder. Rent received will in all cases be assigned to the longest standing arrears. The payment of £30 towards administration costs will apply to each separate payment of rent made in any month.
- 4) Any marks/damage caused by the use of blu-tack or similar is not fair wear and tear and must be made good at the end of the tenancy period or will be subject to redecoration charges.
- 5) To take all reasonable precautions to prevent condensation by keeping the property adequately ventilated and heated (Government recommended room temperature of 18 degrees).
- 6) To ensure all communal areas are kept in a tidy, clean and hygienic condition. In the event this condition is not complied with despite multiple warnings the Landlord reserves the right to instruct cleaners to clean the communal areas at the tenants cost.
- 7) To permit installation of Student NO FEE advertising boards for letting purposes.
- 8) All issues with regards to pest control problems that have been caused or contributed to by the tenants, will be resolved at the tenants costs.
- 9) **IF THE RENT IS INCLUSIVE OF FAIR USAGE OF GAS, ELECTRICITY, WATER AND SEWERAGE.** The first £701 per tenant received will be assigned to cover fair usage of gas, electricity and water. The Landlord will accept as fair usage a cost of up to **£18 per week per tenant** for these services and reserves the right to reclaim from the tenants any excess above that figure. No freestanding electric heaters or tumble driers can be installed without the permission of the Landlord.
- 10) Any payments to Student NO FEE made by credit card will be subject to a 4% charge.

We have read and accept all conditions of this Addendum

SIGNED by the above named (THE LANDLORD/LADY)

Signature

Date

SIGNED by the above named (THE TENANT(S))

Signature(s)

Date