**ASSURED SHORTHOLD TENANCY AGREEMENT**

**Important notes for tenants**

* **This tenancy agreement is a binding legal contract;**
* **The tenancy agreement may not be ended early unless it contains a break right or prior written permission is obtained from the landlord;**
* **Where there is more than one tenant, all obligations including those for payment of all rents and for repairs can be enforced against all the tenants jointly or against any one of them individually;**
* **Before signing it, you should read it carefully to ensure it contains everything that you want included and that it is acceptable to you;**
* **If in doubt, you should take legal advice from a solicitor, Citizens Advice Bureau or local housing advice centre.**

General notes

* This tenancy agreement is an assured shorthold tenancy within the provisions of the Housing Act 1988 (as amended by Part 3 of the Housing Act 1996);
* It is a legal document and should not be used without adequate understanding of the law of landlord and tenant;
* Prospective tenants should be given adequate opportunity to read and understand its contents before signing;
* This tenancy agreement takes account of the Competition and Market’s Authority Guidance on Unfair Terms in Tenancy Agreements;
* Section 196 of the Law of Property Act 1925 provides that a notice must be sufficiently served if sent by registered or recorded post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property; Future amendments have been proposed and so this should be reviewed accordingly;
* Section 11 of the Landlord and Tenant Act 1985 requires the Landlord to keep in repair the structure and exterior of the property and to keep in repair and working order all equipment for the supply of water, gas, electricity and heating for both the property and the water supply.

**THIS AGREEMENT IS MADE ON THE DAY SPECIFIED BELOW**

**[DATE]**

**Between**

1. [INDIVIDUAL NAME] of [INDIVIDUAL ADDRESS], [TELEPHONE NUMBER], [E-MAIL ADDRESS], [FAX NUMBER](the **Landlord**);
2. [INDIVIDUAL NAME] of [INDIVIDUAL ADDRESS], [TELEPHONE NUMBER], [E-MAIL ADDRESS], [FAX NUMBER](the **Tenant**);
3. [NAME] of [ADDRESS], [TELEPHONE NUMBER], [E-MAIL ADDRESS], [FAX NUMBER](the **Guarantor**).]

**It is agreed**

1. **Definitions**

In this agreement:

* 1. **Agent** means a person or company responsible for letting or managing the property, if any.
	2. **Contents** means the furniture, furnishings, fixtures and fittings, and any
	other items which are let with the Property under this agreement (but not the Tenant’s Belongings) and as set out in the Inventory and Schedule of Condition.
	3. **Deposit** means £[AMOUNT]. **Deposit Protection Scheme or DPS** means a government-approved tenancy deposit protection scheme, as defined in section 212(2) of the Housing Act 2004.
	4. **Insured Risks** means fire; explosion; lightning; earthquake; storm; flood; burst and overflowing water tanks, apparatus or pipes; impact by aircraft and articles dropped from them; impact by vehicles; riot; civil commotion; and any other risks which the Landlord decides to insure against from time to time and Insured Risk means any one of the Insured Risks.
	5. **Inventory and Schedule of Condition** means the list of Contents and description of the condition of the Property attached to this agreement and signed by the parties.
	6. **LTA 1985** means Landlord and Tenant Act 1985.
	7. **Outgoings** means the cost of providing any of the following to the Property during the Term:
		1. All utilities, including but not only: water, sewerage, gas, electricity, refuse collection, telecommunications (including internet services), any standing charges and any charge for meter rent;
		2. Television licence;
		3. Council tax;
	8. **Property** means the [Full ADDRESS].
	9. **Rent** means £[AMOUNT] per week OR month OR QUARTERLY
	10. **Scheme Administrator** means the administrator of either a custodial or insurance DPS.
	11. **Tenant Belongings** means any personal items or items brought onto the Property by the Tenant or the Tenant’s guests.
	12. **Term** means **[*for fixed term]*** [6/12 months] from and including [*insert date*] to and including [insert date] **[*or for periodic tenancy*]** for the period of [one month] beginning on and including [insert date] and ending on [insert expiry date]], and afterwards from month to month until ended by either the Landlord’s or the Tenant’s giving notice.

1. **nature of this agreement**

By signing this agreement, the Landlord and the Tenant agree and acknowledge that this agreement intends to and must create an assured shorthold tenancy under the Housing Act 1988.

1. **Agreement to let**

The Landlord agrees to let and the Tenant agrees to take the Property for the Term subject to paying the Rent.

1. **tenant’s obligations**
	1. **Rent**
		1. The Tenant must pay the Landlord the Rent in advance by equal payments, the first on or before the start of the Term and then on [e.g. [first] day of the [week/month/quarter].
		2. If the Landlord requires, the Tenant must pay the rent by direct debit or standing order into the Landlord’s bank account.
		3. If the Tenant fails to pay the Rent in breach of this agreement, the Landlord is entitled to recover possession of the Property and evict the Tenant using the procedure set out in the Housing Act 1988 or by using any other legal remedy.
		4. If the Property is damaged or destroyed by an Insured Risk so that it is unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, Rent payments will be suspended until the Property is fit for occupation and use.
		5. Any payment for a period less than the rent payment period set out in clause 4.1 above is to be apportioned on a daily basis and will include the last day of the appropriate rent payment period.
	2. **Outgoings**

If the Tenant is liable to pay any Outgoings to anyone other than the Landlord, the Tenant must pay them when due and must protect against and compensate the Landlord for any loss arising from the Tenant’s failure to pay when due.

* 1. **Interest**

If the Tenant fails to pay the Rent, Outgoings or any other payments under this agreement for 14 days or longer after they were due, the Tenant must pay interest at the rate of 3% per annum above the base rate of the Bank of England from the date payment was due until the actual date of payment.

* 1. **Contents**

The Tenant must keep the Contents in good and clean condition and must return the Contents to the Landlord at the end of the agreement in the same state (except for fair wear and tear) as at the start of this agreement [enter date] [and as detailed on the Inventory and Schedule of Condition].

* 1. **Use of Property**
		1. The Tenant must only use the Property as a private residence, for the use of the Tenant and the Tenant's immediate family and not for any business or other use.
		2. The Tenant must not do anything to or at the Property that would be or that might reasonably be considered to be:
			1. A nuisance, annoyance or damaging to any other tenants or to the owners or occupiers of any neighbouring or nearby property;
			2. Immoral or illegal;
			3. In breach of the Landlord’s insurance and/or that would or might invalidate the Landlord’s insurance or increase the insurance premiums (and the Landlord has provided or will provide the Tenant with a summary of the relevant insurance requirements);
			4. In breach of the Landlord’s obligations under any superior lease under which the Landlord derives title (and the Landlord has provided or will provide the Tenant with a copy of any such lease).
	2. **Notices affecting the Property**

The Tenant must send the Landlord a copy of any notice or other communication affecting the Property as soon as possible and must not do anything regarding such notice or communication without the prior consent of the Landlord.

* 1. **Pets**

The Tenant must not keep any pets or any other animals on or at the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

* 1. **Condition of the Property**

The Tenant must:

* + 1. Keep the interior of the Property and the Contents clean and in the same condition as at the start of the agreement (except for fair wear and tear);
		2. Keep the Property, including any shared areas, garden and other outside areas, free from rubbish by regularly disposing of rubbish at the times and in the place and manner, and in such bins and receptacles as are required by the relevant local authority or as reasonably required by the Landlord;
		3. If the Property has a garden or other outside area, keep it clean and reasonably maintained and tidy;
		4. Not make any alteration or addition to the Property;
		5. Not affix any pictures or mirrors to the walls at the Property without the Landlord’s consent and if any are affixed, to remove them and any fixings carefully at the end of the Term, and either make good any damage caused and redecorate in the manner reasonably required by the Landlord or if the Landlord prefers, pay the Landlord’s reasonable costs of making good any damage caused and redecorating;
		6. Not redecorate without the prior consent of the Landlord (such consent not to be unreasonably withheld and then in a manner and using such materials and colours which the Landlord may reasonably require);
		7. Clean the inside and outside of all windows as often as reasonably required;
		8. Promptly replace and pay for all broken window and door glass at the Property where broken by the Tenant or the Tenant's family or visitors;
		9. Not cause any blockage to the drains, gutters and pipes of the Property, and use reasonable efforts to prevent damage to the pipes and heating system on or at the Property by, for example, not allowing pipes to freeze during cold periods;
		10. (In order to comply with gas safety regulations) not block any of the ventilators provided for this purpose at the Property and immediately report any soot or discolouration of or around the ventilation of any gas appliance to the Landlord (and in emergency directly to the gas supplier);
		11. Not install any wires cables, aerials, satellite dishes or other such equipment, including for television, telephone and internet services without the prior consent of the Landlord (such consent not to be unreasonably withheld) and then in a manner and in a position which the Landlord may reasonably require;
		12. Notify the Landlord promptly of any disrepair, damage or defect in the Property.
	1. **Utility providers**
		1. The Tenant must not allow utility services to the Property to be disconnected.
		2. If the Tenant changes providers, the Tenant must provide the Landlord with information, including the identity of the utility providers, account numbers and contact details for utility providers as soon as reasonably possible and in any event when the Tenant moves out of the Property.
	2. **Keys and security**
		1. The Landlord will provide one set of keys for each Tenant.
		2. The Tenant may have a reasonable number of additional keys cut at his or her own cost but must notify the Landlord of the total number of sets of keys and must give all sets of keys to the Landlord at the end of the agreement.
		3. If the Tenant does not return all sets of keys at the end of the agreement, the Landlord may change the locks and the Tenant must pay the Landlord’s reasonable costs.
		4. The Tenant must not change any existing or fit any new locks or other security devices or change any security codes without the Landlord’s consent (not to be unreasonably withheld) and must then immediately provide the Landlord with any new keys, security cards or codes.
		5. If the Landlord provides any other security system, such as entry cards or remote controls to the Tenant or if the Tenant has at his or her own cost changed or added any security codes or fitted any new locks or other security system:
			1. At the end of the Term, the Tenant must return or give all keys, entry cards, remote controls and passcodes and service information to the Landlord; and
			2. Must pay the Landlord’s reasonable costs of replacement or repair or reprogramming, if any are lost, damaged, or changed by the Tenant.
	3. **Washing**

The Tenant must not hang washing to dry or keep clothes, shoes or other items outside the windows.

* 1. **Unoccupied periods**

The Tenant must notify the Landlord or the Agent and if applicable, any insurers and any security company responsible for the Property, if the Property will be vacant for more than 6 weeks.]

1. **Deposit**
	1. The Tenant has paid the Deposit to the Landlord on or before the date of this agreement.
	2. The Deposit must be protected by [ NAME OF DPS] of [DPS ADDRESS, TELEPHONE NUMBER, E-MAIL ADDRESS **or if not yet known** a Deposit Protection Scheme]. The Deposit must be held by the Agent**,** Landlord or Scheme Administrator in accordance with the DPS rules.
	3. The Landlord [enter name][has provided **OR** will provide within 30 days of the Deposit being received] the information about the DPS as required.
	4. At the end of the Tenant’s occupancy under this agreement, the Landlord must return the Deposit to the Tenant (but not any interest made on the Deposit), subject to the deduction of a reasonable amount to compensate the Landlord for:
		1. Making good any damage to the Property or the Contents (except for fair wear and tear) caused by the Tenant's failure to take reasonable care of the Property or Contents;
		2. Replacing any of the Contents that may be missing from the Property;
		3. Paying any unpaid Rent;
		4. An amount equivalent to Rent for any period of unauthorised occupation by the Tenant or anyone under his or her control;
		5. Any interest due under this agreement;
		6. Paying for the Property and the Contents to be cleaned if the Tenant is in breach of his or her obligations under clause 4.8.1 or clause 4.8.2; and
		7. Any other breach by the Tenant of his or her obligations under this agreement.
2. **DealingS with the Property**

This agreement is personal to the Tenant, who must not assign or underlet or share or otherwise part with the whole or any part of the Property except during the fixed term of this agreement and then only with the prior written consent of the Landlord, which must not be unreasonably withheld.

1. **Tenant’s Rights over shared areas and Common parts**

**[Optional clauses where AST of room in shared house or flat AND for lease of a flat]**

* 1. **Access and use of shared areas**

The Tenant is permitted (so far as the Landlord is able to grant such rights) to use any shared areas and common parts including: entrances, doorways, halls, staircases, landings, and any external access ways, driveway, corridors, staircases/lifts to the Property and the kitchen, lavatory and bathroom, sitting room and garden] in common with anyone else who has such rights.

* 1. **Bins**
		1. The Tenant is permitted to use the refuse bin(s) and recycling containers provided by the Landlord or Local Authority, as relevant for the proper disposal and recycling of household waste in common with anyone else who has such rights.
		2. If such refuse bins and recycling containers are situated outside the Property and/or in any shared area, then this right applies to such area as is reasonably allowed by the Landlord from time to time.]
	2. **Parking**
		1. [There is no right to use a private parking place, garage or bike store included in this agreement] OR [The Tenant is permitted to park [one/more] motor car[s], motorbike[s] or bicycles in the garage or on the drive or other designated parking space [or in the shared parking area on a first come, first served basis] and as reasonably allowed by the Landlord from time to time.
		2. The Tenant must not park in breach of any laws or public regulations or any private regulations that he or she has been notified of by the Landlord (which must be reasonable if imposed by the Landlord).
		3. The Tenant must use such rights reasonably, responsibly and so as not to cause any damage and not interfere with anyone else’s rights whatsoever.
1. **Rights of Entry**
	1. The Tenant must allow the Landlord and the Agent, with any necessary contractors and workmen, to enter the Property at all reasonable times on giving at least 24 hours’ prior notice in writing or by email or text message (except in the case of emergency):
		1. To view the state and condition or the Property and its Contents;
		2. To carry out any necessary repairs to the Property;
		3. To carry out any repairs, alterations, improvements or rebuilding or other works to any adjoining property (including to any pipes, drains, gutters and service media) or to any shared areas where the same cannot reasonably be carried out without access to the Property;
		4. To take gas, electricity or water meter readings;
		5. For any purpose mentioned in this agreement or connected with the Landlord’s interest in the Property (including under any superior lease or freehold title) or any other property; and
		6. To view the Property with interested parties in connection with the proposed sale or letting of the Property and to affix a sale or letting board sign of a reasonable size, in a reasonable position on the Property.
	2. When using his or her rights of entry, the Landlord must cause as little inconvenience as reasonably practicable and must make good any damage caused to the Property or to the Tenant’s personal belongings.
	3. The Landlord has the right to keep a set of his or her own keys to the Property (and any other security passes and entry passes or remote controls and codes) in order to exercise this right of entry.
2. **Landlord's Obligations**
	1. **Quiet enjoyment**

The Landlord must allow the Tenant to have quiet enjoyment of the Property (this does not prevent the Landlord from taking action against the Tenant through the courts for any breach of this agreement).

* 1. **Repair**

In accordance with section 11 of the LTA 1985, the Landlord must:

* + 1. Keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
		2. Keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and
		3. Keep in repair and proper working order the installations in the Property for space heating and water heating.
	1. **Insurance**

The Landlord must:

* + 1. Insure the Property and Contents to their full value against loss or damage by the Insured Risks and provide a copy of the insurance cover to the Tenant if requested. The Landlord's insurance does not cover the Tenant's possessions. The Tenant is advised to insure his or her own possessions with a reputable insurer;
		2. Make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence or default of the Tenant.
	1. **Appliances**
	2. The Landlord must use reasonable efforts to keep in repair the [oven/cooker/hob/washing machine/tumble dryer/fridge/freezer/fridge-freezer/dishwasher
1. **Taking back the Property**
	1. **Notice**
		1. The Landlord may end this agreement by giving the Tenant notice in writing as required by law, stating that he or she requires possession and this agreement will immediately end where both:

 10.1.1.1 the notice has expired; and

10.1.1.2 it is the end of either the period of 6 months from the start of the Term or after the end of the fixed Term granted by this agreement (if longer than 6 months);

and the Landlord may start court proceedings to obtain a court order for possession.

* + 1. The notice period given by the Landlord must be no less than 2 months or any other period required by law.
	1. **Forfeiture**

The Landlord hereby gives notice and reserves the rights to take back the Property if:

* + 1. The Rent is unpaid 14 days after the date on which it is due, whether or not it has been formally demanded;
		2. The Tenant is declared bankrupt under the Insolvency Act 1986;
		3. The Tenant has breached this agreement; or
		4. If any of the Grounds set out in Schedule 2 of the Housing Act 1988 apply, including but not limited to:
			1. Ground 1 – that is, if the Landlord used to live in the Property or intends to live in the property as his or her only or main home;
			2. Ground 2 – That is, if the Landlord is in default of a mortgage secured over the Property prior to this agreement and the mortgage lender requires possession;
			3. Ground 8 – that is, non-payment of rent where at the date of notice of court proceedings and any court hearing:
				1. If rent is payable weekly or fortnightly, at least eight weeks’ rent is unpaid;
				2. If rent is payable monthly, at least two months’ rent is unpaid;
				3. If rent is payable quarterly, at least one quarter’s rent is more than three months in arrears.
			4. Ground 10 – that is, non-payment of some rent;
			5. Ground 11 – that is, persistent delay in paying rent;
			6. Ground 12 – that is, other breaches of obligations;
			7. Ground 13 – that is, acts of waste or neglect to the Property;
			8. Ground 14 – that is, causing nuisance or annoyance or using the Property for illegal or immoral purposes.

**The rights in this clause 10.2 must be used correctly through the courts and do not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court order.**

* 1. If the Landlord takes back possession of the Property under this clause, the agreement immediately ends but any rights of the Landlord in respect of any breach of the terms of this agreement by the Tenant will remain in force.
	2. If the Tenant breaches this agreement or fails to fulfil any of his or her obligations under this agreement, the Tenant must pay any reasonable costs properly incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.
1. **Guarantee and compensation**
	1. The Guarantor guarantees to the Landlord that he or she will protect against and fully compensate the Landlord against any default by the Tenant of his or her obligations to pay the Rent and/or to observe and perform the tenant’s obligations in this agreement. If the Tenant fails to pay the Rent or to observe or perform any of the tenant’s obligations, the Guarantor must pay or observe and perform them, and must compensate the Landlord for all losses and expenses.
	2. The Guarantor also indemnifies the Landlord against any default by the Tenant of his or her obligations to pay the Rent and/or observe and perform the tenant covenants of this agreement. This means that the Guarantor is responsible from the outset of this agreement as though he or she is the Tenant and that the Landlord may take action against the Guarantor for any breach of tenant’s obligations without having to take action against the Tenant.
	3. The liability of the Guarantor under clause 11.1 and clause 11.2 must continue until the agreement comes to an end and the Tenant is released from the tenant’s obligations in this agreement.
	4. The liability of the Guarantor will not be adversely affected or discharged by:
		1. Any time or concessions given by the Landlord to the Tenant;
		2. Any delay or forbearance by the Landlord in enforcing any of the tenant covenants of this agreement or in making any demand in respect of them;
		3. The Landlord’s exercising any right or remedy against the Tenant for any failure to pay the Rent or to observe or perform the tenant’s obligations in this agreement; or
		4. The Landlord’s taking any action or refraining from taking any action in connection with the Deposit.
2. **End of the Agreement**
	1. At the end of the fixed term granted by this agreement, the Tenant must return the Property and the Contents to the Landlord in the condition required by this agreement.
	2. If the Landlord allows the Tenant to remain in the Property after the Term has ended, then a periodic tenancy must arise as implied by statute under section 5(2) of the Housing Act 1988. To end such a periodic tenancy, the Tenant must give the Landlord at least [‘Weekly’ “four weeks’” OTHERWISE “one month’s”] notice in writing. The notice must end on the day before the rent is due.
	3. The Landlord has the right to recover possession of the Property:
		1. In the case where this agreement creates a fixed-term tenancy (or a periodic tenancy arises as under clause 12.2 above at the end of such fixed term) if:
			1. The Term has expired; and
			2. The Landlord has given two months' notice or any other period required by law to the Tenant of the Landlord's intention to recover possession of the Property; and
			3. At least six months have passed since the start date of this agreement; or
		2. In the case where this agreement creates a periodic tenancy from the outset if:
			1. The Landlord has given two months’ notice or any other period required by law to the Tenant of the Landlord’s intention to recover possession of the Property; and
			2. At least six months have passed since the start date of this agreement.
		3. In both circumstances above, notice must not be served within the first four months of a tenancy unless it is a replacement tenancy and four months have passed from the grant of the original tenancy.
	4. The Tenant must advise all utility providers and anyone providing any such utility service to the Property under a direct contract or agreement with the Tenant of the date of the end of the Term and provide them with a forwarding address for any final invoices and payments or refunds.
	5. The Tenant must provide the Landlord with a forwarding address once the agreement has come to an end.
	6. The Tenant must remove all of his or her Tenant Belongings from the Property once the agreement has ended. If any Tenant Belongings are left at the Property after the agreement has ended:
		1. Where reasonably possible, the Landlord will remove and store any Tenant Belongings for up to one month to give the Tenant opportunity to collect them;
		2. The Landlord will make reasonable efforts to contact the Tenant at his or her last known address but if the Tenant has not collected such Tenant Belongings before the expiry of one month, the Landlord may dispose of or sell them and the Tenant is responsible for paying the Landlord all reasonable costs of disposal and removal and storage of them, which the Landlord may deduct from any proceeds of sale.
3. **Notices**
	1. Any notice to the Landlord sent under or in connection with this agreement must be deemed to have been properly served if:
		1. Sent by first-class post to the Landlord's address given in clause 13.5;
		2. Left at the Landlord's address given in clause 13.5; or
		3. Sent to the Landlord's fax number or email address stated in the Parties clause.
	2. Any notice sent to the Tenant under or in connection with this agreement must be deemed to have been properly served if:
		1. Sent by first-class post to the Property;
		2. Left at the Property; or
		3. Sent to the Tenant's fax number or email address stated in the Parties clause.
	3. Any notice sent to the Guarantor under or in connection with this agreement must be deemed to have been properly served if:
		1. Sent by first-class post to the Guarantor's address stated in the Parties clause;
		2. Left at the Guarantor's address stated in the Parties clause; or
		3. Sent to the Guarantor's fax number or email address stated in the Parties clause.
	4. If a notice is given in accordance with clause 13.1 or clause 13.2 or clause 13.3, it must be deemed to have been received:
		1. If delivered by hand, at the time the notice is left at the proper address;
		2. If sent by first-class post, on the second working day after posting;
		3. If sent by fax, at 9.00 am on the next working day after transmission; or
		4. If sent by email, at 9.00 am on the next working day after sending.
	5. The Landlord's address for service is [Enter address] (or such alternative address as the Landlord notifies the tenant of in writing).
4. **Governing law**

This agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) must be governed by and construed in accordance with the law of England and Wales.

1. **severance**

If any term of this agreement, either wholly or partially, is held to be illegal or unenforceable to any extent, that term or part shall to that extent be deemed not to form part of this agreement and the enforceability of the remainder of the agreement shall not be affected.

1. **general clauses and interpretation**
	1. Clause headings are for ease of reference only.
	2. Words in the singular include the plural and in the plural include the singular.
	3. Reference to one gender includes the other genders.
	4. Any obligation on a person not to do something includes not to allow anyone else to do that thing and to do what is reasonable to prevent anyone else doing such thing.
	5. Obligations are joint and several, which means that if more than one person is the tenant, each is fully responsible to the Landlord (for example, to pay all rents and all compensation for losses and not for a proportionate or fair share only).
	6. A reference to a statute or statutory provision is as amended, extended or re-enacted from time to time and includes subordinate legislation.

Signed by [1st LANDLORD] ……………………………………………….

Signed by [2nd LANDLORD] ……………………………………………….

Signed by [3rd LANDLORD] ……………………………………………….

Signed by [4th LANDLORD] ……………………………………………….

Signed by [1st TENANT] …………………………………………………..

Signed by [2nd TENANT] …………………………………………………..

Signed by [3rd TENANT] …………………………………………………..

Signed by [4th TENANT] …………………………………………………..

Signed by [GUARANTOR] …………………………………………………..