

This agreement is dated <ENTER DATE HERE>

REFERENCE NUMBER <STARREZ ENTRY ID>

Parties

(1) [BUILDING COMPANY NAME] of 2ND FLOOR WARWICK BUILDING, KENSINGTON VILLAGE, AVONMORE ROAD, LONDON, W14 8HQ

TEL: +44 (0) [BUILDING PHONE NUMBER] E-MAIL: [BUILDING EMAIL ADDRESS]

(Landlord)

(2) [INDIVIDUAL NAME] of [INDIVIDUAL ADDRESS] [TELEPHONE NUMBER] [EMAIL ADDRESS] (Tenant)

(3) [NAME] of [ADDRESS] [TELEPHONE NUMBER] [EMAIL ADDRESS] (Guarantor)

Agreed terms

1. Interpretation

The following definitions and rules of interpretation apply in this agreement.

1.1 Definitions:

Accommodation Payment: £250 to be paid when signing the agreement. By signing this agreement, you agree that this payment will be transferred to your rent account following completion of the cooling off period of 72 Hours.

College/University:

Security Deposit: No Security Deposit

Flat: A self contained flat in the Premises

Flat Common Parts: The common parts of the Flat including kitchen/living area, corridor and any store cupboard

HA 1988: Housing Act 1988.

HA 2004: Housing Act 2004.

Insured Risks: means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord decides to insure from time to time and Insured Risk means any one of the Insured Risks.

Inventory and Schedule of Condition: the list of Contents and description of the condition of the Property attached to this agreement and signed by the parties.

Tenant: [__ENTER NAME HERE__]

LTA 1985: Landlord and Tenant Act 1985.

Property: KAPLAN RESIDENCES, [BUILDING ADDRESS]

Rent: £[AMOUNT] per [week OR month].

Rent Payment Dates: the [INSERT AGREED RENT PAYMENT DAY & SCHEDULE HERE] day of each [week OR month].

Room Contents: the furniture, furnishings and any other items set out in the Inventory and Schedule of Condition.

Room Number: [ENTER HERE]

Tenancy: the tenancy created under this agreement and any statutory periodic tenancy arising under section 5(2) of the Housing Act 1988 or any contractual periodic tenancy that arises after the Term has expired.

Term: a fixed term of [NUMBER OF WEEKS] from and including [DATE TENANCY COMMENCES HERE] and ending on [DATE].

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

- 1.2 Clause headings shall not affect the interpretation of this agreement.
- 1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) [and that person's legal and personal representatives, successors and permitted assigns].
- 1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.7 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.

- 1.8 A reference to an agreement is a reference to this agreement.
- 1.9 A reference to **writing** or **written** includes fax and email.
- 1.10 Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord.
- 1.11 Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.12 References to clauses are to the clauses of this agreement.
- 1.13 A reference to the Landlord includes a reference to the person entitled to the immediate reversion to this Tenancy. A reference to the Tenant includes a reference to its successors in title and assigns.
- 1.14 Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several. This means that where, for example, the Tenant is more than one person, they shall be liable for all sums due under the agreement, not just liable for a proportionate part.
- 1.15 The obligations of the Tenant [and the Guarantor] arising by virtue of this agreement are owed to the Landlord. The obligations of the Landlord are owed to the Tenant.

2. Grant of the Tenancy

- 2.1 The Landlord lets the Property to the Tenant for the Term.
- 2.2 This agreement creates an assured shorthold tenancy under Part I of Chapter II of the HA 1988.

3. Contents

- 3.1 The Tenant shall keep the Contents as described in Schedule [2] in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear). The Tenant agrees that the landlord upon 24-hour notice may inspect the Flat and upon provide the Tenant a list of charges for any of the Contents which may be damaged. The Tenant will pay any uncontested charge within 7 days.

4. Rent

- 4.1 The Tenant agrees:

4.2 to pay the rent to the Landlord for the duration of the Tenancy Period on the Rent Payment Dates;

4.3 Where the Tenant is making a payment from outside the UK, by banker's draft or bank transfer to the Landlord's bank account. The payor may be charged for this transfer. Bank account name:

Name: KAPLAN RESIDENCES – [BUILDING NAME]

Account name: [NAME ON ACCOUNT]

Bank name: HSBC Bank plc

Sort Code: [#####]

Account number: [#####]

Swift Code: [#####]

IBAN: [#####]

Bank Address: 60 Queen Victoria Street, London, EC4N 4TR

Please use the following reference number on the front page of this document to ensure the Landlord can identify the payment:

By Flywire at: [flywire address]

4.4 where the Tenant is in the UK at the time of payment by credit or debit card can be processed at the accommodation reception.

4.5 The Tenant shall be in breach of this agreement if the Tenant fails to pay the Rent in accordance with this clause and the Landlord shall be entitled to use the statutory provisions contained in the HA 1988 or any other statutory remedies available to recover possession of the Property.

4.6 to pay the Landlord within 7 days of written demand the cost of any damage and/or repairs (except fair wear and tear) caused by the Tenant whether or not as a result of a breach by the Tenant of this Tenancy Agreement. If the Landlord (acting reasonably) considers that the Tenant is jointly responsible for any damage and/or repairs, then the Tenant will bear a proportion of the cost of any damage or repairs required as a result. The proportion will be determined by the Landlord (acting reasonably) and the Tenant will reimburse the Landlord for such cost within 7 days of the written demand. A list of the approximate charge for repairs is found at Schedule 2.

- 4.7 The Tenant agrees to indemnify the Landlord for any Council Tax due to the Local Authority as a result of change of status of the Tenant and will within 7 days of written demand reimburse the Landlord in respect of any such Council Tax payable by the Landlord.
- 4.8 The termination or surrender of this Tenancy Agreement does not cancel any outstanding obligation which the Tenant owes the Landlord.
- 4.9 If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, payment of the Rent shall be suspended until the Property is fit for occupation and use.

5. Deposit

- 5.1 The Tenant acknowledges that no deposit was received for this tenancy.

6. Use of Property

- 6.1 The Tenant shall:
- (a) only use the Property as a private dwelling house for the use of the Tenant;
 - (b) immediately notify the Landlord if the immigration status of any of the Tenant changes from that recorded in the [Schedule 1](#); and
 - (c) not permit anyone other than the Tenant to occupy the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).
- 6.2 The Tenant shall not use the Property for the purposes of conducting a business.
- 6.3 The Tenant shall not keep any pets or any other animals on or in the Property.
- 6.4 The Tenant shall not:
- (a) cause any disturbance, distress, annoyance, nuisance or damage to any other occupiers of the Premises or occupiers of neighbouring properties and in particular not to make nor permit the making of any noise so as to be audible outside of the Room (including the playing of loud music at any time) or undertake any activities which are dangerous or offensive;
 - (b) bring any drugs or illegal substances onto the Premises and not to use the Property for immoral or illegal purposes;
 - (c) bring onto the Premises any: liquid fuel, gases, noxious or explosive substances, paraffin or gas heaters, oil burners or lamps, electrical or

gas-powered heating equipment, deep fat frying equipment, incense sticks, candles or other naked flame devices or consumables, furniture (such as sofas and armchairs), electrical cooking equipment, washing machines or refrigeration equipment.

- (d) prepare or cook food anywhere other than the kitchen in the Premises;
- (e) use any unsafe electrical devices, including but not limited to Rice Cookers or Hair Straighteners bought outside of the UK and being connected to outlets through adaptors or travel plugs (appliances must be Portable Appliance Tested (PAT) (testing will be available on site). In the UK, portable appliances must have a CE marking, the CE marking shows that the manufacturer has checked that these products meet EU safety, health or environmental requirements; it is also an indicator of a product's compliance with EU legislation. Any item found which does not carry a CE mark and / or is not safe, may be removed and securely stored until the end of the tenancy.)
- (f) bring any firearms, knives or any other weapons or imitation of weapons of any form onto the Premises
- (g) have overnight visitors and to ensure that all visitors comply with the Tenant's obligations set out in this Tenancy Agreement. The Landlord will be entitled to refuse entry to any visitor in its absolute discretion;
- (h) make any additions or alterations to the Premises nor to make any alteration to the decoration of the Premises nor to affix any poster or similar article anywhere in the Premises;
- (i) expose or allow to be hung laundry, washing, flags, banners, notices or other items outside the Rooms and not to dry clothes on storage heaters;
- (j) not to mark or label or give away keys, door entry fobs, car park fobs or car park stickers to anyone or make copies of the same
- (k) not to tamper, force or in any way open the windows beyond their restricted opening, which have been restricted for health and safety purposes. This may include windows to balconies which may be locked. Not to tamper or misuse or damage any equipment or other items in the Premises which are provided by the Landlord in the interests of health and safety (including but not limited to fire fighting equipment and fire doors);
- (l) install a telephone landline at the Premises;
- (m) erect any external television aerial or appliance for any televisions sets used at the Premises;
- (n) in any way to misuse any fire alarm or fire safety appliance or tamper with or obstruct any smoke or heat detectors;

- (o) not to set off a fire alarm without due cause (even if accidentally), and the Tenant further agrees that if the Tenant or Tenant's guest does set off a fire alarm without due cause, resulting in attendance of the emergency services or the evacuation of the building(s), the Tenant will pay on written demand a reasonable sum as required by the relevant emergency service to cover any resulting costs incurred by the Landlord;
- (p) wedge or jam open any fire door or any kitchen door;
- (q) take or allow to be taken into the Room, the Flat Common Parts or the Building Common Parts (except in such places as the Landlord may from time to time designate) any bicycles or motorcycles. In the event of the breach of this clause to pay the Landlord on demand £25 (inc VAT) before release; and
- (r) do anything which has the effect of invalidating the insurance that the Landlord has taken out in accordance with clause 10.2. The Landlord shall provide the Tenant with a summary of the relevant insurance requirements.

6.5 The Tenant Shall:

- (a) clean and keep in a tidy condition the Room and the Flat Common Parts (as applicable) and to pay on demand any additional cost of cleaning or clearing these areas arising from breach of this obligation by the Tenant or the Tenant's visitors or to pay a proportionate share as determined by the Landlord;
- (b) dispose of all refuse in accordance with the directions made by the Landlord from time to time;
- (c) notify the Landlord of all repair or maintenance work which are necessary and not to attempt any repairs or maintenance work;
- (d) keep all doors and windows locked when the Tenant is not in the Room;
- (e) sign and comply with the internet provider's Internet Usage Policy where the Tenant is granted access to the internet;
- (f) hold a current television licence for any television sets brought onto the Premises;
- (g) treat and talk to all members of staff and other persons staying or at or visiting the Premises with respect and not behave in a way that can be considered aggressive, threatening, abusive, offensive, racist or sexist;
- (h) report the loss of any keys, door entry fobs, car park fobs, car park stickers immediately to the Landlord and on termination of the Tenancy Agreement to immediately return all such items to the Landlord;

- (i) respond immediately to the fire alarm at the Premises and to follow the evacuation procedures;
- (j) to attend a site safety meeting at the beginning of the residence period arranged by the Landlord and local Fire and Rescue Service as required;
- (k) have due regard to all notices and rules prohibiting smoking within the Premises and to comply with all requests therein;
- (l) observe and be bound by any reasonable regulations issued from time to time by the Landlord, Accommodation Provider or the Managing Agent
- (m) comply with the Behaviour Code.

6.6 The Tenant shall send the Landlord a copy of any notice or other communication affecting the Property within seven days of receipt and shall not take any action regarding such notices or communications without the prior consent of the Landlord.

6.7 The Tenant consents to the Landlord disclosing his or her personal data (including but not limited to the Tenant's age, gender, postal address, telephone number, e-mail address, educational background and information relating to his/her health) to the Accommodation Provider, Kaplan International Colleges UK Limited, and the Landlord for the purposes of performing its obligations to the Tenant under this Tenancy Agreement.

7. Assignment or subletting

The Tenant shall not assign, sublet, part with or share possession of the whole or any part of the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

8. Repairs and alterations

8.1 The Tenant shall keep the interior of the Property clean, tidy and in the same condition as at the start of the Tenancy (except for fair wear and tear).

8.2 The Tenant shall pay all uncontested charges in Schedule 2 as requested by the Landlord during the Term of the Lease within 7 days.

8.3 If the Property has a garden, the Tenant shall keep it clean and tidy, and free from rubbish.

8.4 The Tenant shall keep the inside of all windows clean, that the Tenant can reasonably reach clean.

8.5 The Tenant shall promptly replace and pay for all broken glass at the Property where the Tenant, or the Tenant's family or visitors cause the breakage.

8.6 The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. This obligation does not require the Tenant to carry out any works or repairs for which the Landlord is liable under clause **Error! Reference source not found.**

8.7 The Tenant shall not make any alteration, addition, or redecorate the Property.

9. Utilities and outgoings

9.1 The Tenant shall comply with all laws and recommendations of the relevant suppliers relating to the use of those services and utilities.

9.2 The Tenant shall pay for a television licence for the Property if a licence is required.

10. Landlord's covenants

10.1 The Landlord shall provide the Tenant with suitable means of access to and egress from the Property.

10.2 The Landlord shall insure the Property and Contents to their full value against loss or damage by the Insured Risks The Landlord's insurance does not cover the Tenant's possessions. The Tenant is advised to insure the Tenant's own possessions with a reputable insurer.

10.3 The Landlord shall make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence or default of the Tenant.

10.4 The Landlord shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord.

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

- (a) keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
- (b) 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
- (c) keep in repair and proper working order the installations in the Property for space heating and heating water.

- 10.6 The Landlord shall not be required to:
- (a) carry out any works or repairs for which the Tenant is liable by virtue of this agreement; or
 - (b) keep in repair or maintain anything which the Tenant is entitled to remove from the Property.

11. Default by the Tenant

- 11.1 The Landlord reserves the right to re-enter the Property if:
- (a) the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
 - (b) the Tenant is declared bankrupt under the Insolvency Act 1986;
 - (c) the Tenant's status as a student of the University/College is terminated or suspended for any reason whatsoever;
 - (d) the Tenant has breached the agreement; or Disciplined under the Anti-Social behaviour policy.
 - (e) any of the Grounds 2, 8, 10-15 and 17 set out in Schedule 2 of the HA 1988 apply.

This clause **Error! Reference source not found.** does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

- 11.2 If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant shall remain in force.
- 11.3 If the Tenant breaches this agreement or fails to fulfil any of its obligations under this agreement, the Tenant shall pay any reasonable costs properly incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.

12. Guarantee and indemnity

- 12.1 The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the tenant covenants of this agreement and that if the Tenant fails to pay the Rent or to observe or perform any of the tenant covenants, the Guarantor shall pay or observe and perform them.
- 12.2 The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under clause **Error! Reference source not found.** to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay the Rent

or any failure to observe or perform any of the tenant covenants of this agreement.

12.3 The liability of the Guarantor under clause **Error! Reference source not found.** and clause **Error! Reference source not found.** shall continue until the Tenancy comes to an end and the Tenant is released from the tenant covenants of this agreement.

12.4 The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:

- (a) any time or indulgence granted by the Landlord to the Tenant;
- (b) any delay or forbearance by the Landlord in enforcing the payment of the Rent or the observance or performance of any of the tenant covenants of this agreement or in making any demand in respect of them;
- (c) the Landlord exercising any right or remedy against the Tenant for any failure to pay the Rent or to observe or perform the tenant covenants of this agreement; or
- (d)
- (e) the Tenant dying or becoming incapable of managing its affairs.

13. Landlord's right to enter the Property and to display signs

13.1 The Landlord reserves the right for the Landlord, or any person acting on behalf of the Landlord, to enter the Property on giving at least 24 hours' prior notice in writing to the Tenant:

- (a) to inspect the condition and state of repair of the Property;
- (b) to carry out the Landlord's obligations under this agreement;
- (c) to carry out repairs or alterations to the next door premises;
- (d) to take gas, electricity or water meter readings;
- (e) for any purpose mentioned in this Tenancy or connected with the Landlord's interest in the Property or any other property; and
- (f) to show prospective tenants or purchasers around the Property.

13.2 The Landlord has the right to retain a set of keys to the Property which shall only be used with the prior consent of the Tenant (except in an emergency).

13.3 The Landlord reserves the right to display a "for sale" or "to let" sign on the Property in the last two months of the Tenancy.

14. Expiry of the Tenancy

- 14.1 At the end of this Tenancy (howsoever determined), the Tenant shall return the Property and the Contents to the Landlord in the condition required by this agreement.
- 14.2 The Landlord has the right to recover possession of the Property if:
- (a) the Term has expired;
 - (b) the Landlord has given two months' notice to the Tenant of the Landlord's intention to recover possession of the Property; and
 - (c) at least six months have passed since the date of this agreement.
- 14.3 The Tenant shall provide the Landlord with a forwarding address once the Tenancy has come to an end.
- 14.4 The Tenant shall remove all personal possessions from the Property once the Tenancy has ended. If any of the Tenant's personal possessions are left at the Property after the Tenancy has ended, the Tenant shall be responsible for meeting all reasonable removal and storage charges. The Landlord shall remove and store the possessions for a maximum of one month. The Landlord shall take reasonable steps to notify the Tenant at the last known address. If the items are not collected within one month, the Landlord may dispose of the items and the Tenant shall be liable for the reasonable costs of disposal. The costs of removal, storage and disposal may be deducted from any sale proceeds.

15. Notices

- 15.1 Any notice to the Landlord sent under or in connection with this agreement shall be deemed to have been properly served if:
- (a) sent by first class post to the Landlord's address given in clause **Error! Reference source not found.**;
 - (b) left at the Landlord's address given in clause **Error! Reference source not found.**; or
 - (c) sent to the Landlord's fax number or email address stated in the Parties clause.
- 15.2 Any notice sent to the Tenant under or in connection with this agreement shall be deemed to have been properly served if:
- (a) sent by first class post to the Property;
 - (b) left at the Property; or
 - (c) sent to the Tenant's fax number or email address stated in the Parties clause.

15.3 Any notice sent to the Guarantor under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Guarantor's address stated in the Parties clause;
- (b) left at the Guarantor's address stated in the Parties clause; or
- (c) sent to the Guarantor's email address stated in the Parties clause.

15.4 If a notice is given in accordance with clause **Error! Reference source not found.** or clause **Error! Reference source not found.** or clause **Error! Reference source not found.**, it shall be deemed to have been received:

- (a) if delivered by hand, at the time the notice is left at the proper address;
- (b) if sent by first-class post, on the second Working Day after posting;
- (c) if sent by fax, at 9.00 am on the next Working Day after transmission;
or
- (d) if sent by email, at 9.00 am on the next Working Day after sending.

15.5 The Landlord's address for service is FAO: The General Manager, Kaplan Residences, Lansdowne Point, 51-65 Holdenhurst Road, Bournemouth, BH8 8GN

16. Counterparts

16.1 This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all the counterparts shall together constitute the one agreement.

17. 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) shall be governed by and construed in accordance with the law of England and Wales.

This agreement has been entered into on the date stated at the beginning of it.

Schedule 1 Tenants

Name	Date of birth (note if under 18, or will turn 18 during the term of the tenancy)	Documents checked – Passport/VISA Information	Immigration status (Delete as appropriate)	Date of check
Tenant:			Unlimited right to rent/ Time-limited right to rent, expiring on:	
			Unlimited right to rent/ Time-limited right to rent, expiring on:	

Schedule 2 Contents

TABLE OF CHARGES

Approximate Costs for replacement/repair/cleaning 2019/20

Please note that this is only a guide and does not include labour charges. In the event of an issue, we will invoice you for actual charges. Also, note that a 2% charge is made for administration charges on all invoices.

*C.A.P.I. (Cost as Per Invoice)

ITEM	REPLACEMENT	REPAIR	CLEAN/PAINT
Bed base	C.A.P.I.	C.A.P.I.	
Ceiling	C.A.P.I.	C.A.P.I.	C.A.P.I.
Ceiling heat/smoke detectors	C.A.P.I.	C.A.P.I.	
Clothes Rail	Min £50.00		
Coat Hooks	£30.00		
Combination Microwave (Studios)	Min £200.00		£20.00
Cupboard	C.A.P.I.		
Curtain/Blind	Min £75.00		
Desk	C.A.P.I.		
Desk Chair	Min £70.00		
Dining Tables/Breakfast Bars	C.A.P.I.		
Door Lock	C.A.P.I.		
Door Stop	£20.00		
Doors with Closers	C.A.P.I.		
Drain Cover to shower	£20.00		
Easy Chairs	Min £160.00		
Extractor Fan in Shower Pod/Room	Min £80.00		
Extractor fan over cooker	Min £140.00		
Fire Blanket	C.A.P.I.		
Fire Extinguisher (if applicable.)	C.A.P.I.		
Fire Signage	£20.00 per sign		
Flooring	C.A.P.I.	C.A.P.I.	C.A.P.I.
Fridge Freezer	Min £360.00		
Hallway Carpet (per tile)	Min £40.00		
Hob	Min £260.00		
Kitchen chairs/stools	Min £60.00		
Kitchen Double Storage Cupboard	C.A.P.I.	C.A.P.I.	
Kitchen Larder Cupboard	C.A.P.I.	C.A.P.I.	
Kitchen Single Storage Cupboard	C.A.P.I.	C.A.P.I.	
Kitchen Sink Top	C.A.P.I.	C.A.P.I.	
Kitchen Worktop	C.A.P.I.	C.A.P.I.	
Light switches	Min £50.00		
Lights and Covers	Min £50.00		

Lost Key	£20.00		
Mattress	Min £160.00		
Microwave	Min £90.00		£20.00
Mirror	C.A.P.I.		
Oven	Min £350.00		£40.00
Oven Shelves	C.A.P.I.		
Painted Walls (per wall)	£45.00		
Pin Boards	£75.00		
Plug Sockets & Ports	Min £60.00		
Sensor	Min £50.00		
Shaver Socket	Min £60.00		
Shelves in Fridge Freezer	C.A.P.I.		
Shelving	Min £30.00		
Shower door	C.A.P.I.		£30.00
Shower head	£40.00		
Shower pod flooring	C.A.P.I.	C.A.P.I.	£35.00
Shower pod shelving	C.A.P.I.		
Shower Pod Sink Plug	C.A.P.I.		
Shower Pod Soap Dish	C.A.P.I.		
Toilet pan and cistern	C.A.P.I.		
Shower pod walls	C.A.P.I.	C.A.P.I.	£35.00
Shower Pod Wash hand basin	£250.00		
Skirting	C.A.P.I.	C.A.P.I.	
Taps	C.A.P.I.		
Toilet Seat	Min £40.00		
Wall heater	Min £200.00		
Wardrobe	C.A.P.I.		
Window with handle and restrictor	C.A.P.I.	C.A.P.I.	

Signed by [NAME OF
LANDLORD] & PRINT
NAME

.....

Signed by [NAME OF
TENANT]

.....

Signed by [NAME OF
GUARANTOR]

.....

Schedule 7

Safeguarding Policies of each Party