

Parties to the Addendum and Tenancy Details

This Addendum is entered into on _____ and forms part of the Tenancy Agreement between:

Landlord: (we, us)	Boswell Living Limited
Address:	
Tenant(s): (you)	
Property address:	
Tenancy Agreement entered into:	

It is agreed that:

1. You and we agree that the following amendments, additions, or clarifications are made to the original Tenancy Agreement.
2. Where a term set out below conflicts with a term in the original Tenancy Agreement, and the term below is not invalid or unenforceable due to a statutory right or obligation, the term set out below will prevail.
3. All other terms and conditions of the original Tenancy Agreement remain in full force and effect, except as expressly modified by this Addendum.
4. If one or more terms of this Addendum are held to be invalid or unenforceable, the remaining terms set out in this Addendum will continue to apply to the Tenancy Agreement.

Amendments to the Tenancy Agreement

- i) Bills are included in the rent; including Electricity, Gas, Water, Broadband (excluding phone calls), and a Gardener. An allowance applies to Electricity, Gas and Water which is capped at a total of £15 person per week. Usage exceeding this will be charged to the Tenant. The Landlord will advise the Tenant if energy consumption is high.
- ii) The Tenant must prove their eligibility for council tax exemption by 30th September 2027.
- iii) Smoking (cigarettes, vapes etc.) is strictly prohibited inside the Property by the Tenant and any guests. Open fires, candles, incense sticks etc. are strictly prohibited inside the Property and the Garden.
- iv) Rent is payable monthly in accordance with the terms of the Assured Periodic Tenancy, but Tenants can offer to pay termly if required.
- v) The Landlord will accept rent from each individual Tenant named above providing the total rent due for the period is paid collectively. Where the Tenants have agreed to split the rent, this can be paid from separate bank accounts.
- vi) You must adhere to the house rules displayed in the Property which include, but are not limited to sharing responsibility for cleaning and tidying communal areas and emptying bins.
- vii) The Tenant must not block or put noxious or damaging substances into the drains, gutters or pipes of the Property but to keep them clear. The Tenant must not flush sanitary towels, wipes or other solid man-made objects down the toilet. Blockages of this nature will be charged to the Tenant. Tenants must ensure baths, sinks or showers do not overflow.
- viii) The Tenant is permitted one guest for one night per week. Additional nights must be agreed with the Landlord.
- ix) The Tenant must ventilate rooms by opening windows especially in bathrooms and bedrooms to prevent condensation forming which can cause mould growth on walls, windows, ceilings, clothing, wardrobes etc. Mould growth must be reported to the Landlord immediately.

Amendments to the Tenancy Agreement (continued)

- x) The Tenant acknowledges that the fire alarm systems are tested monthly by the Landlord.
- xi) The Tenant must test the fire/smoke alarms in the Property once per week as a minimum and log this in the Fire Log provided by the Landlord.
- xii) The Landlord complies with the General Data Protection Regulation (GDPR) and confirms that the policy is available on their website: www.boswellliving.co.uk/about-us.
- xiii) The Property must not have more persons living in the Property than stated on the Assured Periodic Tenancy. In addition, the maximum number of people allowed to use each bedroom as sleeping accommodation is 1 per room. This clause does not give automatic permission to assign, sublet or allow a lodger to live in the Property without our written permission (which will not be unreasonably withheld).
- xiv) Summer Reward: the Landlord recognises that some students don't want to move into their accommodation until September, meaning the property may have lower utility bills usage during July and August. To recognise this saving, we offer qualifying students a Summer Reward of £350 per person. The Summer Reward is not deducted from the July and August rent - it is credited against the Tenant's June rent in the following calendar year. A student qualifies when: a) the tenancy starts and they are legally entitled to occupy the property from the start date, but they choose not to move in until September; b) all rent is paid in full and on time; c) the Tenant remains a Tenant until notice is given to leave in June and d) the tenancy must have been conducted properly including compliance with the Assured Periodic Agreement. The reward is applied as a rent credit in June rather than being paid as cash. If the Tenant does reside at the Property during July and August, the Tenant shall pay the full standard rent for the period.
- xv) The Tenant is prohibited from charging electric vehicles, scooters or other items that have a significant electrical requirement.
- xvi) This tenancy agreement is subject to any existing tenant and/or, any other occupies vacating the Property and the Property still being available to let, for example, including but not limited to, being damaged by fire or flood. For the avoidance of doubt in any of these circumstances, this tenancy agreement will not take effect.

Signatures

Landlord / Landlord's Agent

Name(s)	Signature:	Date:

Tenant(s)

Name(s)	Signature:	Date: