

Assured Periodic Tenancy (APT)

The Angel Gardens app gives further details on our policies around living in our properties and using the amenities. Please note however, that any information on the Angel Gardens website and app does not form a part of this tenancy unless specifically referred to in this tenancy.

This assured tenancy is made between:

Us: Angel Gardens Opco Limited of 5th Floor, 20 Fenchurch Street, London, EC3M 3BY, as landlord (also referred to in this tenancy agreement, as (we and our).

The address above is the address which we must provide under section 48(1) Landlord and Tenant Act 1987 where you should send us notices, including notices of legal proceedings.

You:

«ALL_TENANTS_FULL_COMMA»

«TENANT_ADDRESS1», «TENANT_TOWN», «TENANT_COUNTY», «TENANT_POSTCODE»

as Tenant

If this is a joint tenancy, the term 'you' applies to each of you and the names of all joint tenants should be written above. Each of you has the full responsibilities and rights set out in this agreement.

Contact email(s):

We may contact you by email when we need to give you any notice or communication relating to this tenancy. See clause 1.3 of this tenancy agreement for details. The email address we should contact you is listed below:

Tenant name	Email address	Mobile
«TENANT1_EMAIL»	«TENANT1_EMAIL»	«TENANT1_MOBILE»
«TENANT2_EMAIL»	«TENANT2_EMAIL»	«TENANT2_MOBILE»
«TENANT3_EMAIL»	«TENANT3_EMAIL»	«TENANT3_MOBILE»

Guarantor:

«GUARANTOR1_AGREEMENT_NAME»

Property:

in respect of «PROPERTY_ADDRESS_COMMA» (your home)

Description of your home:

Comprises the fixtures and fittings in and on the property, and all matters detailed in the inventory, which will be issued to you, at the latest, on the day you move into your home.

Your home is: **Furnished:** ☐ **Not furnished:** ☐

Term: This periodic assured tenancy begins on «**TENANCY_START_DATE**» (the tenancy start date) and continues until the end of that calendar month. The tenancy then renews each calendar month on the first day of each calendar month as a monthly periodic tenancy, until it is brought to an end. The terms of the tenancy are set out in this agreement:

Payable: The monthly rent for your home at the start of this tenancy is £«**RENT_AMOUNT**», (including any charge for services provided under this agreement, but excluding any charges for utilities) and is payable on the first day of each calendar month.

If this tenancy starts on a day other than the first day of a calendar month, the portion of the total monthly payment due from you from the start of this tenancy, up to and including the last day of that first month, will be a proportion of the monthly payment to the end of the first calendar month, calculated on an apportioned daily basis.

The parties acknowledge that the monthly rent represents a **[X]%** discount on the usual market rent chargeable for the Property

Flatfair deposit replacement £**[]** payable on the signing of this tenancy agreement to the landlord or their agent and held in accordance with the rules of the Flatfair deposit replacement scheme. See clause 5 of this tenancy agreement.

Day to day management (if applicable) Your home is managed by APO Group Limited on our behalf. We will notify you in writing of any change to this arrangement. This does not alter our status as the landlord.

APO Group Limited can be contacted in a number of ways:

- By email on: membership@angel-gardens.com
- In person or by letter at: Angel Gardens, 1 Rochdale Road, Manchester, M4 4GE
- By telephone on: +44 (0) 161 989 4200

Either we, or APO Group Limited will notify you in writing of any change to these contact details.

Where the terms of this tenancy agreement require you to notify us of any information, you should send the information to: membership@angel-gardens.com. Where the tenancy agreement terms require us to notify you of information, this notification may either come from APO Group Limited, or us.

Permitted occupiers

Permitted Occupier Names	Permitted Occupier Email address	Permitted Occupier Mobile

General conditions

1.1 Payments for your home

1.1.1

The monthly rent at the date of this agreement is set out on page 1 of this agreement.

1.1.2

Unless we have agreed to alternative payment terms (in which case those terms are set out in the front of this agreement), you must pay the monthly rent and any other charges on the first day of each calendar month for the month ahead by direct debit, or as otherwise agreed with us. The first payment must be made so as to be cleared funds on the tenancy start date. Thereafter payments must be made so as to be cleared funds on the first day of each calendar month.

Please note: that unless we make specific alternative written arrangements with you, all payments must be paid by direct debit. Residents without a UK bank account, must have a UK bank account opened and operative within five working days of the Tenancy Start Date.

1.1.3

It is your responsibility to ensure that the rent is paid on time and in full, taking account of potential clearing times and delays, and bank fees and charges.

1.2 Rent increases

1.2.1

We may increase your rent in accordance with requirements of sections 13 and 14 of the Housing Act 1988 by serving a notice in the prescribed form giving at least two months' notice of any increase. Rent may not be increased more than once in any twelve-month period. Any contractual provisions purporting to increase the rent outside of this statutory procedure is of no effect.

1.3 Serving notices

1.3.1

If you have to give us any notice or communication relating to this tenancy, you should send it by first class post or hand deliver it to our address as shown on the front of this agreement or send it by email. In the case of a notice to quit to terminate the tenancy, we do not prescribe the means of giving notice however we do encourage you to use the methods set out in this clause (first class post, hand delivery or email) if you wish to rely on the deemed notice provisions.

1.3.2

Any notice or other communication arising from this tenancy shall be deemed to have been validly and sufficiently served, if it is in writing and delivered or sent by hand or by post to your home or your last known address (or by email where an email address is listed in the tenancy particulars at the front of this agreement).

You must immediately update us if your nominated email address for communications and notices changes.

1.3.3

You must promptly forward to us any notice of a legal nature delivered to your home which affects or refers to your home, its boundaries or neighbouring properties.

1.3.4

You agree and acknowledge that you have been provided with required prescribed information in accordance with relevant statutory requirements.

1.4 Altering this agreement

Except for changes to the rent, and to services, or where permitted under future legislation, this agreement can only be altered if you and we agree to the change in writing.

1.5 Immigration Act 2014

You are responsible for providing us with appropriate right to rent documentation prior to entering into this tenancy agreement confirming that you are not disqualified from renting as a result of your immigration status. If you have a time limited right to rent in the United Kingdom as defined by the Immigration Act 2014, you must, upon receipt of any communication touching or concerning your residency status in the United Kingdom from a relevant government department or body, advise us and provide us upon request, copies of any such written communication.

1.6 Guarantee provision

The provisions of this clause apply where there is a personal guarantor named in this agreement. Any guarantee product taken out in place of a personal guarantor will be governed by a separate agreement.

1.6.1

The guarantor guarantees to us, that you shall pay the rent and observe and perform the tenant covenants of this agreement and that if you fail to pay the rent or to observe or perform any of the tenant covenants, the guarantor shall pay or observe and perform them.

1.6.2

The guarantor covenants with us as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under subclause 1.6.1 above, to indemnify us and keep us indemnified against any failure by you to pay the rent or any failure to observe or perform any of the tenant covenants of this agreement.

1.6.3

The liability of the guarantor under subclauses 1.6.1 and 1.6.2 above shall continue until the tenancy comes to an end and the Tenant is released from the tenant covenants of this agreement.

1.6.4

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

(a)

any time or indulgence granted by the us to you;

(b)

any delay or forbearance by us 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)

us exercising any right or remedy against you for any failure to pay the rent or to observe or perform the tenant covenants of this agreement; or

(d)

What you can expect from us

2.1 you dying or becoming incapable of managing your affairs.

2.1.1

We must allow you to move into your home at the start of your tenancy and must not interrupt or interfere with your right to peacefully live in your home for the duration of the tenancy (other than where access is needed in accordance with the terms of this agreement), so long as you keep to the terms and conditions of this agreement and respect the rights of other people in the neighbourhood.

2.1.2

You must not allow people other than the permitted occupiers (as set out at the front of this agreement) to live at your home.

2.1.3

You may not assign (i.e. give or transfer) your tenancy unless you have our written permission or a court order.

2.2 Repairs and maintenance

2.2.1

We must keep the structure, exterior and interior of your home in repair, and repair any damage that has not been caused by you or someone living with or visiting you. We will keep the exterior of your home and any shared areas decorated.

2.2.2

We must maintain any installations we provide for heating rooms, water heating and sanitation, and for supplying water, heat and electricity.

2.2.3

Subject to you and your household and visitors using your home and the equipment in a reasonable manner, we will keep in repair and proper working order all mechanical and electrical equipment, including washing machines, dishwashers and other similar appliances, belonging to us and included in the inventory.

2.2.4

We must take reasonable care to keep any shared entrance halls, stairways, lifts, passageways, bin stores and any other shared areas (including electric lighting) in reasonable repair.

2.2.5

The obligations set out in this section are in addition to and without prejudice to our obligations under section 11 of the Landlord and Tenant Act 1985 (repairing obligations in short leases), which requires us to keep in repair the structure and exterior of your home, to keep in repair and proper working order the installations in your home for the supply of water, gas and electricity and for sanitation, and to keep in repair and proper working order the installations in your home for space heating and heating water.

2.3 Fitness for human habitation

Section 9A of the Landlord and Tenant Act 1985 (fitness for human habitation of dwellings in England) applies to this tenancy. We are under an obligation to ensure that your home is fit for human habitation at the time of the grant of this tenancy and throughout the duration of the tenancy.

The matters and circumstances relevant to fitness for human habitation include: repair, stability, freedom from damp, internal arrangement, natural lighting, ventilation, water supply, drainage and sanitary conveniences, facilities for preparation and cooking of food and for the disposal of waste water, and any prescribed hazard within the meaning of section 2 of the Housing Act 2004.

2.4 Safety regulations

2.4.1

Where applicable, all gas appliances in your home (if any) comply with the Gas Safety (Installation & Use) Regulations 1998 and will be serviced annually in accordance with statutory requirements. Where this clause applies, we will have given you a valid gas safety certificate before you move into your home, and within 28 days of any annual check being undertaken.

2.4.2

Where applicable, all upholstered furniture, soft furnishings, beds, mattresses, pillows and cushions supplied at your home comply with the provisions of the Furniture and Furnishings (Fire) (Safety) Regulations 1988.

2.4.3

You will be provided with an electrical installation condition report (EICR) relating to your home before your tenancy commences. All mechanical and electrical equipment in your home is in good repair and working order and all electrical equipment and appliances supplied at your home complies with the Electrical Equipment (Safety) Regulations 2016.

2.4.4

Your home is compliant with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015, as amended, at the start of the tenancy.

2.4.5

We are responsible for ensuring your home is compliant with legislation and guidance relating to legionella bacteria in water systems. We undertake periodic legionella risk assessments and, if necessary, make any required changes to the water system at your home.

2.4.6

We will have given you a valid energy performance certificate relating to your home before you signed this tenancy agreement, in line with the requirements of the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2012.

2.4.7

In addition, in accordance with Regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020, we are obliged to ensure that relevant electrical safety standards are met during any period when your home is occupied under this tenancy, to ensure relevant electrical installations in your home are inspected and tested by a qualified person at least every five years (or earlier if required by the most recent report), and to obtain and supply to you a report giving the results of that inspection and test and the date by which the next inspection and test is required.

2.4.8

In addition to the obligations set out above, where there is a relevant gas fitting installed in or serving your home, we are obliged in accordance with regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 to ensure that any relevant gas fitting and any relevant flue is maintained in a safe condition, to ensure that each appliance and flue is checked for safety by, or by an employee of, an approved person at the intervals required by the 1998 Regulations, and to ensure that a record of any such check is made and a copy given to you.

2.5 Insurance

2.5.1

We are responsible for insuring your home and the fixtures and fittings which belong to us. We will not be responsible for insuring the contents of your home.

2.5.2

If your home is destroyed or rendered uninhabitable by fire or other insured risk, then your rent shall cease to be payable until your home is reinstated and rendered habitable, unless the insurance monies are irrecoverable in whole or in part by reason of your act or omission.

2.5.3

If your home is not made habitable within one month, either party to this tenancy agreement may
3 What you agree to:

terminate this agreement by giving two weeks' written notice to the other.

3.1 Living at, and absence from your home

3.1.1

You must occupy the property as your only or main home, and not to part with possession of your home or sublet the whole or part of it.

3.1.2

At all times when your home is vacant, you must ensure that all external doors and windows are properly locked or are otherwise properly secured.

3.1.3

You must tell us if you expect to be continuously away from your home for 14 days or more.

3.1.4

At the commencement of the tenancy, and for bathrooms that are not in regular use, and upon returning from leaving your home vacant for periods of 14 days or more, you must allow all hot and cold water outlets to run freely for not less than 5 minutes in order to purge the water system of any stale water before using or consuming water from them. You must also regularly flush through and clean any shower heads. Please visit Health and Safety Executive for further information <http://www.hse.gov.uk/>.

3.1.5

You will need to comply with any estate rules which are contained in the special clauses or communicated to you from time to time via the Angel Gardens app.

3.2 Rent and other payments

3.2.1

You agree to pay the rent and any other charges each month in advance (unless we have agreed to alternative payment terms, in which case those terms are set out in the front of this agreement). If you are a joint tenant, you are each responsible for the rent and for any overdue amounts. This means we can collect the full amount from all or any of you.

3.2.2

You must pay compensation in order to protect us from losses arising as a consequence of your breach of any terms of this agreement, including all reasonable costs and expenses incurred by us:

(a)

in the recovery from you of any rent or other money which is in arrears;

(b)

in remedying any breach of the provisions of this agreement or in connection with the enforcement of any of the provisions of this agreement;

(c)

in the replacement of any lost key, fob and/or other access control device;

(d)

in respect of any bank or other charges levied on us or our agent for example if any payment made by you is dishonoured; and/or

(e)

at the end of the tenancy, in repairing, decorating or cleaning the property or its contents so they are to the required standard as detailed in clause 4.5 and the inventory (upon which see clause 5).

3.2.3

You must pay interest at the rate of 3% above the base lending rate of the Bank of England upon any rent or other monies due under this agreement which is more than 14 days in arrears in respect of the date from which it became due to the date of payment (both dates inclusive).

3.3.1

We have the right to enter your home at reasonable times and subject to reasonable notice to inspect it or any installations / services or to carry out work to your home or a neighbouring property.

3.3.2

We will normally give you at least 24 hours' notice of any inspection or repairs, but more immediate access may be required in an emergency. We are permitted to access with or without contractors and use such plant, machinery and equipment as may be reasonably required. You agree to permit us to hold a set of keys or other security devices necessary for the purpose of entering your home in an emergency. We will also provide you with written advice as to when and why emergency access was required.

3.3.3

We may also require access to your home during the last month of the tenancy, in accordance with clause 4.5.1.

3.3.4

If arrangements have been made for us to come to your home to carry out a repair, inspection or other works you should keep the appointment. If due to unexpected circumstances you cannot keep the appointment you should advise us at the earliest opportunity, so that alternative arrangements can be made. If you miss an appointment, and you have not given us reasonable notice that you wish to cancel, we may charge you a call-out charge.

3.4 Running a business

You must use your home for residential purposes and not run (or permit to be run) a business from your home without first getting our written permission. You must not use your home to run a

business that might cause a nuisance to or annoy any other person in the local area and you must not display any business signboard or advertisement.

3.5 Household Expenses

3.5.1

Unless we have agreed alternative terms in the special clauses, you must pay all bills you receive in relation to the home, including charges for council tax, water, electricity, heat, gas (if applicable), tv licence, telephone, broadband and other costs, whether metered and/or billed by us or a third party.

3.5.2

Unless we have agreed alternative terms in the special clauses in relation to electricity and gas (if applicable) we will take a meter reading as part of the check-in process. You are responsible for changing the billing into your name and providing the meter readings to the supplier. When you move out, we will take a meter reading as part of the check-out process. You must provide that to your existing supplier and request a final bill. You must provide us with details of any suppliers of gas and electricity. We reserve the right to share any meter readings with utilities providers if you have failed to provide them with updated meter readings.

3.5.3

You must not tamper, interfere with, alter or add to the water, gas, heating or electrical installations or meters in or serving your home, and neither should you allow a meter to be installed without our prior written consent.

3.5.4

You must not arrange the transfer to a different supplier or disconnect or give notice for termination of any utility or service.

3.5.5

Immediately upon the start of this tenancy, you must arrange for council tax to be transferred into your name.

3.5.6

You must pay all sums due in relation to council tax and utilities and any other bills you receive in relation to the home, up to and including the last day of your tenancy.

3.6 Nuisance and anti-social behaviour

3.6.1

You and any person living in or visiting your home must not do any of the following:

(a)

Cause a nuisance or annoy anyone in the building or local neighbourhood, for example by playing loud music or by making too much noise.

(b)

Harass anyone in the building or local neighbourhood on any ground, including race, colour, nationality, religion, sex, sexuality, age, gender reassignment or disability, which harassment or threat of harassment could interfere with the peace and comfort of, or cause offence to, other people in the neighbourhood or to any of our residents, employees, agents or contractors.

(c)

Harass, threaten or use violence towards anyone in the local neighbourhood; or our residents, employees, contractors or agents; or anyone living in or visiting your home.

(d)

Use your home or the shared areas or facilities for any criminal, immoral or illegal purpose.

(e)

Smoke in your home (including e-cigarettes).

(f)

Use candles in your home.

3.6.2

If you or any other person living in or visiting your home causes a nuisance, annoys anyone, causes damage or behaves in an anti-social way in the local area, we may inform the relevant authorities and/or take legal action to evict you.

3.6.3

3.7 Pets

You and any other person living in or visiting your home must not do anything that could cause a

3.7.1 danger to anyone in your home or in the local area.

In accordance with section 16A of the Housing Act 1988 (as inserted by the Renters' Rights Act 2025), you may keep a pet at your home if you ask to do so in accordance with section 16A and we consent. Such consent is not to be unreasonably refused by us.

3.7.2

You may request consent from Us to keep a pet at the Property . Any such request must be made in writing in accordance with section 16A of the Housing Act 1988 (as inserted by the Renters' Rights Act 2025). Full details of the timeframe and procedure is set out in the Pet Policy, which is in accordance with the applicable law.

3.7.3

You must comply with the terms of our 'Pet Policy' which is available on the app. Where there is any inconsistency between the Pet Policy or the law in force at the time, the law in force at the time shall take precedence when considering any request to keep a pet.

3.7.4

You are responsible for the proper care and control of all animals living at or visiting your home, both while they are at your home, and also in the local area and shared areas and facilities. If you breach the terms of the Pet Policy, we may withdraw our consent where it is lawful to do so.

3.7.5

You are responsible for all costs, repairs and/or replacements we consider are needed in relation to damage caused by pets, and any deinfestation, cleaning, or fumigation (including having the carpets, curtains and blinds professionally cleaned).

3.8 Condition of the property, repairs, maintenance and decoration

3.8.1

You must keep the inside of your home, including any fixtures, fittings and equipment provided by us, in good and clean condition. Fixtures, fittings and equipment should not be moved or removed without our prior written consent and you must not to tamper with or damage safety equipment such as heat or smoke detectors, sprinkler systems, alarms, door-entry systems, security gates and CCTV systems. Where applicable you agree to replace any batteries within the smart devices or smart doorbells (if required)

3.8.2

You must immediately tell us about any faults or damage which we are responsible for repairing. We do not accept responsibility for charges incurred by you in dealing with repairs that are our responsibility.

3.8.3

You must not carry out alterations, additions or improvements either inside or outside your home without our prior written consent and all other necessary approvals (for example, planning permission or building regulations approval). Failure to seek our consent or to comply with our conditions shall be a breach of your obligations under this tenancy.

3.8.4

We may make our consent conditional upon the works being carried out to a certain standard and may require that you reinstate your home as it was at your own cost if you carry out any alterations or improvements without our written permission or in breach of our reasonable conditions.

3.8.5

If you fail to reinstate when requested, we reserve the right to carry out the reinstatement ourselves and charge you the reasonable costs, reasonably incurred of doing so.

3.8.6

You agree to hand over to us any access to accounts or applications relating to any smart home equipment installed within your home at termination of this agreement.

3.8.7

In accordance with section 190 of the Equality Act 2010 (improvements to let dwelling houses), we may not unreasonably withhold consent to an application by you to make an improvement to your home where a disabled person (within the meaning of section 6 of the Equality Act 2010) occupies or intends to occupy your home as their only or main home, and the improvement is likely to facilitate the disabled person's enjoyment of the premises having regard to their disability. The rights and obligations conferred by section 190 do not apply in so far as provision of a like nature is made by this tenancy.

3.8.8

You must not change or install additional locks or bolts on any doors or windows at your home, or have any additional keys made for existing locks (except in an emergency). If you lose any keys, fobs or other access control devices, you must notify us immediately.

3.8.9

You must not tamper with, remove or alter any window restrictors installed on windows either within your home or in any of the shared areas in the building. If the window restrictors are damaged or not working, you must notify us immediately.

You must take all reasonable precautions to ensure children are supervised when they are in or using shared areas or facilities, roof terraces, balconies or when using the hot water taps in your home.

3.8.10

You agree to take reasonable care of your home and any shared areas, and in particular agree to take all reasonable steps to:

- keep your home adequately ventilated and heated, and ensure that condensation is correctly managed within your home

- avoid danger to your home or neighbouring properties by way of fire or flooding

3.8.11

You must use your property in a tenant-like manner and take reasonable care of your property including any fixtures and fittings and keep your property and any fixtures and fittings in a clean and tidy condition throughout the tenancy.

3.8.12

You must ensure doors are not propped or wedged open in the interest of fire safety.

3.8.13

You agree report to us stoppages or blockages when any occur in any of the drains, gutters, downpipes, sinks, toilets or waste pipes and ventilation ducts which serve the property, and if they are caused as a result of your negligence and/or misuse take steps to clear them.

3.8.14

You agree not to affix any items to the walls of your property either internally or externally using glue, nails, picture hooks, sticky tape or other adhesive substance without our prior written consent.

3.8.15

3.9 Furniture (if applicable)

You agree not to hang any washing, clothes or other articles of washing upon any room heater.

3.9.1

If furniture, appliances, carpets, curtains or blinds are provided at your home, you must not (and ensure that no one living at or visiting your home does not):

(a)

sell, rent or give away any of our furniture, appliances, carpets, curtains or blinds,

(b)

move any of our furniture, appliances, carpets, curtains or blinds out of your home or the shared areas or facilities without our prior written permission,

(c)

damage or vandalise our furniture, appliances, carpets, curtains or blinds.

3.9.2

You must repair any damage to our furniture, appliances, carpets, curtains or blinds which you, your household or visitors, including pets, causes (other than fair wear and tear), and pay us the reasonable costs of repairing or replacing the same in the event of default.

3.9.3

You must ensure at the end of the tenancy that the furniture, appliances, carpets, curtains or blinds are left in the same rooms at your home as they were located at the beginning of the tenancy, and you must pay us the reasonable costs of cleaning or replacement of any items of furniture, appliances, carpets, curtains or blinds that are broken or missing from your home at the end of the tenancy.

3.10 Inflammable substances and equipment

You must not keep or use in or around your home or in any shared areas, any dangerous, inflammable or explosive items, materials or substances, other than those which are reasonably needed for domestic use.

3.11 Damage

3.11.1

You or any person living in or visiting your home must not cause (either by act or omission), any damage to your home (including its fixtures and fittings), the shared areas and facilities or to any other property in the local area.

3.11.2

You must immediately repair any damage (except fair wear and tear), which you, your household or visitors, including pets, cause to your home, our fixtures and fittings or any shared areas or facilities. If we have to repair any damage caused by you or anyone living or visiting your home, or replace any damaged or missing items, you must pay our reasonable costs.

3.12 Insurance

3.12.1

You must not do anything which might cause our policy of insurance on your home or on the fixtures and fittings, a summary of the relevant insurance requirements being provided with this agreement, to become void or voidable or causes the rate of premium or policy excess levels on any such policy to be increased. You will repay to us, any sums from time to time paid by way of increased premium, increased policy excess and all reasonable expenses incurred by us in or about any renewal of such policy rendered necessary by a breach of this provision.

3.12.2

We do not hold home contents insurance to protect your personal property, and it is therefore recommended that you take out your own contents insurance for the duration of your tenancy.

3.13 Balconies and Terraces (if any)

3.13.1

You must keep your balcony / terrace tidy and free from rubbish.

3.13.2

You must not light any fires or barbecues on any balcony / terrace at the property.

3.13.3

You must not use any balcony / terrace for storage or for hanging laundry or other items.

3.13.4

You must not drop any items from any balcony / terrace (including cigarette ends), and be mindful of neighbouring properties in relation to noise levels and disturbance.

3.13.5

You must ensure that either you, a household member and/or a visitor accompanies any pet (whether belonging to your household or visiting) when the pet is on the balcony / terrace and that the pet is properly supervised on the balcony/terrace at all times.

3.14 Subletting and lodgers

3.14.1

You must not grant a sub-tenancy of the whole or any part of your home or take in lodgers.

3.14.2

You must not enter into a short-term 'let' arrangement (for example Airbnb) or allow a paying third party to stay at your home for a short period of time, or otherwise use your home (other than in accordance with clause 3.4) in order to generate funds, income or to operate a business.

3.15 Vehicles, parking and bicycles

3.15.1

You must not park on the development without a parking licence. Parking on the development is subject to first obtaining a parking licence (subject to availability), which will incur an additional fee. The parking licence will set out these additional fees and any other terms and conditions applicable and the obtaining of such a parking licence is entirely optional and separate from this tenancy agreement.

3.15.2

Parking is available for residents only, and not visitors or guests.

3.15.3

You must not enter into a short-term 'let' arrangement or allow a paying third party to use your parking space, or otherwise use the parking facilities in order to generate funds, income or to operate a business.

3.15.4

You, or anyone living in or visiting your home, must not block local roadways and other vehicular access, and must keep them, and car parking spaces, clear of unroadworthy, untaxed (unless subject to a statutory offroad notification) vehicles and other obstructions.

3.15.5

If you own bicycle(s) you must store them in the secure areas provided, and not store, keep or park any bicycle in your home (including on any balcony), or in any external or internal shared areas, including the landing immediately outside the front door of your home or in any bin store or other utility area.

3.16 Shared areas and facilities

3.16.1

You must not obstruct or permit to be obstructed any of the shared areas in the building (if any) or surrounding area, or leave items in them (for example door mats, prams, bicycles, furniture, shoes, rubbish or other objects), and you must not use any of the shared areas, facilities for storage.

3.16.2

You must not interfere with or alter lighting, safety doors or other equipment in any shared passageways, staircases or lifts or tamper with, remove, or alter window restrictors installed on windows (if any).

3.16.3

You must not smoke, or permit any household member or visitor to smoke tobacco or any other substance (including e-cigarettes) in the shared areas of the building.

3.16.4

You must put all rubbish in appropriate bin bags, sorted according to rubbish/recycling type, and dispose of it in the appropriate designated bins in the refuse areas provided. You must not leave rubbish in corridors or other shared areas, and must not allow it to spill onto or mark floors, walls or other fixtures and fittings in the shared areas. You agree to pay us our reasonable costs in undertaking any clearing, cleaning or decorating work in the event of your default under this clause.

3.16.5

You must make proper arrangements to dispose of any bulk waste or special medical waste, such as needles or sanitary items.

3.16.6

You must not use any shared area or facility in any way which causes a nuisance or annoyance to other users or which causes damage (for example by causing scorching of grassed areas by the use of barbeques).

3.16.7

You must not access any roof terrace, any roof levels or any other facility areas outside of the usual opening hours for these facilities (unless you have our prior written consent to such access).

3.17 Special Clauses

You agree to comply with the special clauses indicated at the end of this tenancy (if any). Where there is any conflict between special clauses and the main part of this tenancy agreement, the special clauses shall apply.

4 Ending the tenancy and leaving your home

4.1

Your ability to end the tenancy

4.1.1

If you wish to end this tenancy, you must give us two months' notice in writing, ending on the last day of a rental period unless an earlier termination date is agreed in writing between you and us. Where this is a joint tenancy, any one joint tenant may give notice to terminate the tenancy, and such notice will be effective to end the tenancy for all joint tenants. If a joint tenant wishes to withdraw their notice before it takes effect, the other joint tenant(s) (if applicable) and we must agree to the withdrawal in writing.

4.2

4.1.2 Section 5(1) of the Protection from Eviction Act 1977 (validity of notices to quit) applies in relation to this tenancy. The minimum notice period you must provide when giving a notice to quit your home is two months, and such notice must expire at the end of the last day of a rental period (that is, the last day before the next rent payment date). [Our ability to end the tenancy

4.2.1

We may apply to court to end this assured tenancy by obtaining a court order for possession of your home on one of the grounds listed in Schedule 2 to the Housing Act 1988. Details of the grounds of possession and the relevant notice periods can be obtained from us.

4.2.2

Section 5 of the Housing Act 1988 (security of tenure) applies to this tenancy, such that in most circumstances we can only bring the tenancy to an end by obtaining an order of the court for possession of your home and the execution of the order. If we seek to obtain such an order, we or (in the case of joint landlords) at least one of us must usually serve on you a notice of proceedings for possession which, amongst other requirements, is in the prescribed form and specifies the ground or grounds of possession. The ground or grounds of possession will determine the minimum period of notice, if any, that we must give before proceedings are begun.

4.3 Injunctions and other remedies

As well as seeking a possession order, we can ask the court for an injunction, which may include a power of arrest and an exclusion order to make you comply with or stop breaching any terms of this tenancy agreement or where you use your home for unlawful use. We may also apply for an injunction against an individual who engages in antisocial behaviour.

4.4 Cessation of assured tenancy

If the tenancy ceases to be an assured tenancy (for example if you do not use, or cease to use your home as your only or principal home) we may seek possession of your home. In most circumstances, we can only bring the tenancy to an end by obtaining an order of the court for possession of your home and the execution of the order. If we seek to obtain such an order, we must usually serve on you a notice of proceedings for possession which, amongst other requirements, is in the prescribed form and specifies the ground or grounds of possession. The ground or grounds of possession will determine the minimum period of notice, if any, that we must give before proceedings are begun.[]

4.5 End of tenancy and moving out

4.5.1

During the last month of the tenancy, we will show prospective residents around your home or pre inspect your home or arrange for photographs to be taken to allow the property to be marketed to new prospective residents. All such visits will be at reasonable times and upon reasonable notice of at least 24 hours.

4.5.2

You must continue paying rent for the period until the tenancy ends or you return the keys, whichever is later.

4.5.3

At the end of the tenancy you must return your home in a clean condition consistent with the condition recorded in the inventory at the start of the tenancy (allowing for fair wear and tear). This includes the fixtures, fittings and contents as set out in the inventory (including any carpets, curtains or blinds).

4.5.4

You must give us vacant possession and return the keys of your home at the end of the tenancy, and remove all furniture (belonging to you), personal possessions and rubbish, and leave your home and our fixtures and fittings in good lettable condition and repair (subject to fair wear and tear). Where you do not, we may undertake cleaning and/or repairs or replace any damaged or missing items and claim our costs and expenses from you. We do not accept any responsibility for anything you leave at your home at the end of the tenancy.

4.5.5

At the end of your tenancy you will be responsible for meeting all reasonable removal and/or storage charges when items are left at your home. We will remove and store them for a maximum of one month. We will notify you at the last known address. If the items are not collected within one month you agree that we may dispose of the items and you will be liable for the reasonable costs of disposal.

4.5.6

You must provide us with a forwarding address once the tenancy has come to an end.

5 Inventory and end of tenancy

5.1 Use of inventory

A copy of the inventory of contents and description of the condition of the property will be provided when you move into your home. The principal copy will be retained by us. The check-out report will also be provided to you at the end of this tenancy and you may also opt to be present as the check-out inspection is undertaken. These documents will be used for the purposes of dealing with claims for damage made by us under this tenancy.

5.2 Flatfair deposit replacements (where applicable – see tenancy particulars)

5.2.1

You have elected to use the Flatfair Service in place of the requirement for a deposit to be paid and, subject to the terms of this clause, we agree to waive the requirement for the deposit (“Deposit Replacement”)

5.2.2

The Deposit Replacement shall come into effect following:

(a)

payment of the Flatfair membership fee payable in respect of the tenancy agreement (as further set out in the Flatfair Tenant Membership Terms);

(b)

you entering into an agreement with Flatfair governed by the Flatfair Tenant Membership Terms; and (c)

we (or APO Group Limited acting on our behalf (the “Agent”)) entering into an agreement with Flatfair governed by the Flatfair Landlord Terms and Conditions. We shall refund you any deposit paid under the tenancy agreement within 30 days of the Deposit Replacement coming into effect in accordance with clause 5.2.2 above.

5.2.3

Once the Deposit Replacement is in effect, the parties agree to resolve any dispute regarding a breach of the Tenancy Agreement between the parties through the Flatfair Portal and in accordance with the Flatfair Tenant Membership Terms and Conditions, and the Flatfair Landlord Terms and Conditions as they apply to the Tenant and Landlord respectively. In particular:

(a)

you shall pay us any amount due in accordance with the Flatfair Tenant Membership Terms through the Flatfair Service;

(b)

you agree you cannot withhold payment of any instalment of the whole or part of the rent or any other monies payable under the tenancy agreement as a result of signing up to the Flatfair Service; and

(c)

at the end of the tenancy agreement:

- (i) we or APO Group Limited shall notify you within 28 working days through the Flatfair Portal, of any charge to be made to compensate us (including specifying the amounts to be charged and the reasons for any charges to be made);
- (ii) (ii). we shall keep a formal record of the reason for these charges and appropriate supporting documentation; and
- (iii) (iii) you may be charged, if applicable, following the procedures set out in the Flatfair Tenant Membership Terms.

6 Miscellaneous

6.1 It is agreed by both parties to this tenancy agreement that for the purposes of the Contracts (Rights of Third Parties) Act 1999, this agreement is not intended to and does not give rights to any third parties to enforce any provision contained in it.

6.2 A reference in this document to any Act of Parliament, or to any order, regulation, statutory instrument or the like, shall be deemed to include a reference to any amendment, re-

enactment, consolidation, variation, replacement or extension of the same respectively from time to time and for the time being in force.

6.3 Your Personal Data. The personal information about you that is processed in relation to this tenancy will be managed in accordance with all applicable data protection and privacy legislation in force from time to time in the UK including the General Data Protection Regulation ((EU) 2016/679); the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426), as amended from time to time ("UK Data Protection Legislation"). For further information regarding our processing of your personal information please see our privacy statement.

6.4 We use a property manager (the "Manager") in relation to the property that relates to this tenancy and to help us to satisfy our obligations to you under or pursuant to this tenancy, and, as at the date of this tenancy, the Manager is APO Group Limited

6.5 Prior to your entering into this tenancy, you will have already dealt with the Manager during the process of reserving the property to which this tenancy relates, and therefore we expect that you will have already been made aware by the Manager of its Data Privacy Policy which is available on the Angel Gardens website.

6.6 For further information regarding the Manager's processing of your personal information, please see the Resident Privacy Policy which is available on the Angel Gardens website and upon request.

6.7 This tenancy shall be governed by and construed in accordance with English law.

7 Special Clauses

The parties agree to comply with the following special clauses:

<insert> or <state none>

Broadband

We will supply a base broadband connection to the property at no additional cost to you. You will have the ability to upgrade broadband package via the supplier at your own cost. We will provide you with details of the supplier and how to upgrade. You are responsible for any upgrades. We do not warrant the level of service or that it is sufficient for your needs. Nor do we warrant or guarantee the continuity of service and we will not be responsible for raising any faults or queries with the supplier

Estate Regulations

You agree to comply with the following estate regulations as may be amended and updated from time to time.

Signatures

You (or anyone acting for you) must not have knowingly made a false statement to us or the Manager in order to obtain this tenancy.

Declarations and signatures

I have read and understood the terms and conditions of this tenancy agreement, including the conditions attached, and I accept them.

I also confirm that I have previously been provided with an Energy Performance Certificate, a sample tenancy agreement, prescribed information relating to my deposit (where applicable), a leaflet / terms for the applicable deposit scheme, electrical installation condition report (EICR) and (where there is gas at the property) a gas safety certificate relating to the property, and the Government information leaflet.

If this agreement is for a joint tenancy, all joint tenants must sign below.

(On behalf of the Landlord)

For Angel Gardens Opco Limited

.....
signature of director/secretary/authorised

Name

.....
full name of above (print)

.....
date signed

(On behalf of the Tenant)

If this agreement is for a joint tenancy, all joint tenants must sign below

.....

signature of «TENANT1_NAME»

«TENANT1_AGREEMENT_NAME»

.....
full name of above (print)

.....
date signed

.....
signature of «TENANT2_NAME»

«TENANT2_AGREEMENT_NAME»
.....
full name of above (print)

.....
date signed

.....
signature of «TENANT3_NAME»

«TENANT3_AGREEMENT_NAME»
.....
full name of above (print)

.....
date signed

The guarantor(s) named in this tenancy agreement (if any), has/have agreed to act as guarantor(s) of this tenancy (and any extension) and to be responsible to us for any loss, damage, costs, or other expenses (including rent) arising out of your breach of, or failure to comply with the obligations and responsibilities of this tenancy agreement.

(On behalf of the Guarantor)

.....
signature of «GUARANTOR1_NAME»

«GUARANTOR1_AGREEMENT_NAME»
.....
full name of above (print)

.....
date signed

Utility Supply Agreement

Contract Particulars

Supplier "We" "Us" "Our"	Angel Gardens Opco Limited of 5th Floor, 20 Fenchurch Street, London, EC3M 3BY
Customer details "You" "Your"	NAMES (the Customer)
Premises Utilities (select as applicable)	ADDRESS Electricity [x] Water [x] Wastewater [x] Heat and Hot Water [x]
Customer Contact Details	CUSTOMER NAME CUSTOMER EMAIL CUSTOMER PHONE

- 8 This Agreement is supplemental to the Tenancy Agreement and sets out the terms on which We provide the Utilities to the Premises. The attached Supply Terms are part of this Agreement.
- 9 By using the supply of Utilities, You are deemed to have accepted the terms of this Agreement and be bound by them.
- 10 Unless otherwise stated, all capitalised terms shall have the meaning set out in the Supply Terms.

Signed for and on behalf of the Customer

Name

Sign

Date

Name

Sign

Date

Name

Sign

Date

SAMPLE

Supply Terms

1 Interpretation and definitions

In this Agreement the following terms have the following meanings unless inconsistent with the context:

Agreement means this agreement including the Schedules.

Customer's Equipment means the equipment within the Premises for the distribution of the Utilities for use at the Premises.

Metering System means the system(s) forming part of or connected to the Utilities Infrastructure (or relevant parts) (whether via meters, sub-meters or software or other equipment) which calculates the Utilities usage for the Premises connected to the Utilities Infrastructure.

Premises means the property as described in the Tenancy Agreement.

Supply Start Date means the date on which the Customer requires the Utilities at the Premises, being either the date of the Tenancy Agreement or the date of first use of the Utilities (whichever is earlier).

Tenancy Agreement means the tenancy agreement in relation to the Premises dated 03/11/2025

Term means the period from and including the date of this Agreement until the expiry or termination or surrender or other ending of the Tenancy Agreement.

Utilities means the supply of electricity and/or water and/or wastewater and/or heat and hot water (as relevant) as set out in the Contract Particulars.

Utilities Infrastructure means all plant, pumps, valves, engines, boilers, pipes, conduits and associated equipment necessary for the generation and distribution of the Utilities to the Premises including the Metering System but excluding the Customer's Equipment.

Working Days means Monday to Friday inclusive, except public holidays in England.

3

Duration

3.1

This Agreement shall enter into effect on the Supply Start Date and shall continue in full force and effect for

3.2

the Term, unless terminated in accordance with clause 10.

Supply if there is a fault with the system and/or any equipment within the Premises or any other equipment used in connection with the Utilities supply

We shall with effect from the Supply Start Date provide the supply of the Utilities to You for the Term of this

3.2.2 if there is a need to carry out maintenance, repair or replacement on or of any such equipment Agreement on the terms of this Agreement.

3.2.3 for a risk of injury to any person or damage to property

We will be entitled to interrupt the supply only when it is necessary to do so, including:

3.2.4 if required to do so by law

3.2.5 for non-payment.

- 3.3 We will use reasonable endeavours to minimise interruptions and wherever reasonably possible shall provide prior written notice of any planned maintenance which we reasonably consider may cause interruption to the Utilities supply.
- 4 Charges
- 4.1 You are responsible for and agree to pay the costs and charges for or associated with provision of the supply of Utilities to the Premises.
- 4.2 We shall charge you in respect of electricity, water and wastewater supply to the Premises, the cost that we are charged by the relevant licenced supplier plus in respect of water or wastewater supply, a reasonable administration charge.
- 4.3 In respect of heat supply, We shall charge You a variable charge (based on metered usage) for consumption of heat and hot water at the Premises and a standing charge which covers a reasonable proportion of fixed costs associated with providing heat and hot water to the Premises.
- 5 Metering System
- 5.1 We will use reasonable endeavours to take readings from the Metering System on a monthly basis utilising remote reading. Where We do not have an actual meter reading for the Premises, We will estimate the bill based on the previous usage at the Premises.
- 5.2 Readings will be taken as proof of Utilities usage unless the Metering System is found to be faulty.
- 6 Bills and Statements
- 6.1 You will receive a monthly invoice from Us (direct or via Our appointed metering and billing provider) detailing the consumption of the Utilities at the Premises and the daily standing charge. The invoice will set out relevant payment methods and due dates for payment.
- 6.2 If the Premises includes a pay-as-you-go meter or meters, You will pay Utilities in advance. If You do not have a pay-as-you-go meter, you must make all payments to Us by monthly direct debit unless we agree a different payment method with You.
- 6.3 If there is no pay-as-you-go meter(s) installed at the Premises and You cannot (or are not willing to) make payments by direct debit, or We reasonably consider it necessary, we may do one or more of the following, as we think appropriate.
- 6.3.1 Agree an appropriate payment scheme, which may involve You paying a deposit as security for payments that may become due; or
- 6.3.2 Install a 'pay as you go' meter to measure and control the Utilities provided to the Premises.
- 6.4 We shall be entitled to charge interest on any overdue amounts at a rate of 4% per annum above the Bank of England base rate from time to time from the due date until payment. In the event that an invoice is disputed no interest shall accrue on such part of that invoice that is found to be incorrectly charged but interest will accrue on any amount found properly to be payable.
- 6.5 If You wish to dispute any invoice, you shall contact Us within ten (10 Working Days of receipt of the invoice. Any undisputed portion of the invoice must be paid in accordance with this Agreement. After an agreement is reached to resolve the dispute or any proceedings determined, the amount payable shall be paid within fourteen (14) Working Days.
- 6.6 All payments mentioned in this Agreement are exclusive of VAT or any other taxes which shall be added where so required by law and paid by you. We shall issue VAT receipts and such other receipts in such form as you may reasonably require in respect of any such payments.

- 6.7 If You do not pay an invoice, We may suspend or disconnect the Utilities supply as a last resort. We (or our appointed agent) will first:
- 6.7.1 send you a reminder letter; and/or
 - 6.7.2 try to contact you by phone and/or by way of visit to the Premises to discuss the options available.
- 7 Customer's obligations
- 7.1 During this Agreement You shall:
- 7.1.1 act reasonably to protect Our equipment from damage or injury if, due to an emergency, it is not possible or reasonable to contact Us before acting;
 - 7.1.2 not expressly authorise any person other than Us or its authorised representatives to adjust, maintain, repair, replace, move, alter or interfere with Our equipment on the Premises save in an emergency;
 - 7.1.3 subject to clause 8, ensure that We and our representatives have full and free access to the Premises to enable Us to perform Our obligations under this Agreement;
 - 7.1.4 keep Our equipment free from any distress, execution of a judgment or other legal process issued against you and, notwithstanding such obligation, immediately inform Us by telephone (with subsequent written confirmation) if any such process does affect the Our equipment;
 - 7.1.5 ensure that any label, plate, or other mark which is attached to Our equipment identifying it as the property of Us shall not be removed, altered, obscured or otherwise interfered with.
- 7.2 You shall not be permitted to re-sell, re-distribute, or re-deliver any Utilities purchased from Us.
- 7.3 You shall not connect any hot water production plant or electricity generation equipment, or any alternative source of water to the Utilities Infrastructure, nor the Customer's Equipment, without Our prior written consent .
- 7.4 You shall ensure that your agents, employees, and invitees do not interfere in any way with any of Our equipment without Our consent except for emergency actions required to protect health and safety or to prevent damage.
- 8 Access
- 8.1 You shall procure that the employees and/or agents and/or invitees of Us are entitled to enter the Premises at convenient times and upon reasonable notice in writing for the purpose of carrying out connection, disconnection or modification works, inspections, testing, repairs, maintenance, isolating, protecting or removing Our equipment or, where appropriate, the Customer's Equipment, reading meters, and for any other purpose required for operation of the Utilities Infrastructure or performance of this Agreement. Any individuals who are given access shall comply with all reasonable directions given by You and your authorised employees, agents or contractors as to the general safety and site security requirements.
- 8.2 We and our employees, agents and invitees shall be entitled to immediate access to the Premises in the case of an emergency.
- Liability
- 9
- 9.1 We are only liable to You for any loss or damage which is caused directly by Our negligence. We are not liable for any other loss whatsoever. Notwithstanding this, nothing in this Agreement excludes any liability which cannot be excluded or limited by law.

- 9.2 You confirm that it shall not have any right of recourse under this Agreement against Our officers or employees in their personal capacity and shall only be entitled to bring claims against Us in connection with this Agreement however such claims arise and even if such claims are caused by Our officers or employees.
- 10 Termination
- 10.1 This Agreement may be terminated:
- ~~by either~~ Party forthwith on written notice if the other Party goes into liquidation, either voluntary or compulsory, (save for the purposes of reconstruction or amalgamation), or if any administrator or administrative receiver is appointed in respect of the whole or any part of its assets, or if the other Party makes or offers to make any arrangement or composition for the benefit of creditors generally; or
- ~~by either~~ Party on twenty-one (20) Working Days written notice if the other Party is in material breach of the terms and conditions of this Agreement and has failed during a reasonable period of time to remedy the same provided that the breach is capable of being remedied; or
- ~~by either~~ Party on written notice if the other Party is in breach of this Agreement by its wilful misconduct or is in persistent breach of this Agreement and has failed to remedy the breach within a reasonable time of being given written notice of the breach except that the You shall not be entitled to terminate if Our breach is caused by an emergency and this breach is unavoidable.
- 10.2 This Agreement will terminate automatically on expiry or termination or surrender or other ending of the Tenancy Agreement.
- 10.3 Upon termination of this Agreement, We shall prepare a final invoice and You shall pay to Us (or our appointed agent) all sums due under the Agreement up to the date of termination (or if applicable, We shall return any balance promptly to You the case of an overpayment).
- 10.4 Termination of this Agreement, for any reason, shall not affect the accrued rights, remedies, obligations or liabilities of the parties existing at termination.
- 11 Transfer, Novation and Assignment
- 11.1 You cannot transfer, assign, novate or charge this Agreement to another person without Our prior written consent.
- 11.2 We may transfer, novate or assign a right, interest or duty or subcontract or delegate a duty to:
- 11.2.1 Any of its affiliates;
- 11.2.2 An estate management company (appointed Us to manage the Premises and/or wider development);
- 11.2.3 Any organisation acquiring Our interest in the Premises or any part of it and pursuant to such an acquisition takes over Our obligations.
- 11.3 You shall provide all necessary assistance to Us and enter into all required agreements, deeds, novations or any other documents in order to give effect to such assignment, transfer, charge or dealing under this Clause 11.
- 12 Notices
- 12.1 Any notice to be given under this Agreement shall be in writing and shall be deemed to be duly given if it is delivered to the parties' registered office for the time being.

12.2 Notices may be served by:

12.2.1 personal delivery; or

12.2.2 pre-paid registered or recorded delivery mail.

12.3 Notices and communications shall be deemed to have been served or received in the case of:

12.3.1 personal delivery on the date of delivery;

12.3.2 pre-paid registered or recorded delivery mail on the second Working Day after the notice of communication is posted.

13 Third Parties

For the purposes of the Contracts (Rights of Third Parties) Act 1999 and notwithstanding any other provision of this Agreement, this Agreement is not intended to and does not give any person who is not a party to it any right to enforce any of its provisions.

14 Dispute Resolution

This Agreement will be governed and construed in accordance with English Law and except as otherwise expressly provided in this Agreement the courts of England and Wales shall have exclusive jurisdiction with regard to all matters arising under it.