

1. Summary of Principal Terms

Date	20 th November 2009
Landlord(s)	Mann Thames Valley East
Landlord's Address	Care of Countrywide Estate Management, 161 New Union Street, Coventry, CV1 2PL Important – For the purposes of sections 47 and 48 Landlord & Tenant Act 1987, a landlord is required By law to provide a tenant with his address when making demands for rent and if that address is not in England and Wales, to provide an address in England and Wales at which notices (including notices in proceedings) may be sent to or served on the landlord by the tenant.
Landlord's Alternative Address (if applicable)	Countrywide, 161 New Union Street, Coventry CV1 2PL (Ref: Mr S R Cox)
Tenant(s)	Mr Paul Turrell
Tenant's Address	Flat 168A Central Road, Worcester Park, London, KT4 8HQ
Address of Property	Flat 168A Central Road, Worcester Park, London, KT4 8HQ
Occupants	Mr Paul Turrell
Contents	The Fixtures, Fittings and Furniture belonging to the Landlord as specified in the Inventory and Schedule of Conditions (if any).
Term	One year Subject however to any Special Tenancy Conditions.
From and Including the	20 th November 2009
To and Including the	19 th November 2010
Rent	£675 per calendar month
Payable	The rent is payable by standing order to the Landlord's Agent Countrywide in advance by the following instalments: The sum of £675 (Six Hundred and Seventy Five pounds) to be paid on the signing hereof in respect of the first month due 20 th November 2009 to the 19 th December 2009 and thereafter the rent of £675 (Six Hundred and Seventy Five Pounds) to be paid on the 20 th day of each calendar month throughout the remaining term.
Deposit	The security deposit of £934.61 (Nine Hundred and Thirty Four pounds and Sixty One pence) is to be held by the Landlord's Agent who is a member of my deposits , as stakeholder, until the end of the tenancy and to be returned without interest as detailed in clause 5.1. The Deposit is safeguarded by my deposits , which is administered by HFIS plc, T/A Hamilton Fraser insurance, Ground Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ