

this Tenancy (or the balance of the Deposit) to the purchaser or transferee (subject to the Purchaser agreeing to the full terms of the Tenancy). The Landlord will then be released from any further claim or liability in respect of the Deposit, Tenancy or any part thereof.

- 10.3. If the Property is destroyed or made uninhabitable by fire or any other risk against which the Landlord's Policy of Insurance has insured, rent shall cease to be payable until the Property is rendered habitable, unless the insurance monies are not recoverable in whole or in part because of act or omission on the part of the Tenant(s) or their visitors.

11. INSURANCE.

- 11.1. The Tenant's possessions are not covered by the Landlord's insurance policies. The Tenant(s) are strongly advised to obtain adequate insurance for any such belongings as soon as they are left in the Property. Neither the Landlord nor SP accepts responsibility for the loss or damage of personal belongings or any other belongings left by the Tenant(s) or associated parties before, during or after the Tenancy.
- 11.2. The Tenant(s) must not do anything that may jeopardise, vitiate, or increase the premiums on, any insurance on the Property against fire or otherwise. The Tenant(s) must neither do nor fail to do anything that may lead to the insurance policy on the Property, Fixtures or Fittings not covering any losses that would otherwise be covered by the policy.

SIGNATURE PROPERTIES LTD is contractually obliged to manage the Property hence any problems should be directed to SIG. The Tenant is hereby notified that notices (including notices in proceedings) can be served on the Landlord in compliance with section 48(1) of the Landlord & Tenant Act 1987, at the following address: SIGNATURE PROPERTIES LTD

«LANDLORD/AGENT»

SIGNATURE PROPERTIES LTD , 187 HARBORNE LANE , SELLY OAK , BIRMINGAM , B29 6SS

Special Conditions:-

1. It is the tenants responsibility to put the refuse out (currently collected on Wednesday morning)
2. .
3. «SpecialConditions4»
4. «SpecialConditions5»

As witness the hands of the parties hereto the day and year first written Signed by the a bovenamed (The Landlord or his/her agent)

.....Date / /

«Tenant»,
Signed by the abovenamed (The Tenants)

.....Date / /

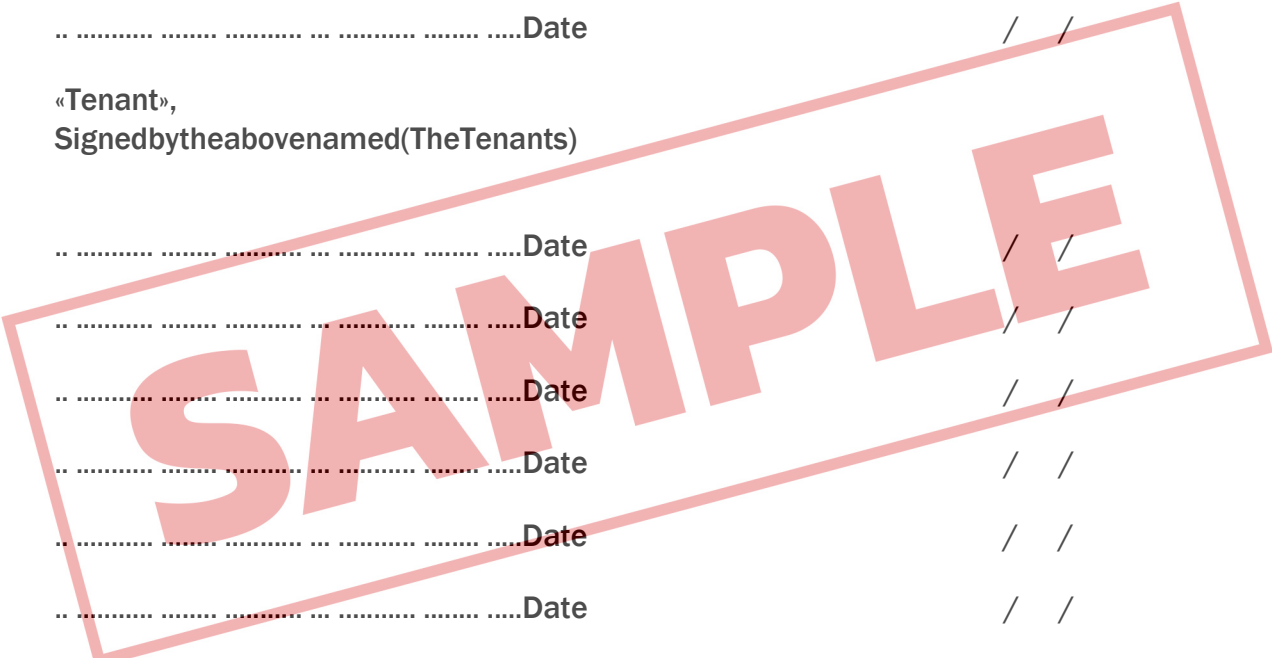
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IMPORTANT NOTE:

1. PLEASE REQUEST INVENTORY; SIGN & RETURN ORIGINAL TO SP & ATTACH COPY OF ORIGINAL TO YOUR TENANCY AGREEMENT
2. PLEASE COMPLETE ATTACHED TENANT CHECK IN CHECKLIST FORM
3. IT IS YOUR RESPONSIBILITY & DISCRETION TO ARRANGE INSURANCE FOR YOUR OWN CONTENTS

TENANTCHECK-INCHECKLISTFORM:(Pleasereadfullybefore signing)

- | | | |
|---|---------------------|-----|
| 1. TENANCYAGREEMENT: | RECEIVED | [|
| |]PREVIOUSLYRECEIVED | [] |
| 2. TENANCYDEPOSITPROTECTIONCERTIFICATE: | ATTACHED | [] |
| | PREVIOUSLYRECEIVED | [] |
| | TOBERECEIVED | [] |
| 3. INVENTORY: | RECEIVED | [|
| |]TOBERECEIVED | [] |

SAMPLE