

RESIDENTIAL RENTAL AGREEMENT

Agreement no. EH-2026-0417

1. The parties

This agreement is made between Elmsford Homes Ltd. (the landlord) and the person signing below (the tenant).

2. The home

The landlord rents to the tenant the flat at 7 Linden Court, Apartment 4B, Elmsford, furnished as listed in the inventory attached to this agreement.

3. Term

The tenancy starts on 1 December 2026 and runs for twelve months. Either party may end it after six months with two months' written notice.

4. Rent

The rent is 1,250 per month, payable in advance on the first day of each month by bank transfer. The deposit is one month's rent and is returned within 30 days after the tenancy ends.

5. Use of the home

The tenant will use the home as a private residence, keep it clean and in good condition, and report any damage or needed repairs promptly.

6. Repairs

The landlord is responsible for the structure, the heating, the plumbing and the electrical installation. The landlord will carry out urgent repairs within 48 hours of being told.

7. Pets and smoking

Pets are allowed with the landlord's written consent. Smoking is not allowed inside the home.

8. Access

The landlord may visit the home for inspections or repairs with at least 24 hours' notice, except in an emergency.

9. Insurance

The landlord insures the building. The tenant is advised to insure their own belongings.

10. Ending the tenancy

At the end of the tenancy the tenant returns all keys and leaves the home in the same condition as at the start, apart from normal wear.

Landlord: Elmsford Homes Ltd.

Signature

Date

Tenant

Signature

Date