

DATED 1 JANUARY 2010

(1) SAMPLETON ESTATES LIMITED

Landlord

(2) DANIEL SAMPLE and ELEANOR SAMPLE

Tenant

LEASE

of Flat 2, Sample Court, 20 Sample Lane
Sampleton, Woking GU21 0AA

for a term of 125 years from 1 January 2010

Made by Homeproof to show the shape of a long lease of a flat. The parties, the flat and every figure in it are fictional.

SPECIMEN: a demonstration made by Homeproof of what HM Land Registry's official copy looks like. Not an HM Land Registry document. Not issued for any real property.

Particulars

Date	1 January 2010
Landlord	Sampleton Estates Limited, whose registered office is at Sampleton, Surrey
Tenant	Daniel Sample and Eleanor Sample
The Flat	Flat 2 on the first floor of the Building known as Sample Court, 20 Sample Lane, Sampleton, Woking GU21 0AA, shown edged red on Plan 1, including the floor boards, the inner half of the walls between it and other flats, the plaster and the windows, but not the main structure or the roof
Term	125 years from and including 1 January 2010
Premium	£165,000
Ground rent	£250 a year for the first 25 years of the Term, then £500 a year for the next 25 years, then £1,000 a year for the next 25 years, and so on, doubling every 25 years; paid yearly in advance on 1 January
Service charge	25% of the Landlord's costs of insuring, repairing and running the Building and its common parts, paid half-yearly on account with a balancing charge once the year's accounts are certified
Reserve fund	A part of the service charge set aside towards costs that come round less often than yearly, such as roof and external decoration
Use	A private flat for one household only
Rights granted	To use the entrance hall, stairs and paths in common with the other flats; a right of way on foot over the passage at the rear of the Building
Plan	Plan 1 annexed to this Lease, showing the Flat edged red, for identification only

READ FIRST

The ground rent and how it rises, the service charge share and the length of the term left are what a buyer's lender and conveyancer look at before anything else.

The Tenant's covenants

The Tenant promises the Landlord:

1. **Repair.** To keep the inside of the Flat, its windows and the pipes and wires serving only the Flat in good repair and decorated every seven years.
2. **Alterations.** Not to alter the structure or the layout of the Flat, and not to make any other alteration without the Landlord's written consent, which is not to be unreasonably withheld.
3. **Subletting.** Not to sublet part of the Flat. The whole may be let on an assured shorthold tenancy of up to three years, with notice of it given to the Landlord within one month.
4. **Pets.** Not to keep any animal in the Flat other than one cat or one small dog, and then only with the Landlord's written consent, which may be withdrawn if the animal is a nuisance.
5. **Paying.** To pay the ground rent and the service charge on the days they fall due.
6. **Nuisance.** Not to do anything in the Flat that is a nuisance to the occupiers of the other flats.

The Landlord's covenants

The Landlord promises the Tenant:

1. **Quiet enjoyment.** That the Tenant may have the Flat for the Term without interference from the Landlord.
2. **Insurance.** To insure the Building for its full rebuilding cost and, after damage, to rebuild it.
3. **Repair.** To keep the main structure, the roof, the foundations and the common parts in good repair.
4. **Services.** To light and clean the common parts and to keep proper accounts of the service charge.

Executed as a deed by **SAMPLETON ESTATES LIMITED** acting by a director in the presence of a witness

Signed as a deed by **DANIEL SAMPLE** and **ELEANOR SAMPLE** in the presence of a witness

Director

Tenant