

ASSURED SHORTHOLD TENANCY AGREEMENT

for letting a residential dwelling

Important Notes for

- This tenancy agreement is a legal and binding contract. Payment of the rent for the entire agreed term is required in advance, unless the agreement contains a break clause, in which case it may be terminated early unless the agreement contains a break clause from the Landlord.
- Where there is more than one tenant, all obligations under the agreement, including repairs, can be enforced against all of the tenants. Where the tenancy is subject to deposit protection, the tenants should nominate a lead tenant to act on their behalf with the deposit protection Scheme provider or their alternative dispute resolution provider.
- If you are unsure of your obligations under this agreement, you should seek independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation as an assured shorthold tenancy within the provisions of Part III of the Housing Act 1996. As such, this is a letting which cannot be terminated without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to inspect the property and the agreement before signing in order for this agreement to be binding.
3. This agreement may be used for residential tenancies. For commercial tenancies, a longer duration should be drawn up by a solicitor.
4. Section 11, Landlord and Tenant Act 1985 - these obligations require the landlord to repair the structure and exterior of the dwelling, and to provide and order the installations for the supply of water, gas and electricity to the dwelling and the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that notices under this agreement served if sent by registered or recorded delivery post to the Tenant at the Property or the last known address of the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Department of Communities and Local Government's Guidance on Unfair Terms in Tenancy Agreements.
7. If you accept a tenancy deposit under this tenancy, it must be protected in accordance with the statutory rules under sections 212-215 of the Housing Act 2004, if necessary.

More Information

For more information on using this tenancy agreement, please visit the 'Letting Information Point' on our website. Website: [www.gov.uk/letting-information-point](#)

THIS AGREEMENT is made on the date specified below BETWEEN
tenancy created by this Agreement is and shall be an assured shorthold t

Date INSERT THE DATE THE AGREEMENT IS BINDING
START DATE OF THE TENANCY 20 YEAR

Landlord(s) INSERT FULL LANDLORD(S) NAME INCLUDING AN

Landlord's Agent INSERT IF APPLICABLE

Note: Under s. 48, Landlord and Tenant Act 1987, notices can be served on the L

Tenant(s) INSERT FULL TENANT(S) NAME INCLUDING ANY M

Property The dwelling known as ENTER FULL PROPERTY AD

Contents The fixtures and fittings at the Property together with a
the Inventory

Term For the term of NUMBER OF MONTHS commencing o

Rent £ INSERT RENT AMOUNT per INSE

Payment in advance by equal MONTHLY / QUARTERLY / YEA
MONTH/QUARTER/YEAR

Deposit A deposit of £ INSERT AMOUNT is payable on sig
scheme

ENTER NAME OF DEPOSIT SCHEME

1. The Landlord agrees to let and the Tenant agrees to take the Prop
above
2. The Tenant pays the Deposit as security for the performance of the
Landlord for the reasonable costs of any breach of those obligations. It is
the Tenant as payment for any rent due under this agreement. No intere
Deposit to be paid to the Tenant as soon as reasonably possible after th
incurred for the breach of any obligation as agreed by the appropriate
scheme's deposit information leaflet and website.

The Tenant agrees with the Landlord:

3. Rent & charges

- (3.1) To pay the Rent on the days and in the manner specified to the La
- (3.2) To pay promptly to the authorities to whom they are due, coun
telephone (if any) relating to the Property, where they are incurred durin
imposed after the date of this Agreement (even if of a novel nature) ar
to the supply of water, gas, electricity and telephone if the same is d
prior to changing supplier for any of the utility services stated above
- (3.3) That in the case of a breach of the terms of the tenancy by the te
in addition to the costs of any remedial work, in order to compensate th

4. Use of the Property

- (4.1) Not to assign, or sublet, part with possession of the Property, c
during the fixed term of the tenancy the Tenant may assign or sublet
unreasonably withheld. Such consent, as a variation of the tenancy agr
- (4.2) To use the Property as a single private dwelling and not to use
anyone else to do so
- (4.3) Not to receive paying guests or carry on or permit to be carrie
Property
- (4.4) Not to do or permit or suffer to be done in or on the Property a
annoyance to a person residing, visiting or otherwise engaged in lawful

(4.5) Not to keep any cats or dogs at the Property and not to keep any that may cause damage to the Property, or annoyance to neighbours). Such consent, if granted, to be revocable, on reasonable grounds by the

(4.6) Not to use the Property for any illegal or immoral purposes

(4.7) Where the Landlord's interest is derived from another lease ("to observe the restrictions in the Headlease applicable to the Property. A

5. Repairs

(5.1) Not to damage the Property and Contents or make any alterations, with the permission of the Landlord not to be unreasonably refused

(5.2) To keep the interior of the Property and the Contents in at least as good a state at the commencement of the tenancy, with fair wear and tear excepted, as at the

(5.3) To pay the reasonable costs reasonably incurred by the Landlord in repairing, replacing, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, contents, lost, damaged or destroyed by the Tenant, and not to reimburse the Landlord for contents from the Property

(5.4) That the Landlord or any person authorised by the Landlord may, on written notice, (unless in the case of an emergency) enter the Property to carry out repair. The Tenant shall permit the Property to be viewed on reasonable notice during the final weeks of the Tenancy

(5.5) To keep the gardens (if any) driveways, pathways, lawns, hedges, etc. as they were at the start of the tenancy and not to remove any trees or plants

(5.6) To replace all broken glass in doors and windows damaged during the tenancy by the Tenant, a member of the Tenant's family or their guests

(5.7) Not to alter or change or install any locks on any doors or windows, and not to make for any locks without the prior written consent of the Landlord, and the cost of providing a set of keys for the Landlord to be met by the Tenant

(5.8) To notify the Landlord promptly of any disrepair, damage or defect to the Property

(5.9) Not to affix any notice, sign, poster or other thing to the internal walls or ceiling, or cause damage

(5.10) To take all reasonable precautions to prevent damage by frost

(5.11) In order to comply with the Gas Safety Regulations, it is necessary for the Tenant to ensure that

(a) that the ventilators provided for this purpose in the Property shall be kept clear

(b) that brown or sooty build-up on any gas appliance should be removed

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths

6. Other tenant responsibilities

(6.1) Within seven days of receipt thereof, to send to the Landlord all copies of notices of the Property and any notice order or proposal relating to the Property given, made or issued under or by virtue of any statute, regulation, order or

(6.2) To pay the Landlord fully for any reasonable costs or damage suffered by the Landlord of the agreements on the part of the Tenant in this Agreement

(6.3) Within the last two months of the tenancy to permit the Landlord to enter the Property at any time between 9.00am and 5.00pm in daytime to enter and view the Property with prospective tenants, on a reasonable period of notice

(6.4) That where the Property is left unoccupied, without prior notice in writing, and the Tenant has failed to pay rent for that period, and has shown no intention of resuming occupation, the Landlord may take over possession of the Property as a surrender of the tenancy. This means that the Landlord may take over

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in as good a state as at the commencement of the tenancy

(7.2) To leave the Contents at the end of the tenancy in approximately as good a state as at the commencement of the tenancy

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment however this does not preclude the Landlord from taking action through be in breach of the Tenancy Agreement

(8.2) In the event that the Property is rendered uninhabitable by fire, other than where the damage has been caused by the act or omission will consider this agreement as frustrated and terminated subject to the for the period after the termination.

9. Subject to the condition that the Landlord must obtain a court order premises; if the Tenant does not:

- (a) pay the rent (or any part of it) within 14 days of the date on wh
- (b) comply with the obligations set out in the agreement,

then the Landlord may re-enter the Property and end the tenancy.

This right must be exercised in the correct way through the Courts possession of the Property

10. The Landlord agrees to carry out any repairing obligations as requi (see note 4)

11. In this Agreement, unless the context otherwise requires, the followi

"The Landlord" includes the persons who during the period of the tenan

"The Tenant" includes those who might inherit the tenancy. Whene obligations can be enforced against all of the Tenants jointly and aga members of a joint tenancy can be held responsible for the full rent members do not fulfil their obligations

12. The parties agree:

(12.1) Notice is hereby given that possession might be recovered un applicable. That is, that the Landlord used to live in the Property as h as his or her only or main home

(12.2) The tenancy may be brought to an end if the mortgagee requires Schedule 2 of the Housing Act 1988

(12.3) Before the Landlord can end this tenancy, he shall serve any no of the Housing Acts. Such notice(s) shall be sufficiently served if serve Act 1925 (see note 5)

13. The Property is let together with the special conditions (if any) listed

THE FIRST SCHEDULE (attach a separate sheet if necessary)

Special conditions:

SIGNED by the LANDLORD(S) :-

.....

In the pre

Name

Address

.....

Occupati

Witness S

SIGNED by the TENANT(S) :-

.....

In the pre

Name

Address

.....
.....

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Occupati
Witness S