

Assured Shorthold Tenancy Agreement

This Tenancy Agreement is an Assured Shorthold Tenancy under the provisions of the Housing Act 1988 as amended by the Housing Act 1996.

This Agreement is made on _____ (Date of Agreement)

Between:

1. Landlord

Name: _____

(Landlord's Full Name)

Address: _____

(Landlord's Address)

Phone Number: _____

(Landlord's Phone Number)

Email: _____

(Landlord's Email Address)

Bank Details for Payments:

- Account Name:

(Landlord's Account Name)

- Bank Name:

(Landlord's Bank Name)

- Sort Code:

(Landlord's Sort Code)

- Account Number:

(Landlord's Account Number)

2. Tenant

Name: _____

(Tenant's Full Name)

Address: _____

(Tenant's Address)

Phone Number: _____

(Tenant's Phone Number)

Email: _____

(Tenant's Email Address)

Landlord Sign _____ Tenant Sign _____

3. **Guarantor** (if applicable)

Name: _____

(Guarantor's Full Name)

Address: _____

(Guarantor's Address)

Phone Number: _____

(Guarantor's Phone Number)

Email: _____

(Guarantor's Email Address)

1. Property

1.1. The Landlord lets to the Tenant the dwelling known as

(Property Address) ("the Property").

1.2. The Property includes the following premises:

(Description of Premises, e.g., "the entire house and garden").

1.3. This Agreement includes the use of any common parts, outbuildings, and gardens associated with the Property, and the Landlord is responsible for keeping in repair the structure and exterior of the Property.

2. Term

2.1. The tenancy shall be for a fixed term of

(Length of Term, e.g., "six (6) months") commencing on

(Start Date, e.g., "1st January 2024") and ending on

(End Date, e.g., "30th June 2024") ("the Term").

2.2. After the expiry of the fixed term, the tenancy shall continue as a periodic tenancy on a month-to-month basis ("the Rolling Contract"), meaning the tenancy continues under the same terms and conditions.

3. Rent and Bills

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3.1. The rent shall be £_____ (Monthly Rent Amount in Numbers, e.g., "£1,200") per calendar month, payable in advance on the

(Rent Due Date, e.g., "1st") day of each month ("the Rent").

3.2. The Tenant shall pay the Rent and any applicable bills by direct debit to the Landlord's bank account as detailed above.

3.3. The Tenant shall be responsible for the following bills:

(List Bills Tenant is Responsible For, e.g., electricity, gas, water, council tax). These bills must be paid directly by the Tenant or reimbursed to the Landlord by paying the amount

£_____
(Amount to be reimbursed). Bills must be paid in advance by direct debit.

3.4. Rent Increases:

3.4.1. During the fixed term of this tenancy, the Rent will not be increased unless mutually agreed in writing by both parties.

3.4.2. After the fixed term, during the periodic tenancy, the Landlord may propose a Rent increase by giving the Tenant at least one (1) month's written notice.

4. Deposit

4.1. The Tenant shall pay a deposit of

£_____
(Deposit Amount in Numbers, e.g., "£1,500") ("the Deposit") to the Landlord on or before the commencement of the tenancy.

4.2. The Deposit shall be protected in a government-approved tenancy deposit protection scheme within thirty (30) days of receipt.

4.3. The Landlord shall provide the Tenant with prescribed information relating to the deposit protection within thirty (30) days of receiving the Deposit.

4.4. The Deposit, minus any deductions for damages, unpaid Rent, or other breaches of this Agreement, shall be refunded within fourteen (14) days of the Tenant vacating the Property.

4.5. The Deposit is not Rent and shall not be used in lieu of Rent prior to leaving.

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5. Notice to Terminate

5.1. After the expiry of the fixed Term, either party may terminate this Agreement by giving two (2) months' written notice to the other party.

6. Tenant's Obligations

6.1. Cleanliness and Maintenance

6.1.1. The Tenant shall keep the Property and any included fixtures, fittings, and furnishings clean, tidy, and in a hygienic condition throughout the Term.

6.1.2. The Tenant shall follow a cleaning rota if necessary to ensure all occupants maintain the Property equally and fairly. The Landlord does not provide a cleaning rota.

6.1.3. The Tenant must wash up and tidy the kitchen after use.

6.1.4. Communal areas must be left free of personal washing or clutter and may not be used as office workspaces.

6.1.5. Shower glass must be squeegeed after use.

6.1.6. Shoes must be removed upon entry to the Property.

6.2. Reporting Issues

6.2.1. The Tenant must report broken appliances, dampness, water leaks, and similar issues within twenty-four (24) hours to the Landlord or their agent. Prompt reporting is essential for timely repairs.

6.3. Departure Condition

6.3.1. Upon termination of the tenancy, the Tenant shall leave the Property entirely empty of all personal items and trash and in a clean and undamaged condition as at the start of the tenancy.

6.3.2. The Tenant shall pay for and provide a receipt for the professional cleaning of the Property at the end of the tenancy, prior to checkout, to the satisfaction of the Landlord. This includes cleaning carpets, curtains, and any provided linens.

6.4. Infestation

6.4.1. The Tenant shall report any infestation of vermin, pests, or insects within one (1) month from the start of the tenancy for correction at the Landlord's expense.

6.4.2. After one (1) month, the Tenant shall take all reasonable precautions to prevent infestation and shall be responsible for eradication costs, acting in a tenant-like manner.

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6.5. Locks and Keys

6.5.1. The Tenant shall not install or change any locks without the Landlord's written permission.

6.5.2. Extra keys shall not be cut without the Landlord's written permission.

6.5.3. All keys shall be returned to the Landlord at the end of the tenancy.

6.6. Gardens and Lawns

6.6.1. The Tenant shall, at their expense, maintain the gardens and lawns in the same condition as at the start of the tenancy throughout the Term, including regular mowing, weeding, and general upkeep.

6.7. Guests

6.7.1. The Tenant may have guests staying for up to six (6) nights per calendar month.

6.7.2. Additional guest stays require the Landlord's prior agreement.

6.7.3. The Tenant is responsible for ensuring guests comply with the same conditions set out herein.

6.8. Noise

6.8.1. Noise must be minimal between 10:00 PM and 7:00 AM to respect neighbours.

6.8.2. No use of washing machines or dryers between these hours.

6.8.3. No slamming doors.

6.9. Prohibited Substances

6.9.1. The Tenant or their guests shall not smoke, consume, or keep illegal or illicit substances anywhere on the Property.

6.9.2. Discovery of such substances shall result in immediate termination of this Agreement and notification to the authorities.

6.10. Damage and Loss

6.10.1. The Tenant will not break, damage, or remove any items from the Property.

6.10.2. Any such items will be replaced by the Tenant with new ones or paid for within seven (7) days.

6.10.3. Failure to do so may result in charges being applied.

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6.11. Inspections

6.11.1. Property inspections will occur once every quarter. The Landlord will provide at least 24 hours' notice before entering the Property for inspections.

6.12. Utilities and Services

6.12.1. The Tenant shall not tamper with meters or installations provided for utilities.

6.13. Smoking

6.13.1. Smoking is not permitted inside the Property.

6.14. Compliance with Statutory Obligations

The Tenant agrees to:

6.14.1. Not use the Property for any illegal or immoral purposes.

6.14.2. Not cause nuisance or annoyance to neighbours or the Landlord.

6.14.3. Not make any alterations or additions to the Property without the Landlord's prior written consent.

6.14.4. Dispose of rubbish and waste properly, following local council guidelines.

6.14.5. Allow the Landlord or their agents access to the Property for inspections, repairs, or maintenance, with at least 24 hours' notice, except in emergencies.

6.14.6. Not assign, sublet, or part with possession of the Property or any part of it without the Landlord's prior written consent.

6.14.7. Comply with all laws and regulations relating to the Tenant's use and occupation of the Property, including health and safety regulations.

6.15. Use of the Property

6.15.1. The Tenant shall use the Property as a private residence only and shall not carry out any trade or business.

6.16. Insurance

6.16.1. The Tenant is advised to obtain insurance for their personal belongings, as the Landlord's insurance does not cover the Tenant's possessions.

7. Landlord's Obligations

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7.1. Quiet Enjoyment

7.1.1. The Landlord shall ensure that the Tenant enjoys quiet possession of the Property without unnecessary interruption.

7.2. Repairs and Maintenance

7.2.1. The Landlord shall keep in repair the structure and exterior of the Property, including drains, gutters, and external pipes, except where damage is caused by the Tenant, in which case the Tenant shall be responsible for the repair costs.

7.2.2. The Landlord shall keep in proper working order the installations for the supply of water, gas, electricity, and sanitation, including basins, sinks, baths, and sanitary conveniences, unless any issues are caused by the Tenant's actions or negligence, in which case the Tenant shall be responsible for the repair costs.

7.2.3. The Landlord shall keep in proper working order the installations for space heating and heating water, unless any malfunction is caused by the Tenant, in which case the Tenant shall bear the repair costs.

7.3. Gas Safety

7.3.1. The Landlord shall ensure that all gas appliances and flues are checked annually by a Gas Safe registered engineer and provide the Tenant with a copy of the Gas Safety Certificate before the start of the tenancy and within 28 days of each annual check.

7.4. Electrical Safety

7.4.1. The Landlord shall ensure that the electrical installations are inspected and tested at least every five (5) years by a qualified person and provide the Tenant with a copy of the Electrical Installation Condition Report (EICR).

7.5. Fire Safety

7.5.1. The Landlord shall ensure that the Property is equipped with smoke alarms on each storey and carbon monoxide alarms in rooms with a solid fuel-burning appliance.

7.5.2. The Landlord shall ensure that any furniture and furnishings provided comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988.

7.6. Deposit Protection

7.6.1. The Landlord shall protect the Deposit in a government-approved tenancy deposit protection scheme and provide the prescribed information to the Tenant within thirty (30) days.

7.7. Energy Performance Certificate

Landlord Sign _____ Tenant Sign _____

7.7.1. The Landlord shall provide the Tenant with a valid Energy Performance Certificate (EPC).

8. Inventory

8.1. The Property is furnished with the items listed below, which are provided for the Tenant's use:

Property Inventory

Item	Quantity
Beds	
Wardrobes	
Chest of Drawers	
Bedside Tables	
Desks	
Desk Chairs	
Lamps	
Curtains	
Washing Machine	
Fridge	
Freezer	
Oven	
Microwave	
Kettle	
Toaster	
Sofa	
Dining Table	
Dining Chairs	
Ironing Board	

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Iron	_____
Vacuum Cleaner	_____
Mop and Bucket	_____
Broom	_____
Dustpan and Brush	_____
Outdoor Table	_____
Outdoor Chairs	_____
Airers	_____

8.2. The inventory listed is for the entire Property.

8.3. The Tenant agrees to keep these items in good condition and report any damage or loss immediately to the Landlord.

8.4. At the end of the tenancy, the Tenant agrees to return these items in the same condition as at the start of the tenancy, subject to fair wear and tear.

9. Pets

9.1. The Landlord grants permission for a pet to reside at the Property under the following conditions:

9.1.1. All damage caused by the pet will be repaired or replaced to the satisfaction of the Landlord at the Tenant's expense within seven (7) days.

9.1.2. No other pet shall enter the Property, even temporarily.

9.1.3. If the pet becomes a nuisance to neighbours, the Tenant shall immediately remove the pet from the Property.

9.1.4. At the end of the tenancy or upon request, the Tenant shall arrange and pay for the inside and outside of the Property to be professionally treated for ticks and fleas within seven (7) days.

9.2. **Pet Deposit** (if applicable)

9.2.1. A pet deposit of

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£ _____

(Pet Deposit Amount in Numbers, e.g., "£200") shall be paid by the Tenant to the Landlord at the start of this Agreement.

10. Burglar Alarm System

10.1. The lease of this Property does not include a burglar alarm system or safe, even if one is present.

10.2. If the Tenant elects to use a burglar alarm system:

10.2.1. The Tenant shall be responsible for maintaining the system in working order and for all related charges, including system initiation, maintenance, and any call-out charges.

10.2.2. The codes of the alarm and safe must be supplied to the Landlord on or before termination of the tenancy.

10.2.3. If a burglar alarm does not exist or is inadequate, one may be professionally and neatly installed, operated, and paid for solely by the Tenant, at their discretion, and shall remain installed at the Property at the end of the tenancy.

11. Liability and Indemnity

11.1. The Tenant fully indemnifies and holds the Landlord harmless from any and all claims, liabilities, costs, or damages arising from personal accidents, injuries, or death occurring at the Property, including those suffered by the Tenant, their guests, or any third parties. This indemnity covers legal fees and any associated costs incurred by the Landlord in defending such claims.

11.2. The Landlord shall not, under any circumstances, be liable for any loss, theft, or damage to the Tenant's personal possessions, belongings, or property stored at the Property, regardless of the cause, including but not limited to theft, fire, flood, or other natural disasters. The Tenant is solely responsible for insuring their own personal property against such risks.

11.3. The Landlord shall not be liable to the Tenant or any third party for any loss, damage, or injury arising from or in connection with:

- Any interruption or failure of services or utilities to the Property that is beyond the Landlord's control.
- Any loss or damage to the Tenant's personal property, possessions, or vehicles kept at the Property, howsoever caused.
- Any act or omission of other tenants, occupants, or neighbours.

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11.4. The Landlord shall not be liable for any loss, damage, or inconvenience suffered by the Tenant as a result of events or circumstances beyond the Landlord's reasonable control, including but not limited to:

- Natural disasters, fire, flood, or other Acts of God.
- Acts of terrorism, war, civil unrest, or riots.
- Strikes, lockouts, or other industrial action.
- Legal seizure or repossession of the Property.

11.5. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

12. Guarantor

12.1. The Guarantor agrees to guarantee the performance of the Tenant's obligations under this Agreement, including payment of Rent and any damages.

12.2. If the Tenant fails to pay the Rent or any other sum due under this Agreement, the Guarantor shall pay the outstanding amounts within fourteen (14) days of a written demand from the Landlord.

12.3. The Guarantor's obligations shall continue until all the Tenant's obligations have been discharged, including during any extension or continuation of the tenancy.

13. Notices

13.1. Any notice to be served under this Agreement shall be in writing and delivered by text message or email to the party's phone number or email address as stated above or as later notified in writing.

13.2. Notices sent by text message or email shall be deemed served on the day they are sent, provided that no delivery failure notification is received.

14. Data Protection

14.1. The Landlord and Tenant agree to comply with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR) regarding the processing of personal data.

14.2. Personal data shall be used only for purposes related to this Agreement, such as managing the tenancy, and will not be disclosed to third parties without consent, except where required by law.

15. Governing Law

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15.1. This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

16. Entire Agreement

16.1. This Agreement contains the entire agreement between the parties and may only be varied by mutual consent in writing.

Signed by the Landlord

Signature: _____

Name: _____
(Print Landlord's Full Name)

Date: _____
(Date of Signing)

Signed by the Tenant

Signature: _____

Name: _____
(Print Tenant's Full Name)

Date: _____
(Date of Signing)

Signed by the Guarantor

Signature: _____

Name: _____
(Print Guarantor's Full Name)

Date: _____
(Date of Signing)

Please ensure all blank spaces are filled in with the appropriate information as indicated in the brackets after each blank.

Landlord Sign _____ Tenant Sign _____