

ASSURED SHORTHOLD TENANCY AGREEMENT

Property Address: _____ Tenants: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenancy Details:

Term of Tenancy (fixed term): _____

Rent Amount (per calendar month): _____ GBP

Deposit Amount: _____ GBP

Rent Payment Date each month: _____

Clause 1 – Definitions

In this Agreement, the following definitions apply: “Landlord” means the owner or agent of the property; “Tenant” means the person(s) named as tenant(s); “Property” means the premises described above; “Term” means the fixed period of tenancy.

Clause 2 – Grant of Tenancy

The Landlord lets and the Tenant takes the Property for the Term at the Rent specified, subject to the provisions of this Agreement.

Clause 3 – Rent and Deposit

The Tenant shall pay the Rent in advance on the agreed date each month. The Landlord shall hold the Deposit in accordance with an authorised tenancy deposit protection scheme complying with the Housing Act 2004.

Clause 4 – Use of Property

The Property shall be used as a private residence only and not for any business or illegal purpose. The Tenant shall not assign, sublet or part with possession without the Landlord’s written consent.

Clause 5 – Tenant’s Obligations

The Tenant agrees to keep the Property in a clean and tenable condition, to use fixtures and fittings in a proper manner, and to notify the Landlord promptly of any repairs required. The Tenant shall comply with all statutory obligations.

Clause 6 – Landlord’s Obligations

The Landlord shall maintain the structure and exterior of the Property and ensure all installations for supply of water, gas, electricity, sanitation, heating and hot water are kept in proper working order and repair.

Clause 7 – Repairs

The Landlord is responsible for repairs except those caused by the Tenant’s negligence or misuse, in which case the Tenant shall bear the cost. The Tenant shall permit the Landlord or their agent to enter the Property on reasonable notice for inspection and repairs.

Clause 8 – Access

The Landlord or agent may enter the Property on giving at least 24 hours’ notice in writing and at reasonable times, except in the case of emergency where no notice is required.

Clause 9 – Ending the Tenancy

The tenancy shall end on the Term expiry date. The Tenant agrees to leave the Property clean and in good condition, save for fair wear and tear. The Landlord may forfeit the Deposit for breaches of this Agreement.

Clause 10 – Rent Arrears

If Rent is unpaid for 14 days or more after the due date, the Landlord may pursue legal remedies including possession proceedings.

Clause 11 – Notices

Any notice required under this Agreement shall be in writing and delivered by hand, post, or email to the addresses specified by the parties.

Clause 12 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of England and Wales and is subject to the jurisdiction of the courts of England and Wales.

Clause 13 – Data Protection

The parties consent to the processing of their personal data for purposes connected with the tenancy, including compliance with legal obligations and credit referencing.

Clause 14 – Additional Terms

Any additional terms agreed between the parties must be included in writing and signed by both Landlord and Tenant.

Clause 15 – Signatures

This Agreement is signed by the parties as a deed and takes effect on the date of signing.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://legaltemplates-uk.com/assured-shorthold-tenancy-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://legaltemplates-uk.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.