

# ASSURED SHORTHOLD TENANCY AGREEMENT

Property Address: \_\_\_\_\_ Tenancy Start Date: \_\_\_\_\_

## Landlord Details:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Details:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Property Details:

Furnished / Unfurnished: \_\_\_\_\_

Number of Bedrooms: \_\_\_\_\_

## Rent and Deposit:

Monthly Rent Amount: \_\_\_\_\_ GBP

Deposit Amount: \_\_\_\_\_ GBP

Payment Due Date Each Month: \_\_\_\_\_

## Clause 1 – Parties

This tenancy agreement is made between the Landlord named above ('the Landlord') and the Tenant named above ('the Tenant'). Both parties agree to be bound by the terms set out herein.

## Clause 2 – Property

The Landlord lets the Property described above to the Tenant for the term of this tenancy, subject to the conditions contained in this Agreement.

## Clause 3 – Term

The tenancy shall be for a fixed term as agreed by the parties, starting on the date stated above and ending on the date agreed upon or as lawfully terminated.

## Clause 4 – Rent

The Tenant shall pay to the Landlord the rent amount specified above monthly in advance on the agreed date each month by the agreed payment method.

## Clause 5 – Deposit

The Tenant shall pay the Deposit specified above prior to the commencement of the tenancy. The Deposit will be protected under a government-approved tenancy deposit scheme.

## Clause 6 – Use of Property

The Tenant agrees to use the Property as a private residential dwelling only and shall not use it for any trade, business

or unlawful purposes.

**Clause 7 – Repairs and Maintenance**

The Landlord shall keep the Property in a good state of repair and maintain installations for the supply of water, gas, electricity, sanitation and heating. The Tenant shall keep the Property clean and notify the Landlord promptly of any damage or repairs required.

**Clause 8 – Tenant Obligations**

The Tenant shall not cause nuisance or annoyance to neighbours or behave in a way that invalidates insurance. The Tenant shall not assign or sublet the Property without the Landlord's written consent.

**Clause 9 – Landlord's Access**

The Landlord may enter the Property with reasonable notice to inspect, carry out repairs or for other lawful reasons. In emergencies, the Landlord may enter without notice.

**Clause 10 – Ending the Tenancy**

The tenancy may be ended by either party giving written notice in accordance with the relevant UK housing legislation and this Agreement.

**Clause 11 – Inventory**

An inventory of the Property's contents and condition shall be agreed upon and signed by both parties at the start of the tenancy.

**Clause 12 – Utilities and Council Tax**

Unless otherwise agreed, the Tenant is responsible for payment of all utility bills, council tax and other charges relating to the Property during the tenancy.

**Clause 13 – Deposit Return**

The Deposit shall be returned to the Tenant within the timescales prescribed by law, subject to any deductions for damage beyond fair wear and tear, unpaid rent, or other breaches of this Agreement.

**Clause 14 – Legal Compliance**

Both parties agree to comply with all applicable laws, regulations and codes of practice affecting this tenancy.

**Clause 15 – Notices**

Any notices under this Agreement shall be in writing and served to the addresses given above or to such other address as notified in writing.

**Clause 16 – Data Protection**

The parties consent to the processing of personal data for the purposes of this Agreement and in accordance with the Data Protection Act 2018 and UK GDPR.

**Clause 17 – Entire Agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understandings relating to the tenancy.

**Clause 18 – Severability**

If any term or provision of this Agreement is held to be invalid or unenforceable, the remainder shall remain in full force and effect.

**Clause 19 – Governing Law**

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

**Clause 20 – Signatures**

Both parties have read, understood, and agreed to the terms of this Agreement, which takes effect as a legally binding contract.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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