Assured Shorthold Tenancy Agreement

 For letting a residential dwelling

**SECTION ONE -- THE PARTICULARS**

**THIS AGREEMENT** is made on the date specified below **BETWEEN** the Landlord and Tenant. It is intended that the tenancy created by this Agreement is and shall be an assured shorthold tenancy within the meaning of the Housing Act 1988 as amended by the Housing Act 1996.

**DATE** Enter tenancy sign up date

**LANDLORD(S)**: Enter Landlord’s name

**Address**: Enter Landlord’s correspondence address

Click or tap here to enter text.

**Telephone Number**: Click or tap here to enter text.

**Alternative contact no**: Click or tap here to enter text.

**Email**: Click or tap here to enter text.

*Note: Any notice under Landlord and Tenant Act 1987 S48 can be served on the Landlord at the above address.*

**TENANT(S): Enter Tenant’s name**

Click or tap here to enter text.

**PROPERTY** The tenancy is made in relation to a property at Click or tap here to enter text.

**CONTENTS** The fixtures and fittings at the Property, together with any furniture, carpets, curtains and other effects listed in the Inventory.

**TERM**  For a term of six months and periodic months commencing on Click or tap here to enter text.

**RENT** The total rent payable per (week/month) is £00 and is payable on Click or tap here to enter text.. The first rental payment to be made on Click or tap here to enter text.

**DEPOSIT** A security deposit of Click or tap here to enter text.is payable on the signing this agreement. The deposit taken will be held under the terms of an authorised tenancy deposit scheme. The details of which will be made available to the Tenant by the Landlord within 14 days of receiving the Deposit.

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**UTILITY, COUNCIL TAX & CHARGES FOR SERVICES:** These charges are not included and it is tenant’s responsibility to pay these charges directly to the suppliers.

**SECTION TWO -- TENANT’S OBLIGATIONS**

1. To pay the rent at the times and in the manner specified in The Particulars.
2. To keep the interior of the premises and the fixtures, fittings, windows and other things, which form part of the premises, in as good a condition as they are in now. The tenant also agrees to rectify any wilful damage that is done to the premises during the term of this tenancy.
3. Not to make any alterations or additions to the Premises either internally
4. or externally whether structural or otherwise without the Landlord’s consent.
5. To take all reasonable precautions to prevent condensation by keeping the property adequately ventilated and heated.
6. To use the premises for living in as tenant’s only or principle home and not to operate a business at the premises without written consent from the landlord.
7. Not to assign or sub-let the tenancy and take in lodgers without the landlord’s written consent.
8. Not to use the property for any immoral, illegal or improper purposes.
9. Not to smoke tobacco or any other substances in the property or allow others to smoke in the property.
10. Must not act in any way, which causes or is likely to cause nuisance, alarm or

distress to any person, or act in any way, that is antisocial.

1. It is tenant’s responsibility to make sure that every person living in or visiting the property, do not do anything which is likely to cause nuisance to, harass, annoy, or distress any person who either lives in or has lawful business in the neighbourhood.
2. It is tenant’s responsibility to keep gardens clean, tidy and free from rubbish and woods. All hedges must be properly maintained to all standard that is acceptable to the Landlord.
3. Not to play or allow to be played hi-fi equipment or a musical instrument so loudly that it causes a nuisance or annoyance to neighbours.
4. Not to keep pets in the premises without the landlord’s consent.
5. To keep the interior of the premises in a good/clean condition and to decorate all internal parts of the premises as frequently as is necessary to keep them in good decorative order.
6. To report to the landlord promptly any defect in or damage to the structure or internal installations of the premises.
7. To allow the landlord or his agent/employees access at all reasonable hours of the daytime to inspect the condition of the property or to carry out repairs to the premises or adjoining property.
8. To give the landlord at least four weeks notice in writing to end the tenancy and to give the landlord vacant possession and return all the keys at the end of the tenancy.

**SECTION THREE – LANDLORD(S) OBLIGATIONS**

1. To keep in good repair, the structure and exterior of the premises including
2. drains, gutters and external pipes;
3. the roof;
4. outside walls, outside doors, window sills, window catches, window frames;
5. internal walls, floors and ceilings, doors and door frames, door hinges and skirting boards;
6. chimneys, chimney stacks and flues but not including sweeping;
7. pathways, steps or other means of access;
8. plaster work;
9. garages and doors;
10. boundary walls
11. To keep in good repair and working order any installations provided by the landlord for space heating and sanitation and for the supply of water, gas and electricity including:
12. basins, sinks, baths, toilets, flushing systems and water pipes;
13. electrical wiring including sockets and switches, gas pipes and water pipes;
14. water heaters, fireplaces, fitted fires and central heating installations.
15. If there is a breach of any of this agreement by the tenant the landlord may serve notice in accordance with Section 8 of the Housing Act 1988 (as amended).
16. The landlord is entitled to terminate this tenancy for these reasons (including by Service of Notice in accordance with Section 8 of the Housing Act 1988 (as amended), if any installment of rent not received in full within 14 days of day due when the landlord formally demands it, after it has fallen due or if the tenant fails to comply with any of the tenants obligations under this agreement.
17. If the Tenancy has become a statutory Periodic Tenancy it may be terminated by the landlord serving the tenant at least two months (8 weeks) notice in writing under Section 21 (4) (a) of the Housing Act 1988 (as amended) and expiring on the last day of a rental period of the tenancy.

**SECTION FOUR - DECLARATION**

**TENANT(S):**

I/We, Click or tap here to enter text. hereby confirm that I/We understand and accept the terms of the agreement.

Name: Click or tap here to enter text. Signature Date: Click or tap here to enter text.

Name: Click or tap here to enter text. Signature Date: Click or tap here to enter text.

**LANDLORD(S):**

Name: Click or tap here to enter text. Signature Date: Click or tap here to enter text.

Name: Click or tap here to enter text. Signature Date: Click or tap here to enter text.

**DETAILS OF TENANT AND HOUSEHOLD MEMBERS**

|  |  |  |
| --- | --- | --- |
| Name | Date of Birth | Comment |
| Click or tap here to enter text. | Click or tap here to enter text. | Tenant/household member etc |
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