

**AGREEMENT FOR ASSURED SHORTHOLD TENANCY**  
**PARTICULARS OF AGREEMENT**

**1. THE LANDLORD**      Name ???

**2. THE TENANT**      Name ???      Address ???

**3. THE PROPERTY**      Studio X, Address of property

**Deposit:**                      £300.00

Together with the Fixtures, Fittings, Furniture and Effects therein and more particularly specified in the Inventory thereof signed by the parties.

**Term:** A term certain of 11 months from 1<sup>st</sup> September 2015

**Rent:** £632.67 (**including all utility charges & internet**) subject nevertheless as hereinafter provided, for every calendar month of the term subject nevertheless as hereinafter provided (**payable termly in advance by standing order**) :

15 <sup>th</sup> July 2015	£598.00 (1 month)	22 <sup>nd</sup> January 2016	£1,898.01 (3 months)
1 <sup>st</sup> October 2015	£2,530.68 (4 months)	22 <sup>nd</sup> April 2016	£1,898.01 (3 months)

1. The Landlord lets and the Tenant takes the Property for the Term at the rent payable as above

2. This agreement creates an assured shorthold tenancy within Part 1 Chapter 2 of the Housing Act 1988 as amended by the Housing Acts 1996 and 2004 and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly, save where the Landlord serves a notice under Paragraph 2 of Schedule 2A to that Act.

3. Where the context so admits

(a) "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy.

(b) "The Tenant" includes the persons deriving title under the Tenant

(c) References to the Property include references to any part or parts of the property and to the Fixtures Furniture and Effects or any of them

(d) Where the Tenant consists of two or more persons all agreements and obligations expressed or implied to be made by such persons are made and are to be construed as made by all such persons jointly and severally

**A**.....  
Tenant Signature

**B**.....  
Tenant Signature

**C**.....  
Tenant Signature

**D**.....  
Tenant Signature

**E**.....  
Tenant Signature

**F**.....  
Tenant Signature

**G**.....  
Tenant Signature

**H**.....  
Tenant Signature

**Signed**..... **Dated the**..... **day of**..... **Two Thousand and Fourteen**  
Landlord

#### 4. The Tenant will

- (a) Pay the rent at the times and in the manner specified
- (b) Pay for all fees, expenses and costs that may be incurred by the Landlord in serving a notice (including solicitor and court costs) in respect of a breach of any of the covenants
- (c) Pay for all gas and electric light water and power (unless included in the rent payable) which shall be consumed on or to the Property during the tenancy and the amount of all charges made for the use of the telephone on the Property during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed accordingly to the duration of the tenancy
- (d) Not damage or injure the Property or make any alteration in or addition to it
- (e) Notify the Landlord by e-mail of any defects as soon as they become apparent
- (f) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not remove any of these from the property. An Inventory will be provided at the commencement of the tenancy and should be signed and returned within 7 days. Any tenancy
- (g) Yield up the property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good and pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost or damaged or destroyed during the tenancy (reasonable wear and tear expected)
- (h) Leave the Furniture and Effects at the end of the tenancy in the rooms or place in which they were at the beginning of the tenancy
- (i) Ensure the premises are adequately ventilated and heated so as to avoid condensation. Any resultant cleaning or redecoration required by a failure to do this will be charged to the tenant
- (j) Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof
- (k) Not to keep any pets on the premises without the prior written consent of the Landlord
- (l) Not change utility suppliers without the prior written consent of the Landlord
- (m) Not subject or part with possession of the Property without the previous consent in writing of the Landlord
- (n) Not carry on at the Property any profession trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private residence
- (o) Not to do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the property against fire or otherwise or increase the ordinary premium for such insurance
- (p) Not to use any portable heaters
- (q) Acknowledge that the deposit shall be held against any claim for non-payment of rent, damage caused to the Premises during the tenancy, any breach of the Agreement or Court fees for possession if awarded by the Courts
- (r) Permit the landlord or the Landlord's agents at reasonable hours in the daytime with prior notification to enter and view the property with prospective tenants for the next academic year
- (s) Provide a guarantee as set out in the application or pay the rent for the tenancy in advance
- (t) Not to stick and posters or notices on any of the windows or surfaces of the property
- (u) Not to smoke or allow anyone to smoke on the premises
- (v) Vacate by 10:00am on the last day of the tenancy
- (w) Pay to the landlord £10.00 each time he causes a recall of rent by his bank
- (x) Pay to the landlord ££7.00 each he causes a rent reminder notice to be issued

5. Provided that if the rent or any instalment or part thereof shall be in arrears for at least fourteen days after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenant the Landlord may re-enter on the property (subject always to any statutory restrictions on his power so to do) and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord

6. The Landlord agrees with the Tenant as follows

- (1) To pay and indemnify the Tenant against all rates assessments and outgoings in respect of the Property (except charges for the supply of gas or electric light water and power or the use of any telephone or council tax)
- (2) That the Tenant paying the rent and performing the agreements on the part of the tenant may quietly possess and enjoy the Property during the tenancy without any lawful interruption from the Landlord or any person claiming under or in trust for the Landlord
- (3) To return to the Tenant any rent payable for any period while the property is rendered uninhabitable by fire the amount in case of dispute to be settled by arbitration
- (4) To register the deposit with an appropriate Tenancy deposit Scheme and the prescribed information will be provided separately. The deposit will not be returned until the details of the utility company and customer reference numbers have been provided, together with a forwarding address for final bills

7. This Agreement shall take effect subject to the provisions of Section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy

8. The total inclusive allowance for electric is £2/week based on a fair usage policy. If the allowance is exceeded this may be charged to the Tenant

9. The tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address: Landlord's Address