

## ASSURED SHORTHOLD TENANCY AGREEMENT

1. Tenancy agreement made the day of \_\_\_\_\_

Between  
[INSERT LANDLORD'S NAME] \_\_\_\_\_

Of  
[INSERT LANDLORD'S ADDRESS] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(herein after called the Landlord which expression shall include the person for the time being entitled to the reversion expectant on the determination of the tenancy hereby created) of the one part.

And  
[INSERT TENANT'S NAME] \_\_\_\_\_

Of  
[INSERT TENANT'S ADDRESS] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

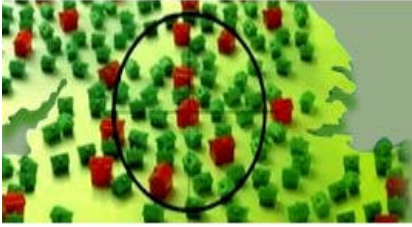
(herein after called the tenant which expression shall include his successors in title) of the other part;

Whereby it is agreed as follows:

The landlord lets and the tenant takes the dwelling house known as:  
[INSERT INVESTMENT PROPERTY ADDRESS]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(herein after called the premises)

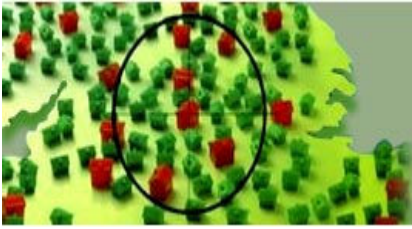


# Property Hotspots

Together with the furniture, fixtures and effects therein upon an Assured Shorthold Tenancy within the meaning of section 19(a) of the Housing Act 1988 as amended by the Housing Act 1996, for the period of 6 months starting on the \_\_\_\_\_ to \_\_\_\_\_. The rent of £\_\_\_\_\_ per [PER WEEK/FORTNIGHT/MONTH], payable clear of deductions. Any money received for payment of rent for the premises is deemed to have been received from the tenant in advance on the first day of every week, the first such payment to be payable on the signing of this contract.

## 2. The tenant agrees:

- (a) To pay the rent of £\_\_\_\_\_ per [PER WEEK/FORTNIGHT/MONTH] in the manner aforesaid; without any reductions whatsoever.
- (b) To pay the agent upon signing hereof a deposit of £\_\_\_\_\_, to be held by the landlord against liability of the tenant arising under this agreement. The landlord will provide a written list of dilapidations within 28 days of the end of the tenancy, and a further 28 days will be allowed for discussion and negotiations to arrange settlement. After this period of time either party may revert to use of the law courts to resolve the dispute. If there are no dilapidations, the landlord will undertake to return the deposit to the tenant within seven working days of the end of the tenancy.
- (c) To pay all charges for gas and electric current supplied to the premises during the tenancy (all charges including any rental or other necessary charges) for use of the telephone if the tenant wishes to have the telephone connected, and the costs of reconnecting such services if they are withheld owing to the act or omission of the tenant. The tenant is also responsible for the water rates and council tax or replacement taxation for the term of the tenancy.
- (d) To keep all parts of the premises, including landlord's furniture, fixtures and fittings in good and tenantable repair and in good decorative state and ventilated (fair wear and tear and damage by accidental fire, maintenance and repairs which are hereafter agreed to be done by the landlord and those which are statutory for section 11 of the Housing Act 1985 omitted) to maintain the garden to an acceptable standard the gardens as exist.
- (e) Not to assign, underlet, charge or part with or share the possession or occupation of the premises or any part thereof and not to grant any licence to occupy the premises of any part thereof.
- (f) Not to use the premises or any part of for any purpose other than that of a private residence.
- (g) Not to carry on upon the premises any profession, trade or business, or let apartments or rooms, or receive paying guests or lodgers or place or exhibit any notice board or notice on the premises.
- (h) Not to use the premises for any illegal or immoral purpose.
- (i) Not to do or permit or suffer anything in the premises (or any building of which the premises form part) which may be or grow to be a nuisance or annoyance to the landlord (or any superior landlord) or to any occupier or tenant of any part of any building of which the premises form part;
- (j) Not to damage, injure, or make any alteration to the premises or any part thereof.

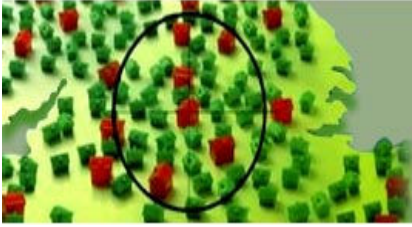


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- (k) Within seven days of receipt thereof to send all correspondence addressed to the landlord directly to the landlord whose address forms part of this tenancy agreement. Any other correspondence of unknown names should be forwarded to the landlord. This should include any notice, order or proposal relating to the premises (or any building of which the premises forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or by law by any competent authority.
- (l) To permit the landlord upon giving 48 hours notice (except in the case of emergency when no notice shall be required) to enter upon the premises with or without workmen and equipment and to view the state and condition thereof and, if necessary, to carry out any repairs, alterations or other works.
- (m) To pay all fees, expenses and costs (including solicitors, councils, and surveyors fees) incurred by the landlord in preparing and serving notice on the tenant of any breach of any of the covenants on the part of the tenants herein contained notwithstanding forfeiture is avoided otherwise than by relief granted by the court.
- (n) To notify the landlord promptly after any event which causes damage to the premises, furniture, fixtures and fittings or which may give rise to a claim under the insurances of the premises.
- (o) Not to leave the premises vacant for more than 21 consecutive days and to keep the premises locked and secured when vacant, and the tenant is responsible for using the security provided at all times.
- (p) Not to change the locks to any doors of the premises, without the permission of the landlord, not to make any duplicate keys thereof but to return all such keys to the landlord at the end of the tenancy.
- (q) To pay for professional cleaning re-decorations, and garden maintenance should the final inventory dictate that such services are, in reasonable opinion of the landlord, necessary.
- (r) Within the last 2 months of the tenancy to permit the landlord at reasonable hours, to enter and view the premises with prospective tenants or purchasers.
- (s) At the end of the tenancy to yield up to the landlord the premises, furniture, fixtures, and effects properly repaired, decorated, and kept in accordance with the obligations herein before contained, and to remove from the premises all the tenants effects.
- (t) No to remove any of the landlord's furniture, fixtures and effects from the premises, and to leave them in the same location found.
- (u) To keep the furniture, fixtures and effects in their present state of repair and condition (reasonable wear and tear and damage by accidental fire expected) and to replace with similar articles of at least equal value, style and colour of any part of the said furniture, fixtures, fittings or effects, which may be destroyed or damaged (except as foresaid) so as to be incapable of being returned to their former condition.
- (v) Not to keep any pets.

### 3. The landlord agrees;

- (a) That the tenant paying the rent hereby reserved and performing and observing the various agreements on their part contained herein shall peaceably hold and enjoy the premises during



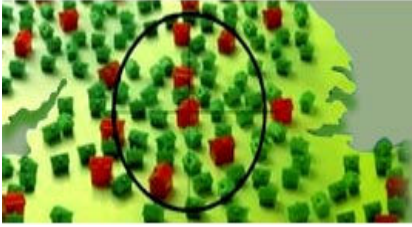
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the tenancy without any interruption by the landlord or any person claiming under or in trust for them.

- (b) To carry out those repairs, liability for which is cast upon the landlord by sections 11-16 inclusive of the Landlord and Tenant Act 1985 as amended by Section 116 of The Housing Act 1988.
- (c) To pay the ground rent, service charges, and all sums payable by the landlord herein to the head landlord under the terms of the head lease.
- (d) To insure the premises against loss or damage by fire, explosion, and such additional risks as the landlord may deem desirable.

4. The landlord and tenant agree;

- (a) If the rent hereby reserved or any part thereof shall be unpaid for 14 days after becoming payable (whether being formally demanded or not) or if any covenant or agreement on the tenant's part herein contained shall not be performed or observed then in any of the said cases it shall be lawful for the landlord at any time thereafter to re-enter upon the premises or any part thereof in the name of the whole and thereupon the tenancy shall absolutely determine but without prejudice to the rights of the landlord in respect of any breach of the tenants covenants or agreements herein.
- (b) Ownership of all property left at the premises at the end of the tenancy shall immediately pass to the landlord who shall be entitled (though not bound) to sell the same for their own benefit and where necessary make charge upon to the tenant or the tenant's deposit to refund any additional costs not recouped within the values received for the said articles.
- (c) Where the landlord or the tenant consist of more than one person, the covenants on their part in this agreement shall be joint and several.
- (d) Any notices served by the landlord on the tenant shall be sufficiently served if sent by second class post or delivered by hand to the tenant at the premises or the last known address of the tenant.
- (e) To end the tenancy at or after 6 months, either party must give at least 2 months prior notice in writing.
- (f) In the event of maintenance that requires immediate attention outside office hours, and falls under the landlord's statutory responsibilities under section 11 of the Housing Act 1985 the tenant may spend up to £50 to minimise damage or effect a repair without reference to the landlord, but should inform the landlord at the earliest opportunity. Any other repairs of any nature must be referred to the landlord or landlord's agent. Any other repairs authorised by the tenant will be the responsibility of the tenant to pay.



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It is hereby agreed that the parties hereto witness the day and year first above written.

AS WITNESS the hands of the parties hereto the day and year first above written.

SIGNED by the above named.....  
**(The landlord)**

In the presence of.....

SIGNED by the above named mentioned.....  
**(The tenant)**

In the presence of.....