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ASSURED SHORTHOLD **TENANCY AGREEMENT**

ENGLAND & WALES

Notes for Guidance

Insert date of Agreement.

Insert the address of the property

Delete as applicable. The room must be identified in the Agreement.

The Landlord should give here an address in England and Wales.

Insert full name(s), and address(es)

(if relevant) of every Tenant

The TERM

DATED

The LANDLORD

The TENANT (hereinafter called 'the Tenant')

The PROPERTY (hereinafter called 'the Property')

The DESIGNATED ROOM

(hereinafter called 'the Landlord')

> This is the Landlord's address for service of notices until the Tenant is notified of a different address in England and Wales. MR MATTHEW CROFT, MISS CATHERYN MALL

WARNUTCHSHERE, GUZ3 OKEN

SEAFORD, ENST SUSSEX, BN25 19B

of 24 BRAMBER CLOSE SFAFORD FAST SUSJEX BNZS

Where the Tenant consists of more than one person, they will all have joint and several liability under this Agreement (this means that they will each be liable for all sums due under this Agreement, not just liable for a proportionate part).

Insert period of Term in weeks/months and date tenancy begins.

- ² Delete as applicable depending on whether rent is to be paid monthly
- ³ Delete as applicable. NB If rent is paid weekly, a rent book must be provided to the Tenant.
- 1 If paid weekly, give the day in the week, e.g. Monday.

Information about the tenancy deposit schemes can be obtained from their websites: The Deposit Protection Service at www.depositprotection.com, Tenancy Deposit Solutions Ltd at www.mydeposits.co.uk, and The Dispute Service Ltd at www.thedisputeservice.co.uk. Enter name and telephone number of scheme used.

Delete this section if there is no

⁵Delete as applicable, depending on whether whole property or room is being let

ONE YORLD beginning on 25/01/15 ('the fixed period')

The tenancy will then continue, still subject to the terms and conditions set out in this Agreement, from [month to month][week to week]2 from the end of this fixed period unless or until the Tenant gives notice that he wishes to end the Agreement as set out in clause 3 overleaf, or the Landlord serves on the Tenant a notice under Section 21 of the Housing Act 1988, or a new form of Agreement is entered into, or this Agreement is ended by consent or a court order.

£ 800 per calendar [month][week]3 The RENT

> by way of standing order into the Landlord's bank, details of which have been provided to the Tenant.3

The PAYMENT DATE

The first payment to be made on the signing of this Agreement. All subsequent payments to be made [monthly][weekly]3, in advance on the

day of the month][27/0//15 of each week]¹⁴.

which will be registered with the following Government authorised tenancy deposit scheme ('the Tenancy Deposit Scheme') in accordance with the Tenancy Deposit Scheme Rules:

07975626706

The INVENTORY

The DEPOSIT

Being the list of the Landlord's possessions at the Property and a schedule of condition of the Property, its fixtures and fittings, which has been signed by the Landlord and the Tenant, a copy of which is annexed hereto.

THIS TENANCY AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the [Property][Designated Room, with a licence, in common with other occupiers of the Property, to make use of such Common Parts as the Landlord may from time to time designate to the Tenant in writing]⁵ is hereby let by the Landlord and taken by the Tenant for the Term at the Rent.