

## ASSURED SHORTHOLD TENANCY AGREEMENT (ENGLAND AND WALES)

This Agreement is made on the 30th day of March 2025

### BETWEEN

Landlord: Dr. Fiona L. Brightwell of 12 Beckside Crescent, York, YO30 5AP  
(hereinafter referred to as "the Landlord")

### AND

Tenant: Mr. Rory H. Carmichael of 19 Seabank Road, Scarborough, YO11 1HR  
(hereinafter referred to as "the Tenant")

### THE PROPERTY

The Landlord lets to the Tenant the residential property located at:  
Studio Flat, 3 Northgate Parade, York, YO1 6BZ

### TERM

The tenancy shall begin on 1st June 2025 and shall continue for a fixed term of 6 months, ending on 30th November 2025.

### RENT

£625 (Six Hundred and Twenty-Five Pounds) per calendar month.  
Due on the 1st of each month in advance.

### DEPOSIT

A deposit of £625 is to be held under the Tenancy Deposit Scheme (TDS).

### USE OF PROPERTY

Residential use only

No subletting or guests for more than 7 consecutive nights

No smoking inside the Property

Report damage or maintenance needs

### LANDLORD RESPONSIBILITIES

Comply with health and safety legislation

Provide gas safety and EPC certificates

Give 24 hours' notice before accessing the flat (except in emergencies)

### TERMINATION

Tenancy will become periodic unless ended with the required notice by either party.

### LEGAL FRAMEWORK

Governed by the Housing Act 1988, subject to English and Welsh law.

SIGNED

Landlord: \_\_\_\_\_ (Signature)

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ (Signature)

Date: \_\_\_\_\_