

ASSURED SHORTHOLD TENANCY AGREEMENT (ENGLAND AND WALES)

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

BETWEEN

Landlord: Mrs. Harriet M. Osbourne of 15 Eldergrove Lane, Liverpool, L18 6AY
(hereinafter referred to as "the Landlord")

AND

Tenant: Mr. Jack R. Kavanagh of 31 Windmere Drive, Wirral, CH62 1PA
(hereinafter referred to as "the Tenant")

THE PROPERTY

The Landlord lets to the Tenant the residential property located at:
1st Floor Flat, 8A Rosevale Road, Liverpool, L17 3NF

TERM

The tenancy shall commence on 15th April 2025 and shall continue for a fixed term of 9 months, ending on 14th January 2026.

RENT

The Tenant shall pay to the Landlord a rent of £795 (Seven Hundred and Ninety-Five Pounds) per calendar month.

Rent is payable in advance on the 1st day of each month.

DEPOSIT

A tenancy deposit of £795 shall be paid by the Tenant before occupation.

It will be protected with MyDeposits and returned at tenancy end, less any lawful deductions.

USE OF PROPERTY

Residential use only

No pets without consent

No alterations to the property

Report any damages promptly

LANDLORD RESPONSIBILITIES

Maintain the property's safety standards

Handle essential repairs

Provide written notice before entry (minimum 24 hours unless emergency)

TERMINATION

At tenancy end, it rolls into a monthly periodic tenancy unless ended with one month's notice by Tenant or two months' notice by Landlord.

LEGAL FRAMEWORK

Subject to the Housing Act 1988, interpreted under the laws of England and Wales.

SIGNED

Landlord: _____ (Signature)

Date: _____

Tenant: _____ (Signature)

Date: _____