

ASSURED SHORTHOLD TENANCY AGREEMENT (ENGLAND AND WALES)

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

BETWEEN

Landlord: Mrs. Elaine R. Thistle of 91 Heatherbank Avenue, Manchester, M20 4LH
(hereinafter referred to as "the Landlord")

AND

Tenant: Mr. Thomas E. Grafton of 6 Penrose Walk, Sheffield, S10 2RU
(hereinafter referred to as "the Tenant")

THE PROPERTY

The Landlord lets to the Tenant the residential property located at:
24A Windmere Crescent, Flat 1, Leeds, LS6 1EX
(hereinafter referred to as "the Property")

TERM

The tenancy shall commence on 1st May 2025 and shall continue for a fixed term of 6 months, ending on 31st October 2025.

RENT

The Tenant shall pay to the Landlord a rent of £850 (Eight Hundred and Fifty Pounds) per calendar month.

Rent is payable in advance on the 1st day of each month by bank transfer to the account specified by the Landlord.

DEPOSIT

A tenancy deposit of £850 shall be paid by the Tenant prior to occupation.

The deposit will be protected under the Deposit Protection Service (DPS) and returned at the end of the tenancy, subject to any lawful deductions.

USE OF PROPERTY

The Tenant agrees to use the Property solely for residential purposes and:

Not cause nuisance or annoyance to neighbours

Not keep pets without written permission from the Landlord

Not alter or decorate the Property without consent

Inform the Landlord of any damage or repair issues promptly

LANDLORD RESPONSIBILITIES

The Landlord shall:

Ensure the Property complies with gas, fire, and electrical safety regulations

Carry out repairs for which they are legally responsible

Respect the Tenant's right to quiet enjoyment of the Property

Give at least 24 hours' written notice before entering the Property (except in emergencies)

TERMINATION

At the end of the fixed term, the tenancy will continue on a periodic basis unless terminated by either party with at least one month's notice from the Tenant or two months' notice from the Landlord.

LEGAL FRAMEWORK

This tenancy agreement is subject to the provisions of the Housing Act 1988 (as amended) and shall be interpreted in accordance with the laws of England and Wales.

SIGNED

Landlord: _____ (Signature)

Date: _____

Tenant: _____ (Signature)

Date: _____