

ASSURED SHORTHOLD TENANCY AGREEMENT (ENGLAND AND WALES)

This Tenancy Agreement is made on this 1st day of April 2025

BETWEEN

Landlord: Mr. Frederick Brickhouse of 12 Wainscott Lane, London, SE10 3FA
(hereinafter referred to as "the Landlord")

AND

Tenant: Ms. Jane Featherstone of 3 Turnip Gardens, London, NW1 2BQ
(hereinafter referred to as "the Tenant")

THE PROPERTY

The Landlord agrees to let and the Tenant agrees to rent the dwelling known as:
Flat 2B, 104 Crooked Elm Road, London, E14 7TP
(hereinafter referred to as "the Property")

TERM

The tenancy shall be for a fixed term of 12 months, commencing on 1st April 2025 and ending on 31st March 2026.

RENT

The rent shall be £1,200 (One Thousand Two Hundred Pounds) per calendar month, payable in advance on the 1st day of each month.
The first payment shall be made on the date of signing this agreement.

DEPOSIT

A security deposit of £1,200 is payable by the Tenant prior to moving in.
This deposit will be held in accordance with the Tenancy Deposit Scheme (TDS) and shall be returned at the end of the tenancy, subject to any deductions for damage, unpaid rent, or breach of tenancy.

TENANT OBLIGATIONS

The Tenant agrees to:

Keep the Property clean and in good condition

Not sublet, assign, or part with possession of the Property without written consent of the Landlord

Notify the Landlord promptly of any damage or necessary repairs

Pay for all utilities, council tax, and other bills related to the Property

LANDLORD OBLIGATIONS

The Landlord agrees to:

Maintain the structure and exterior of the Property

Ensure installations for the supply of water, gas, electricity, and sanitation are kept in good repair

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

TERMINATION

Either party may terminate this agreement at the end of the fixed term by providing at least two months' notice in writing.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

SIGNED

Landlord: _____ (Signature)

Date: _____

Tenant: _____ (Signature)

Date: _____