# {{ branding.brand.brandname }}

# house.png AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY

### Important Notice

This document contains the Terms of the Tenancy of {{ Property.DisplayAddress }}

It sets out the promises made by the Landlord and the Tenant to each other.

Both parties should read this document carefully and thoroughly and ask to be shown copies of any document referred to in this Agreement. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms with which either party does not agree or that it does contain everything both parties want to form part of the Agreement.

Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this Agreement. If either party is in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

This Agreement is made on {{ AgreementDate|date:"d-M-Y" }}.

### The Particulars

THIS AGREEMENT IS MADE BETWEEN

{% for user in PropertyUsers %}

{% if user.PropertyUserType.Description == "Property Administrator" %}

A. {{ user.FirstName }} {{ user.LastName }}

Of {{ user.Addresses.0.AddressLine1 }}, {{ user.Addresses.0.City }}

{% endif %}

{% endfor %}

(“the Landlord”)

AND

{% for user in PropertyUsers %}

{% if user.PropertyUserType.Description == "Tenant" %}

B. {{ user.FirstName }} {{ user.LastName }}

Of {{ user.Addresses.0.AddressLine1 }}, {{ user.Addresses.0.City }}

{% endif %}

{% endfor %}

(“the Lead Tenant”)

And is made in relation to premises at: {{ Property.DisplayAddress }}

(“the Premises”)

### 

### The Main Terms of the Tenancy

### 1. Term of Tenancy.

The Landlord lets to the Tenant the Premises for a period of **{{ Tenancy.OccupancyLength }}** months. The Tenancy shall start on and include the **{{ Tenancy.StartDate|date:"d-M-Y" }}** and shall end on and include the **{{ Tenancy.EndDate|date:"d-M-Y" }}**.

### 2. The Rent.

The Tenant shall pay to the Landlord **£{{ Tenancy.RentAmount }}** per month, ("the Rent") payable in advance. The first payment shall be made on the **{{ Tenancy.RentDueDate|date:"d-M-Y" }}**. Thereafter, payments shall be made on the **22nd** day of each month.

### 3. The Deposit.

The Tenant shall pay to the Agent, on the signing of this Agreement, **£{{ Tenancy.RentAmountInAdvance }}** as a Deposit which shall be registered and lodged within thirty days of receipt with the Deposit Protection Service (“DPS”). The Agent is a member of the Deposit Protection Service. At the end of the Tenancy the Landlord and the Tenant will request DPS to return the Deposit subject to the possible deductions set out in this Agreement.

### 4. Fixtures and Fittings

The Tenancy shall include the Fixtures and Fittings in the Premises including all matters specified in the Inventory and Schedule of Condition.

### 5. Type of Tenancy.

This Agreement is intended to create an Assured Shorthold Tenancy as defined by section 19A of the Housing Act 1988 (as amended) and shall take effect subject to the provisions for the recovery of possession set out in section 21 of that Act.

### 6. Definitions & Interpretation

In this Agreement the following definitions and interpretation apply:

**6.1.** “Landlord” means anyone owning an interest in the Premises, whether freehold or leasehold, entitling them to possession of it upon the termination or expiry of the Tenancy and anyone who later owns the Premises.

**6.2.** “Lead Tenant” or “Tenant” means anyone entitled to possession of the Premises under this Agreement.

**6.3.** “Joint and several” means that when more than one person comprise the Tenant, they will each be responsible for complying with the Tenant’s obligations under this Agreement both individually and together. The Landlord may seek to enforce these obligations and claim damages against any one or more of those individuals. It also means that the Guarantor will be liable with the Tenant to pay all rent and any debt arising from any breach of the Tenancy until all debt is paid in full.

**6.4.** "Agent" means **9yds, 4 Prince Albert Road, London, NW1 7SN** or anyone who subsequently takes over the rights and obligations of the Agent.

**6.5.** “Premises” includes any part or parts of the building boundaries fences garden and ...