

# STANDARD ASSURED SHORTHOLD TENANCY AGREEMENT

England & Wales — Professional Edition

*This Agreement is dated: 2025-12-01*

## About This Agreement

This is a legally binding contract between the Landlord and Tenant(s) for the rental of a residential property. It is governed by the Housing Act 1988 (as amended) and complies with all current England & Wales legislation including the Tenant Fees Act 2019 and deposit protection requirements.

## 1 THE PARTIES

### LANDLORD

**Name:** london

**Address:** tariq, london, ls1 1ab

**Email:** info@me.com

**Phone:** 01273 123123

## TENANT(S)

**Tenant 1:** tariq

**Date of Birth:** 1983-07-14

**Email:** me@me.com

**Phone:** 01253 123123

## 1A RIGHT TO RENT COMPLIANCE

### IMMIGRATION ACT 2014 - RIGHT TO RENT REQUIREMENTS

Under the Immigration Act 2014, Landlords in England must check that all tenants aged 18 or over have the right to rent property in the UK. This Agreement cannot commence until satisfactory Right to Rent checks have been completed.

## Document Verification

**1A.1 Landlord's Confirmation:** The Landlord confirms that Right to Rent checks have been completed for all Tenants named in this Agreement on [object Object].

**1A.2 Documents Checked:** The following original documents were inspected and copied:

- British/Irish passport (current or expired within last 2 years), OR
- Biometric Residence Permit showing indefinite leave to remain, OR
- Valid visa with permission to rent (time-limited or indefinite), OR
- Other acceptable documents as listed in the Home Office Right to Rent guidance

**1A.3 Record Keeping:** The Landlord will retain copies of the immigration documents checked for the duration of the tenancy plus 12 months after it ends, as required by law.

**1A.4 Time-Limited Immigration Status:** Where a Tenant has time-limited permission to rent, the Landlord will conduct follow-up checks before the immigration permission expires. The Tenant must provide updated documentation when requested.

**1A.5 Tenant's Ongoing Obligations:** The Tenant must immediately notify the Landlord of any changes to their immigration status. Failure to maintain the right to rent may result in termination of this tenancy.

### Why Right to Rent Checks Matter

**For Landlords:** Failure to conduct Right to Rent checks can result in a civil penalty of up to £3,000 per tenant, or criminal prosecution with unlimited fines and up to 5 years imprisonment for repeat offenses or knowingly renting to illegal immigrants.

**For Tenants:** You must have valid immigration permission to rent in England. Renting without permission is a criminal offense and may affect future immigration applications.

### Data Protection Notice

Personal data collected for Right to Rent checks (including copies of passports and immigration documents) will be processed in accordance with UK GDPR. This data will only be used for immigration compliance purposes and will be securely stored and destroyed 12 months after the tenancy ends.



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## THE PROPERTY

📍 34, leed, ls1 1ab

Property Type

house

Bedrooms

1

Furnished Status

furnished

Council Tax Band

EPC Rating

C

Parking

No

3

## THE TERM

### Tenancy Period

3.1 **Tenancy Start Date:** 2025-12-01

3.2 **Tenancy End Date:** 2026-05-30 at 12:00 noon

3.3 **Fixed Term Length:** 6 months

3.4 Upon expiry of the fixed term, unless either party serves notice to end the tenancy, this agreement will automatically continue as a periodic (rolling) tenancy on the same terms.

## How Notice Periods Work

- **During Fixed Term:** Neither party can end the tenancy early unless there's a break clause or the Tenant breaches the agreement.
- **After Fixed Term (Periodic):** Landlord must give at least 2 months' notice using Form 6A (Section 21). Tenant must give at least 1 month's notice.
- **For Breach:** Landlord may serve Section 8 notice for specific grounds (e.g., rent arrears) with notice periods ranging from 2 weeks to 2 months depending on the ground.



## 4

## RENT & PAYMENTS

PAYMENT ITEM	AMOUNT	FREQUENCY
Monthly Rent	<b>£1000</b>	Monthly
Payment Due Date	<b>1st of each month</b>	-
Payment Method	<b>Cash</b>	-

### Bank Account Details

**Account Name:** [object Object]

**Sort Code:** [object Object]

**Account Number:** [object Object]

- 4.1 The Tenant must pay rent by Cash to the bank account above.
- 4.2 Rent is due on the 1st of each month in advance.
- 4.3 The first payment of £1000 is due on or before 2025-12-01.

#### Late Payment

If rent is unpaid for 14 days or more after the due date, interest will accrue at 3% above the Bank of England base rate per annum. Additionally, the Landlord may serve a Section 8 Notice seeking possession on Ground 8 (serious rent arrears - at least 2 months' arrears) or Grounds 10 & 11 (some rent arrears).

## 5

**DEPOSIT**

DEPOSIT DETAILS	INFORMATION
Deposit Amount	£100
Protection Scheme	DPS
Maximum Permitted (5 weeks)	£

 **TENANT FEES ACT 2019 COMPLIANCE**

- ✓ Deposit does not exceed 5 weeks' rent (as annual rent is under £50,000)
- ✓ Deposit will be protected within 30 days in an authorized scheme
- ✓ Prescribed information will be provided within 30 days
- ✓ No prohibited fees have been charged

## **Deposit Protection**

**5.1** The Landlord will protect the deposit in DPS within 30 calendar days of receipt.

**5.2** The Landlord will provide the Tenant with the Prescribed Information within 30 calendar days, including:

- Amount of deposit paid
- Address of the property
- Name and contact details of the deposit scheme
- How the deposit will be protected
- How to apply for release of the deposit
- What to do if there is a dispute

### **Failure to Protect Deposit**

**Landlord:** If you fail to protect the deposit or provide the Prescribed Information within 30 days, you may be ordered to pay the Tenant 1-3 times the deposit amount in compensation. You will also be unable to serve a valid Section 21 notice until the deposit is protected and information provided.



**6**

## BILLS & UTILITIES

UTILITY/BILL	RESPONSIBILITY
Council Tax	Tenant
Gas, Electric, Water	Tenant
Internet/Broadband	Tenant

### Utility Obligations

- 6.1** The Tenant is responsible for paying the following utilities and services: Tenant, Tenant, Tenant.
- 6.2** The Tenant must take meter readings at the start and end of the tenancy.
- 6.3** The Tenant must notify utility companies of their occupancy and ensure all bills are paid promptly.



**6A**

## TENANT OBLIGATIONS



### Care of Property

#### **6A.1 Cleanliness & Maintenance:** The Tenant must:

- Keep the Property clean, tidy, and in good decorative order
- Keep the Property adequately heated and ventilated to prevent condensation, dampness, and mould growth
- Report any defects, damage, or disrepair to the Landlord promptly (within 48 hours of discovery)
- Not cause or permit any damage to the Property, fixtures, fittings, or furnishings
- Make good any damage caused by the Tenant, their family, or visitors (fair wear and tear excepted)

#### **6A.2 Condensation Prevention:** The Tenant must take reasonable steps to prevent condensation by:

- Opening windows regularly to allow ventilation
- Using extractor fans in bathrooms and kitchens during and after use
- Keeping trickle vents open where fitted
- Not blocking air vents or ventilation grilles
- Wiping down surfaces prone to condensation
- Reporting any signs of dampness or mould immediately

## Alterations & Decorations

**6A.3 Prohibition on Alterations:** The Tenant must NOT:

- Make any structural alterations, additions, or improvements to the Property
- Remove, alter, or damage any of the Landlord's fixtures, fittings, or furnishings
- Install or remove any appliances, heating systems, or built-in furniture
- Change locks or add additional security devices without written consent
- Install satellite dishes, aerials, or external signage
- Make any permanent alterations without the Landlord's prior written consent

**6A.4 Decorations:** The Tenant must not:

- Paint or redecorate the Property without written consent
- Remove or alter existing decorations, wallpaper, or wall coverings
- Affix anything to walls with nails, screws, or adhesives that cause permanent damage
- Display external decorations visible from outside without consent

**Picture Hanging:** The Tenant may use small picture hooks or 3M Command strips for hanging lightweight pictures and mirrors. All holes must be filled and touched up at the end of the tenancy.

## Subletting & Assignment (Premium Enhanced)

### **STRICTLY PROHIBITED - CRIMINAL OFFENSE**

Subletting all or part of the Property without written consent is a serious breach of this Agreement and may constitute a criminal offense under the Prevention of Social Housing Fraud Act 2013 (if applicable). Unauthorized subletting can result in immediate eviction and criminal prosecution.

#### **6A.5 Absolute Prohibition:** The Tenant must NOT:

- Sublet the whole or any part of the Property
- Assign or transfer the tenancy to another person
- Part with possession or share occupation of the Property
- Take in lodgers, paying guests, or subletting tenants
- Allow any other person to occupy the Property as their main residence

Without the Landlord's prior written consent, which may be granted or refused at the Landlord's absolute discretion.

#### **6A.6 Short-Term Letting STRICTLY PROHIBITED:** The Tenant must NOT:

- List the Property on **Airbnb, Booking.com, VRBO**, or any short-term letting platform
- Advertise the Property for short-term holiday lets, serviced accommodation, or commercial stays
- Use the Property for any form of commercial hospitality, guest house, or hotel-type operation
- Rent out rooms or the entire Property on a short-term basis (less than 90 days)
- Accept payment from guests, visitors, or temporary occupants in exchange for accommodation

### **Consequences of Breach**

If the Tenant breaches the subletting prohibition, the Landlord may:

- Serve immediate Notice to Quit and seek possession under Ground 12 (breach of obligation)
- Claim damages for loss of control, unauthorized profits, and increased insurance costs
- Report the breach to Airbnb/platforms for account suspension
- Report criminal fraud to police (if social housing or Right to Buy property)
- Forfeit the entire tenancy deposit

**Tenant Financial Liability:** The Tenant may be liable for ALL income earned from unauthorized subletting, plus legal costs, plus damages. Courts have ordered subtenants to pay landlords £10,000+ in damages.

### **Why Subletting is Prohibited**

Subletting creates serious legal, financial, and safety risks: unknown occupants may damage the property, increase insurance costs, violate planning/licensing laws, breach the Landlord's mortgage conditions, and create liability for accidents. Airbnb/short-term lets are particularly problematic as they create constant turnover of strangers, noise complaints from neighbors, and commercial use of residential property.

## Access for Inspections & Repairs

**6A.7 Landlord's Right of Access:** The Tenant must allow the Landlord or their agents reasonable access to the Property upon at least **24 hours' written notice** for the following purposes:

- **Inspections:** Routine property inspections (maximum once per quarter / every 3 months)
- **Repairs & Maintenance:** Carrying out repairs, maintenance, or improvements
- **Viewings:** Showing the Property to prospective tenants or purchasers (only in final 2 months of tenancy)
- **Safety Checks:** Gas safety checks, electrical inspections, EPC assessments, smoke alarm testing
- **Valuations:** Mortgage valuations or insurance assessments

**6A.8 Emergency Access:** In case of emergency (fire, flood, gas leak, burst pipes, structural danger), the Landlord or emergency services may enter the Property immediately without prior notice. The Tenant must provide emergency contact details and ensure keys are accessible to the Landlord for emergencies.

**6A.9 Reasonable Access Times:** Access will normally be between 9:00 AM and 6:00 PM Monday to Friday, or at other times mutually agreed. The Tenant should not unreasonably refuse access when proper notice is given.

## Waste Disposal & Recycling

**6A.10 Waste Management:** The Tenant must:

- Dispose of all household rubbish and waste appropriately in designated bins
- Follow the local council's recycling guidelines and use recycling bins correctly
- Place wheelie bins and recycling boxes out for collection on the correct days
- Return bins to their designated storage area promptly after collection
- Not allow rubbish to accumulate inside or outside the Property
- Not dump large items, furniture, or bulky waste without arranging proper disposal
- Pay for council bulky waste collection or use licensed waste disposal services

## Neighbourhood & Nuisance Prevention

**6A.12 Nuisance Prohibition:** The Tenant must NOT:

- Cause nuisance, annoyance, or disturbance to neighbors or other occupants of nearby properties
- Play loud music, television, or instruments between **11:00 PM and 7:00 AM**
- Hold parties or gatherings that cause excessive noise, parking problems, or antisocial behavior
- Use the Property for illegal activities, drug use, or criminal purposes
- Engage in threatening, abusive, or harassing behavior towards neighbors
- Allow visitors, guests, or family members to cause nuisance

**6A.13 Antisocial Behaviour:** The Tenant must not engage in antisocial behavior as defined by the Anti-social Behaviour, Crime and Policing Act 2014. This includes harassment, noise nuisance, threatening behavior, vandalism, or any conduct causing alarm or distress to others. Breach may result in immediate eviction proceedings under Ground 14 (nuisance or illegal use).

**6A.14 Parking & Vehicles:** The Tenant must not park on the Property or surrounding areas without permission. Abandoned, untaxed, or uninsured vehicles will be reported to the council for removal.

## Contents Insurance Requirement (Premium)

### MANDATORY INSURANCE REQUIREMENT

As a condition of this Premium Tenancy Agreement, the Tenant **MUST** obtain and maintain adequate contents insurance for the full duration of the tenancy.

**6A.15 Tenant Contents Insurance:** The Tenant must:

- Obtain comprehensive contents insurance covering personal belongings to their full replacement value
- Ensure the policy includes **third-party liability cover** of at least **£1,000,000**
- Provide proof of insurance to the Landlord within **14 days of tenancy start**
- Maintain continuous insurance cover throughout the tenancy
- Provide updated proof of insurance upon renewal

**6A.16 Landlord's Insurance:** The Landlord's buildings insurance does NOT cover the Tenant's personal belongings, furniture, electronics, clothing, or other contents. The Tenant is solely responsible for insuring their own possessions against theft, fire, flood, and accidental damage.

#### Why Contents Insurance is Mandatory

Contents insurance protects YOU from financial loss if your belongings are damaged, stolen, or destroyed. Without insurance, you could lose thousands of pounds worth of possessions. The third-party liability element also protects you if you accidentally damage the Property (e.g., fire, flood, leaving taps running).

### Affordable Contents Insurance

Tenant contents insurance typically costs £5-15 per month for £20,000-30,000 of cover. Providers include: Direct Line, Aviva, Admiral, Simply Business, and specialist tenant insurers like Urban Jungle and Homelet. Some policies include accidental damage cover for the Landlord's property.

## End of Tenancy Obligations

**6A.17 Notice to Terminate:** The Tenant must give the Landlord proper written notice to end the tenancy:

- **During Fixed Term:** Tenant cannot end early unless break clause exists (see Section 3)
- **After Fixed Term (Periodic):** At least **1 month** notice in writing
- Notice must expire on the last day of a rental period (e.g., if rent due 1st of month, notice expires on last day of month)

**6A.18 Property Condition at End:** At the end of the tenancy, the Tenant must:

- Return the Property **clean, tidy, and in the same condition** as at the start (fair wear and tear excepted)
- Arrange professional cleaning of carpets, upholstery, ovens, and kitchen appliances
- Remove all personal belongings, furniture (if unfurnished tenancy), and rubbish
- Repair or compensate for any damage beyond fair wear and tear
- Return all keys, fobs, parking permits, and access devices to the Landlord
- Ensure all utility final readings are taken and bills settled
- Provide a forwarding address for return of deposit and correspondence

**6A.19 Professional Cleaning:** The Tenant **MUST** arrange professional cleaning by a recognized company at the end of the tenancy. Receipts must be provided to the Landlord.

### Deposit Deductions

Failure to return the Property in good condition will result in deposit deductions for: cleaning (£100-300+), damage repair, missing items, key replacement (£100+ for lock changes), and outstanding bills. Professional cleaning costs £80-200 depending on property size - much less than deposit deductions.



## 7

# PROPERTY RULES & RESTRICTIONS

## Pet Agreement

**7.1 NO PETS:** The Tenant must not keep any pets or animals at the Property without the Landlord's prior written consent, which may be granted or refused at the Landlord's absolute discretion.

**7.2 Request to Keep Pets:** If the Tenant wishes to keep a pet during the tenancy, they must submit a written request to the Landlord including:

- Type and breed of pet
- Age, weight, and temperament
- Proof of pet insurance (third-party liability minimum £1,000,000)
- Vaccination and microchip records
- References from previous landlords regarding the pet

The Landlord is not obliged to grant permission and may impose additional conditions or require a pet deposit.



### Model Tenancy Agreement 2021

The government's Model Tenancy Agreement (2021) recommends that landlords consider reasonable requests for pets. However, landlords retain the right to refuse permission where there are reasonable grounds, such as property unsuitability, lease restrictions, or concerns about damage or nuisance.

## Smoking

**7.2** Smoking and vaping are **STRICTLY PROHIBITED** inside the property. The Tenant may smoke outside only.



## 8

# LEGAL COMPLIANCE & TENANT INFORMATION

## How to Rent Guide

### MANDATORY TENANT INFORMATION

Under the Deregulation Act 2015, the Landlord must provide the Tenant with the latest version of the government's "How to Rent: The checklist for renting in England" guide before the tenancy begins.

**8.1 Provision of Guide:** The Landlord confirms that the latest version of the "How to Rent" guide (dated ) has been provided to the Tenant on .

**8.2 Access to Latest Version:** The official "How to Rent" guide can always be accessed online at:

 <https://www.gov.uk/government/publications/how-to-rent>

The Tenant is encouraged to read this guide thoroughly as it explains their rights and responsibilities, including how to end a tenancy, what happens at the end of a fixed term, and how to resolve disputes.

**8.3 Importance of Compliance:** Failure to provide this guide may prevent the Landlord from serving a valid Section 21 notice (no-fault eviction). The Tenant should keep their copy for reference throughout the tenancy.

## Additional Legal Documents

**8.4 Documents Provided:** The Landlord has provided or will provide the following mandatory documents:

- ✓ Energy Performance Certificate (EPC) - Current rating: C
- ✓ Gas Safety Certificate (valid for 12 months from issue)
- ✓ Electrical Installation Condition Report (EICR) - valid for 5 years
- ✓ Deposit Protection Prescribed Information (within 30 days of receiving deposit)
- ✓ How to Rent guide (latest version)

**8.5 Right to Copies:** The Tenant has the right to request copies of these documents at any time during the tenancy. The Landlord must provide copies within 28 days of a written request.

### Why These Documents Matter

These documents are legally required and protect both parties. The EPC shows energy efficiency (properties must achieve minimum rating E). Gas and electrical certificates prove safety compliance. The deposit protection information explains how your deposit is protected and how to get it back. The How to Rent guide explains your rights throughout the tenancy.

### Landlord Compliance Notice

**Landlord:** Failure to provide these documents may result in:

- Inability to serve valid Section 21 notice (no-fault eviction)
- Civil penalties up to £5,000 for missing EPC
- Criminal prosecution for missing Gas Safety Certificate
- Compensation of 1-3x deposit for missing deposit protection information

Ensure all documents are up to date and provided to tenants at the correct times.

# SIGNATURES



## Signing This Agreement

By signing below, all parties confirm they have read, understood, and agree to be bound by all terms of this Agreement. Each party should retain a signed copy for their records.

### LANDLORD

**Name:** london

Signature

Date:

### TENANT 1

**Name:** tariq

Signature

Date:

 **Witness (Optional but Recommended)**

While not legally required for assured shorthold tenancies, having signatures witnessed adds an extra layer of authenticity and can be useful if the agreement is ever disputed.

**Witness Name:** \_\_\_\_\_

**Witness Address:** \_\_\_\_\_

**Witness Signature:** \_\_\_\_\_

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

**Document Reference:** AST-PREMIUM-  
**Generated by:** Landlord Heaven Professional Services  
**Date Generated:**

This agreement complies with the Housing Act 1988 (as amended), Tenant Fees Act 2019, and all applicable England & Wales residential tenancy legislation current as of .

# Terms and Conditions

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Landlord Heaven Document Generation Service

## 1. Document Generation Service

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This tenancy agreement has been generated using Landlord Heaven's automated document generation service. The document is based on information you provided through our guided wizard and complies with the laws of **England & Wales** as of **2025-11-27**.

## 2. Legal Compliance

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We take reasonable care to ensure our templates comply with current legislation. However, laws change regularly, and you are responsible for:

- Verifying the document meets current legal requirements
- Ensuring all required certificates and documents are attached
- Seeking independent legal advice if required
- Complying with all landlord obligations under law

## 3. Accuracy of Information

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You are responsible for ensuring all information provided is accurate and complete. Landlord Heaven is not liable for errors or omissions in the information you provide.

## 4. Use of Documents

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Documents generated are for your personal use only and may not be:

- Resold or redistributed
- Used for commercial document generation services
- Modified and represented as Landlord Heaven originals

## 5. Liability Limitations

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Landlord Heaven provides this service "as is" without warranty. We are not liable for any losses arising from the use of generated documents. Maximum liability is limited to the amount paid for the service.

## 6. Updates and Revisions

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Standard customers receive the generated document as-is. For revisions or updates, please contact support.

## 7. Data Protection

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Your data is processed in accordance with UK GDPR. We store your information securely and use it only for document generation and service provision. See our Privacy Policy for details.

## 8. Professional Advice

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 **IMPORTANT:** This service does not constitute legal advice. For complex situations or legal disputes, we strongly recommend consulting a qualified solicitor or legal professional.

### Questions or Concerns?

Contact us at: [support@landlordheaven.co.uk](mailto:support@landlordheaven.co.uk)



# CERTIFICATE OF CURATION

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This is to certify that the attached tenancy  
agreement has been  
**curated by**

**london**

and generated using the **Landlord Heaven**  
professional document generation platform

## ✓ Legal Compliance Certification

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This tenancy agreement is **legally compliant** and  
**court-ready** for use in:

**England & Wales**

This document has been generated in accordance  
with:

**Document Type:** Standard Assured Shorthold  
Tenancy Agreement

**Generated Date:** 27/11/2025

**Property:** 34  
Leed, LS1 1ab

**Document ID:** DOC-MIHA5A2D-CLQP4F

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**Digitally Verified**  
Landlord Heaven Platform

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**Date of Issue**  
27/11/2025

This certificate confirms that the tenancy agreement was  
generated using legally compliant templates  
and contains all required clauses and notices as mandated by  
law.

**Landlord Heaven** | Professional Legal Documents |  
[landlordheaven.co.uk](http://landlordheaven.co.uk)

# Legal Validity Summary

This section explains why the attached tenancy agreement appears compliant with core England & Wales AST requirements. It is generated from the facts provided in the wizard and is designed to be read alongside the Certificate of Curation.



## Core tenancy elements

- Parties captured:** Landlord london and 1 tenant(s) with contact details.
- Property:** 34, leed, ls1 1ab (house).
- Rent & term:** £1000 per month due 1st; tenancy starts 2025-12-01, ends 2026-05-30.
- Subletting:** Not allowed.



## Deposit & prescribed information

- Deposit of £100 to be protected with **DPS** by [object Object].
- Deposit due/paid on [object Object].
- Deposit cap check: The template enforces Tenant Fees Act limits based on the rent provided.



## Safety & statutory documents

- Gas safety certificate:  provided
- Electrical safety (EICR):  provided
- EPC rating:  C
- Smoke alarms:  confirmed; CO alarms:  confirmed
- Right to Rent checks:  completed on [object Object]

- How to Rent guide:  confirmed issued



## Inventory & property care

- Inventory:  schedule to be attached
- Cleaning: Professional cleaning required on exit

This summary is informational and based solely on the data provided. It is not legal advice. Landlords must ensure all statutory documents are served correctly and retain evidence of service in line with the Housing Act 1988, Tenant Fees Act 2019, Deregulation Act 2015, and related regulations.

# Government Model Tenancy Clauses

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England & Wales | Assured Shorthold Tenancy

## ⚠ Important Notice

These are the government's model tenancy clauses for England. Your tenancy agreement above incorporates these clauses as required by law. This appendix provides the full text for reference.

## 1. Rent

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The Tenant agrees to pay the Rent on the days and in the manner specified in this Agreement.

Rent is payable in advance. If the tenancy is for a fixed term of less than 12 months, the Landlord may not increase the Rent during that fixed term.

## 2. Prohibited Payments

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In accordance with the Tenant Fees Act 2019, the Landlord may not require the Tenant to make any prohibited payments. Permitted payments are:

- Rent
- A refundable tenancy deposit (maximum 5 weeks' rent if annual rent is less than £50,000, or 6 weeks' rent if £50,000 or more)
- A refundable holding deposit (maximum 1 week's rent)
- Payments to change the tenancy when requested by the Tenant (capped at £50 or reasonable costs)
- Payments for utilities, communication services, council tax
- Default fees for late payment of rent or lost keys/security devices

## 3. Deposit Protection

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If the Landlord takes a deposit, they must protect it in a government-approved tenancy deposit scheme within 30 days of receipt. The Landlord must provide prescribed information about the deposit protection to the Tenant.

**Deposit Protected With:**

**Amount:** £100

## 4. Condition of Property

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The Tenant agrees to:

- Keep the Property clean and in good condition
- Promptly report any defects or disrepair to the Landlord
- Not damage or alter the Property without written consent
- Return the Property in the same condition at the end of the tenancy (fair wear and tear excepted)

## 5. Landlord's Obligations

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The Landlord must ensure the Property is fit for human habitation and must:

- Keep in repair the structure and exterior (including drains, gutters, external pipes)
- Keep in repair and working order the installations for water, gas, electricity, heating, and hot water
- Keep in repair and working order sanitary installations (baths, sinks, toilets)
- Ensure gas and electrical safety certificates are obtained and provided
- Fit smoke alarms on every storey and carbon monoxide alarms where required

## 6. Access for Repairs

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The Tenant must allow the Landlord reasonable access to inspect the Property and carry out repairs, subject to giving at least 24 hours' written notice (except in emergencies).

## 7. Subletting and Assignment

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The Tenant must not:

- Sublet the whole or part of the Property
- Assign or transfer the tenancy
- Take in lodgers

Without the Landlord's prior written consent.

## 8. Notice to End Tenancy

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If the Landlord wishes to end a periodic tenancy, they must serve a Section 21 notice giving at least 2 months' notice. The notice cannot be served within the first 4 months of the tenancy.

If the Landlord wishes to regain possession during a fixed term (where grounds exist), they must serve a Section 8 notice with the appropriate notice period for the ground being used.

## **9. Tenant's Right to Quiet Enjoyment**

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The Tenant has the right to "quiet enjoyment" of the Property. The Landlord must not interfere with the Tenant's use and enjoyment of the Property without lawful excuse.

## **10. How to Rent Guide**

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The Landlord must provide the Tenant with the latest version of the government's "How to Rent" guide at the start of the tenancy. This guide explains the Tenant's rights and responsibilities.

### **Additional Legal Requirements**

- Energy Performance Certificate (EPC) - minimum rating E required
- Gas Safety Certificate (if property has gas) - renewed annually
- Electrical Installation Condition Report (EICR) - every 5 years
- Right to Rent immigration checks completed before tenancy starts

Source: Housing Act 1988 (as amended) | Tenant Fees Act 2019 | Deregulation Act 2015

For full legislation, visit: [www.legislation.gov.uk](http://www.legislation.gov.uk)

# Tenancy Deposit Protection Certificate

Prescribed Information Under Deposit Protection Regulations

## ⚠ Legal Requirement

This certificate must be provided to the tenant within 30 days of receiving the deposit. Complete all sections and provide a signed copy to your tenant.

## 1. Property Details

<b>Property Address:</b>	34 leed, ls1 1ab
<b>Tenancy Start Date:</b>	01/12/2025

## 2. Landlord Details

<b>Name:</b>	london
<b>Address:</b>	tariq, london, ls1 1ab
<b>Contact:</b>	Email: info@me.com Phone: 01273 123123

## 3. Tenant Details

<b>Tenant Name(s):</b>	
<b>Contact:</b>	Email: Phone:

## 4. Deposit Details

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<b>Deposit Amount:</b>	<b>£100</b>
<b>Date Paid:</b>	_____
<b>Payment Method:</b>	_____

## 5. Deposit Protection Scheme

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<b>Scheme Name:</b>	_____
<b>Certificate Number:</b>	_____
<b>Date Protected:</b>	_____

### What Happens to Your Deposit

Your deposit is protected in a government-approved scheme. At the end of the tenancy:

- If there are no disputes, the deposit will be returned within 10 days
- If there are deductions, we must provide evidence (photos, receipts, inventory reports)
- If we cannot agree, the deposit scheme offers free Alternative Dispute Resolution (ADR)
- The scheme holds the deposit until the dispute is resolved

## 6. How to Raise a Dispute

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If you disagree with any proposed deductions at the end of the tenancy:

1. Contact the landlord/agent to discuss the deductions
2. If no agreement is reached, contact the deposit scheme directly

3. The scheme will offer free ADR to resolve the dispute
4. The ADR decision is binding on both parties

## 7. Scheme Contact Information

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For scheme contact details, certificate number, and dispute resolution, visit:

- Deposit Protection Service (DPS): [www.depositprotection.com](http://www.depositprotection.com)
- MyDeposits: [www.mydeposits.co.uk](http://www.mydeposits.co.uk)
- Tenancy Deposit Scheme (TDS): [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com)

## 8. Signatures

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**Landlord Signature:**

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london

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

**Tenant Signature:**

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

Keep a signed copy of this certificate for your records

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# Property Inventory & Condition Report

Complete before tenancy starts • Keep photos as evidence

## Important: Take Photographs

Take clear, dated photographs of every room and item listed below. Store photos digitally and reference them in this inventory. This protects both landlord and tenant.

## Property Information

<b>Address:</b>	34, leed, ls1 1ab
<b>Property Type:</b>	house - furnished
<b>Date Completed:</b>	_____
<b>Completed By:</b>	_____

## Condition Rating Guide

Rating	Description
Excellent	As new, no marks or wear
Good	Clean, minor wear consistent with age
Fair	Showing signs of wear, functional but dated
Poor	Damaged, stained, or in need of repair/replacement

## Living Room

Item	Condition	Notes / Defects	Photo #
Walls			
Ceiling			
Floor / Carpet			
Windows			
Doors			
Light Fittings			
Radiators / Heating			
Power Sockets			

## Kitchen

falsefalsefalsefalsefalse

Item	Condition	Notes / Defects	Photo #
Walls & Ceiling			
Floor			
Kitchen Units			
Worktops			
Sink & Taps			
Oven/Hob			
Extractor Fan			

## Bedroom 1

Item	Condition	Notes / Defects	Photo #
Walls & Ceiling			
Floor / Carpet			
Windows			
Built-in Wardrobes			

*Note: Repeat this section for each bedroom in the property*

## Bathroom

Item	Condition	Notes / Defects	Photo #
Walls & Ceiling			
Floor / Tiles			
Bath			
Shower			
Toilet			
Sink & Taps			
Mirror / Cabinet			
Extractor Fan			

## Meter Readings & Keys

### Meter Readings (at start of tenancy)

<b>Electricity:</b>	_____
<b>Gas:</b>	_____
<b>Water:</b>	_____

### Keys Provided

<b>Front Door:</b>	_____ keys
<b>Back Door:</b>	_____ keys
<b>Other:</b>	_____

### Signatures

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Both parties confirm this inventory is accurate at the start of the tenancy.

**Landlord/Agent:**

\_\_\_\_\_

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

**Tenant:**

\_\_\_\_\_

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