

ASSURED SHORTHOLD TENANCY AGREEMENT **ENGLAND & WALES** This Agreement is dated: **2025-06-12** --- ## PARTIES **LANDLORD:** Name: yes Address: 12, london, ls1 1ab Email: info@me.com Phone: 01273 123123 **TENANT(S):** 0. Name: tariq Date of Birth: 1983-07-14 Email: me@me.com Phone: 01253 123123 --- ## THE PROPERTY The property which is let is: **34, leed, ls1 1ab** Description: [object Object] **Furnished Status:** furnished --- ## THE TERM **Start Date:** 2025-06-12 **End Date:** [object Object] This is a **fixed term** tenancy for **6 months**. After the fixed term ends, if neither party takes action to end the tenancy, it will continue as a periodic tenancy on the same terms. --- ## THE RENT **Rent Amount:** £1000 per month **Payment Due:** 1st of each month **Payment Method:** Cash **Payment Details:** no **First Payment:** £ due on --- ## THE DEPOSIT **Deposit Amount:** £1100 The deposit must be paid on or before the start of the tenancy. **Deposit Protection:** Within 30 days of receiving the deposit, the Landlord will protect it in a government-approved tenancy deposit scheme and provide the Tenant with the prescribed information. **Deposit Scheme:** DPS **Purpose:** The deposit is held as security for: - Damage to the property, fixtures, fittings or contents - Unpaid rent - Unpaid bills where tenant is responsible - Cleaning costs if property not left reasonably clean - Other breaches of this agreement --- ## INVENTORY An inventory of the property's contents and condition is attached as Schedule 1. The Tenant agrees that the inventory is accurate unless written objections are provided within **7 days** of the start of the tenancy. --- ## TENANT'S OBLIGATIONS The Tenant agrees to: ### 1. Rent Payment Pay the rent on time without deduction or set-off (unless legally entitled). ### 2. Utilities and Council Tax Pay all charges for gas, electricity, water, sewerage, telephone, internet, and council tax during the tenancy. ### 3. Use of Property - Use the property as a private residence only - Not run any business from the property without written consent - Not use the property for any illegal or immoral purpose ### 4. Care of Property - Keep the property clean and tidy - Keep the property adequately heated and ventilated to prevent condensation and mould - Report any defects or damage promptly to the Landlord - Not cause or allow damage to the property - Make good any damage caused by the Tenant or visitors (fair wear and tear excepted) ### 5. Alterations Not make any alterations, additions or improvements without the Landlord's written consent. ### 6. Decorations Not remove or alter any of the Landlord's decorations, fixtures, fittings or furnishings. ### 7. Pets Not keep any pets, birds or animals at the property without the Landlord's prior written consent. ### 8. Smoking Smoking is permitted but the Tenant must ensure property is not damaged and odours are minimized. ### 9. Subletting and Assignment - Not sublet, assign, part with possession or share occupation of the property without written consent - Not take in lodgers without written consent ### 10. Access Allow the Landlord or their agent access at reasonable times on 24 hours' written notice for: - Inspections (maximum once per quarter) - Repairs and maintenance - Viewings (if property being sold or re-let) - Emergency access (no notice required) ### 11. Gardens ### 12. Waste Disposal - Dispose of all rubbish appropriately - Follow local council recycling guidelines - Keep

wheelie bins in designated area ### 13. Neighbourhood - Not cause nuisance or annoyance to neighbours - Not play loud music between 11pm and 7am - Ensure visitors do not cause nuisance

14. Insurance Arrange contents insurance for the Tenant's own possessions. ### 15. End of Tenancy - Give proper notice to end the tenancy - Return the property clean and tidy - Return all keys - Remove all belongings - Provide forwarding address --- ## LANDLORD'S OBLIGATIONS

The Landlord agrees to:

- ### 1. Quiet Enjoyment Allow the Tenant quiet enjoyment of the property without unlawful interruption.
- ### 2. Repairs Keep in repair: - The structure and exterior of the property - Installations for gas, electricity, water and sanitation - Installations for heating and hot water - Common parts (if applicable)
- ### 3. Safety - Ensure gas appliances are safe and provide annual Gas Safety Certificate - Ensure electrical installations are safe (EICR every 5 years) - Provide smoke alarms on each floor - Provide carbon monoxide alarm in rooms with solid fuel appliances - Ensure furniture and furnishings meet fire safety regulations
- ### 4. Deposit Protection Protect the deposit in an approved scheme within 30 days and provide prescribed information.
- ### 5. Right to Rent Conduct right to rent checks before tenancy begins.
- ### 6. Information Provide: - Energy Performance Certificate - Gas Safety Certificate - How to Rent guide - Deposit protection prescribed information

--- ## INSURANCE The Landlord will insure the property and contents owned by the Landlord. The Tenant must arrange contents insurance for their own possessions. The Landlord is not responsible for loss or damage to the Tenant's belongings.

--- ## ENDING THE TENANCY

By the Tenant: - During fixed term: Only by mutual agreement (unless break clause below) - After fixed term: Give at least 1 month notice in writing

By the Landlord: - Must follow Housing Act 1988 procedures - Usually by serving Section 8 or Section 21 notice - Minimum 2 months' notice (Section 21) or notice period specified for ground (Section 8) - Cannot serve Section 21 in first 4 months - Must obtain court order if Tenant does not leave

--- ## DATA PROTECTION Personal data will be processed in accordance with UK GDPR. The Landlord will use the Tenant's data for:

- Managing the tenancy - Rent collection - Property maintenance - Legal obligations (deposit protection, right to rent) - Reference requests from future landlords (with consent)

Data will be kept for 6 years after tenancy ends (for legal/tax purposes).

--- ## JURISDICTION This agreement is governed by the law of England.

--- ## TYPE OF TENANCY

This is an **ASSURED SHORTHOLD TENANCY** under the Housing Act 1988 (as amended). The Tenant has the right to occupy the property during the tenancy. The Landlord can only regain possession by following the correct legal procedures and obtaining a court order.

--- ## ADDITIONAL TERMS

no --- ## SCHEDULES

Schedule 1: Inventory and condition report (attached)

--- ## SIGNATURES

Landlord: Signed: _____ Name: yes

Date: _____

Tenant(s): Signed: _____ Name: _____

Date: _____

tariq Date: _____

--- ## PRESCRIBED INFORMATION PROVIDED

How to Rent guide provided

Gas Safety Certificate provided

Energy Performance Certificate (EPC) provided

Deposit protection prescribed information provided

Right to rent check

completed --- **IMPORTANT NOTES:** 1. **Keep this agreement safe** - you will need it throughout the tenancy 2. **Read it carefully** - make sure you understand all terms 3. **Seek advice** if anything is unclear 4. **Check inventory** - report any discrepancies within 7 days 5. **Pay rent on time** - set up standing order if possible 6. **Report repairs promptly** - don't let small problems become big ones 7. **Give proper notice** - when you want to leave --- **This tenancy agreement was generated by Landlord Heaven (www.landlordheaven.co.uk)**

Document Reference: DOC-MIGSKNO7-GH3A8I **Generated:** 2025-11-27T02:05:44.023Z **QA Score:** /100 --- **LEGAL REFERENCES:** - Housing Act 1988 (as amended) - Tenant Fees Act 2019 - The Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997

Terms and Conditions

Landlord Heaven Document Generation Service

1. Document Generation Service

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

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

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.

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- Resold or redistributed
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the amount paid for the service.

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

7. Data Protection

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

 **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



CERTIFICATE OF CURATION

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

yes

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

✓ Legal Compliance Certification

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-MIGSKN0P-K266D6

Digitally Verified

Landlord Heaven Platform

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
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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 yes and 1 tenant(s) with contact details.
- **Property:** 34, leed, ls1 1ab (house).
- **Rent & term:** £1000 per month due 1st; tenancy starts 2025-06-12, ends [object Object].
- **Subletting:** Not allowed.
- **Rent review:** Section 13 / Annually.



Deposit & prescribed information

- Deposit of £1100 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

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

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

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

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: £1100

4. Condition of Property

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

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

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

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

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

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

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

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

Property Address:	34 leed, ls1 1ab
Tenancy Start Date:	12/06/2025

2. Landlord Details

Name:	yes
Address:	12, london, ls1 1ab
Contact:	Email: info@me.com Phone: 01273 123123

3. Tenant Details

Tenant Name(s):	
Contact:	Email: Phone:

4. Deposit Details

Deposit Amount:	£1100
Date Paid:	_____
Payment Method:	_____

5. Deposit Protection Scheme

Scheme Name:	_____
Certificate Number:	_____
Date Protected:	_____

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

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

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

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

8. Signatures

Landlord Signature:

yes

Date: _____

Tenant Signature:

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

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

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)

Electricity:	_____
Gas:	_____
Water:	_____

Keys Provided

Front Door:	_____ keys
Back Door:	_____ keys
Other:	_____

Signatures

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

Landlord/Agent:

yes

Date: _____

Tenant:

Date: _____