

ASSURED SHORTHOLD TENANCY AGREEMENT

Housing Act 1988 (as amended)

England

Dated: **1 February 2026**

1. PARTIES

LANDLORD

Tariq Mohammed

35 Woodhall Park Avenue

t_mohammed@msn.com | 07961 834494

TENANT

Sonia Shezadi (DOB: 12 February 1985)

sonia_shezadi@msn.com | 07801582365

2. DEFINITIONS AND INTERPRETATION

In this Agreement, unless the context requires otherwise:

"Agreement" means this tenancy agreement and the Schedules attached.

"Landlord" means Tariq Mohammed and successors in title.

"Tenant" means Sonia Shezadi.

"Property" means 16 Waterloo Road as described in Schedule 1.

"Term" means the fixed term from 1 February 2026 to 1 August 2026 and any continuation.

"Rent" means £1000 per month as set out in Schedule 2.

"Deposit" means £1000 held in DPS as set out in Schedule 2.

"Scheme" means the government-authorised deposit protection scheme.

"Contents" means furniture and items listed in any inventory.

"Written Notice" means notice in writing by hand, post, or email.

Words importing the singular include the plural. Where there is more than one Tenant, their obligations are joint and several.

3. THE PROPERTY

The Landlord lets to the Tenant the Property described in Schedule 1 for the Term, together with any Contents listed in the inventory.

The Property is let for use as a private residential dwelling only.

The Landlord warrants that all necessary compliance certificates are valid and have been or will be provided to the Tenant.

4. THE TERM

The tenancy begins on **1 February 2026** and ends on **1 August 2026** (the "Fixed Term").

Upon expiry of the Fixed Term, unless either party serves notice, the tenancy continues as a statutory periodic tenancy on the same terms.

The Landlord may seek possession using Section 21 (no-fault, minimum 2 months' notice) or Section 8 (fault-based) of the Housing Act 1988.

The Tenant may end the tenancy by giving at least one month's written notice expiring on a rent due date.

5. RENT

The Tenant shall pay the Rent of **£1000** per month in advance on the **1st** of each month.

Payment shall be made by Standing Order to the account specified in Schedule 2.

The first payment is due on or before 1 February 2026.

If rent remains unpaid for 14 days after the due date, interest may accrue at 3% above the Bank of England base rate per annum.

6. DEPOSIT

The Tenant has paid a Deposit of **£1000**.

The Landlord will protect the Deposit in DPS within 30 days and provide the prescribed information.

The Deposit may be applied against unpaid rent, damage beyond fair wear and tear, cleaning costs, missing inventory items, or other sums due under this Agreement.

Any dispute over deductions may be referred to the Scheme's free alternative dispute resolution service.

7. TENANT OBLIGATIONS

Rent: Pay the Rent on time and in full.

Utilities: Pay all charges for gas, electricity, water, council tax, telephone, and internet as set out in Schedule 3.

Care of Property: Keep the Property clean and in good condition, not cause damage, and promptly report any disrepair to the Landlord.

Access: Allow the Landlord (with reasonable notice of at least 24 hours, except in emergency) to enter the Property for inspection, repairs, or to show prospective tenants or buyers.

Use: Use the Property only as a private residence and comply with the House Rules in Schedule 5.

Nuisance: Not cause nuisance, annoyance, or disturbance to neighbours.

Subletting: Not sublet, assign, or part with possession without the Landlord's prior written consent.

Alterations: Not make alterations to the Property without the Landlord's prior written consent.

Insurance: Not do anything that would invalidate the Landlord's insurance.

End of Tenancy: Return the Property at the end of the tenancy in the same condition as at the start (fair wear and tear excepted), return all keys, and provide a forwarding address.

8. LANDLORD OBLIGATIONS

Quiet Enjoyment: Allow the Tenant to occupy the Property without interference, except as permitted by this Agreement.

Repairs: Keep the structure, exterior, and installations for water, gas, electricity, heating, and sanitation in repair and proper working order.

Safety: Ensure the Property has valid Gas Safety Certificate, Electrical Installation Condition Report, smoke and carbon monoxide alarms, and an Energy Performance Certificate rating of E or above.

Deposit: Protect the Deposit in a government-authorised scheme and provide prescribed information within 30 days.

Documents: Provide the Tenant with the current How to Rent guide, EPC, Gas Safety Certificate, and EICR before the tenancy starts or as soon as reasonably practicable.

Insurance: Maintain buildings insurance for the Property.

Right to Rent: The Landlord confirms that the required Right to Rent checks have been carried out in accordance with the Immigration Act 2014 before the Tenant occupies the Property. Nothing in this Agreement makes the Tenant responsible for the Landlord's compliance with Right to Rent requirements.

9. GENERAL PROVISIONS

This Agreement constitutes the entire agreement between the parties.

No variation is effective unless in writing and signed by all parties.

This Agreement is governed by the laws of England and Wales.

Notices may be served by hand, first-class post, or email to the addresses given in this Agreement.

If any provision is unenforceable, the remaining provisions continue in effect.

SIGNATURES

By signing below, the parties confirm they have read, understood, and agree to be bound by all terms of this Agreement and the attached Schedules.

LANDLORD

Name: Tariq Mohammed

Signature

Date: _____

TENANT 1

Name: Sonia Shezadi

Signature

Date: _____

SCHEDULE 1

Property Details

Property Address	16 Waterloo Road
Property Type	house
Bedrooms	5
Furnished Status	Furnished
EPC Rating	A
Parking	On Drive Parking

Compliance Certificates

Gas Safety Certificate	Valid
EICR	Valid
EPC	Rating A
Smoke Alarms	Fitted
CO Alarms	Fitted

Mandatory Documents

The Landlord confirms the following have been or will be provided to the Tenant:

- Current How to Rent guide (latest government version)
- Energy Performance Certificate
- Gas Safety Certificate (annually)
- Electrical Installation Condition Report
- Deposit protection prescribed information (within 30 days)

SCHEDULE 2

Rent and Deposit

Part A: Rent

Rent Amount	£1000 per month
Payment Due	1st of each month
Payment Method	Standing Order
First Payment	1 February 2026

Bank Details

Account Name	t mohammed
Sort Code	11-00-01
Account Number	12387621

Part B: Deposit

Deposit Amount	£1000
Protection Scheme	DPS

DEPOSIT PROTECTION

The Deposit will be protected within 30 days and prescribed information provided. At tenancy end, the Deposit (less any lawful deductions) will be returned via the Scheme's procedures. Disputes may be referred to the Scheme's free ADR service.

Permitted Deductions

- Unpaid rent or other sums due
- Damage beyond fair wear and tear
- Missing inventory items
- Cleaning costs if not left in comparable condition
- Unreturned keys or access devices

<p>SCHEDULE 3</p> <p>Utilities and Services</p>
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UTILITY	RESPONSIBILITY	NOTES
Council Tax	Tenant	
Gas	Tenant	Register with supplier
Electricity	Tenant	Register with supplier
Water	Tenant	
Internet	Tenant	
TV Licence	Tenant	If required
Buildings Insurance	Landlord	Tenant arranges contents

The Tenant must notify utility suppliers of occupation within 7 days and provide meter readings at start and end of tenancy.

Meter Readings at Start

Gas	87677
Electricity	H123567
Water	W126774

SCHEDULE 4

Inventory and Condition

A detailed inventory and schedule of condition is attached or provided separately and forms part of this Agreement.

Keys and Access Devices

All keys must be returned at tenancy end. Lost key replacement will be charged to the Tenant.

Condition at End of Tenancy

The Tenant must return the Property in the same condition as at the start (fair wear and tear excepted). A check-out inspection will be conducted, preferably with the Tenant present.

SCHEDULE 5

House Rules

Permitted Use

The Property is let for use as a private residential dwelling only. The Tenant must not use the Property for trade or business, or do anything causing nuisance to neighbours.

Pets

Pets Permitted	No (consent required)
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The Tenant may request consent for pets in writing. The Landlord will not unreasonably refuse well-behaved pets.

Smoking

Smoking Permitted	No
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Subletting

The Tenant must not sublet, take in lodgers, or list the Property on short-term letting platforms without prior written consent. Unauthorised subletting is a serious breach.

Quiet Enjoyment

The Tenant must behave considerately, keep noise reasonable (especially 11pm-7am), and ensure visitors respect these rules.

Garden

The Tenant is responsible for keeping the garden in reasonable condition: mowing lawns, trimming hedges, and keeping paths clear.

Alterations

No alterations without prior written consent. Minor picture hooks may be permitted. Any alterations become the Landlord's property.

Compliant with Housing Act 1988, Deregulation Act 2015, Tenant Fees Act 2019, Immigration Act 2014